

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

**UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY
STRATEGIC PLANNING COMMITTEE**

27TH SEPTEMBER 2018

PLANNING APPLICATION 2018/92005

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**DEMOLITION OF EXISTING INDUSTRIAL UNITS AND ERECTION OF
NEW INDUSTRIAL UNITS AND FORMATION OF CAR PARKING**

FLUSH MILLS, WESTGATE, HECKMONDWIKE.

An additional highways condition is proposed:

Details are required from the applicant prior to the commencement of development of the method of preventing vehicular access into the site from the existing opening to the west of Omar Street.

Reason-In the interests of Highway Safety

PLANNING APPLICATION 2018/90403

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ERECTION OF DETACHED DWELLING (MODIFIED PROPOSAL)

SPRINGFIELD FARM, 15 MOORSIDE, CLECKHEATON

An additional highways condition is proposed:

Turning facilities shall be retained within the first 10metres of the access to the car park to Katies kinder Care Nursey to the north of the application site. The turning facilities shall thereafter be made available for use at all times by any vehicles and shall be kept free from obstruction to such use.

Reason: In the interests of highway safety and to achieve a satisfactory layout.

DEMOLITION OF FORMER FIRE STATION AND ERECTION OF 27 UNITS**MARSDEN FIRE STATION, MANCHESTER ROAD, MARSDEN,
HUDDERSFIELD.****8.0 CONSULTATION RESPONSES:****8.2 Non-statutory:****KC Strategic Housing –**

“During the course of the evaluation of this application, the viability of this scheme has been tested and the developer has offered two affordable apartments which the developer proposed to manage. At the time of being proposed, the proposals needed further information to ensure that there was a management framework in place, and nominations arrangements to ensure that the scheme could reflect arrangements that would usually be secured through the established Registered Provider route.

Further research indicates that build to rent has been trialled in London, where Ealing Council secured discount market rented units in an apartment’s development. Helpfully, new NPPF guidance issued by the government on 13 September 2018 provides specific policy guidance on the provision of affordable build to rent schemes, which now clarifies that the applicant’s proposals may be considered as a recognised form of affordable housing.

This new guidance suggests that where build to rent accommodation is proposed, a 20% benchmark provision is secured from the proposed development, subject to viability. The guidance also requires that a discounted rent of a minimum 20% from market rent (inclusive of service charges) as assessed by RICS standards is provided, and secured in perpetuity. The process for letting, eligibility criteria, management of the units, and monitoring of letting should be agreed in a S106 Agreement. Specifically, the government also refers to longer tenancies of 3 years or more to all new tenants who wish to rent for this period.”

These policy revisions mean that the proposals in the model as offered by the developer are now broadly acceptable, although the affordable scheme will need to be worked up in detail and secured in a S106 Agreement. “

10.0 APPRAISALHousing issues

- 10.23 The Council’s independent advisor, GVA, examined the applicant’s new viability figures based on rental income and concluded that the scheme would not be viable as build-to-rent. Their reasoning and methodology is set out in the confidential briefing paper than has been circulated to

Committee Members. Notwithstanding this the applicant remains willing to provide 2 affordable rented units as part of the scheme.

10.24 The applicant is not willing to accept the alternative of an off-site contribution, whether it be that calculated by Strategic Housing (approximately £126,690) or an alternative figure.

10.25 On-site provision as part of a build-to-rent scheme is considered to be the best option in the light of Government guidance contained within the NPPF and the recently updated Planning Practice Guidance. In the Annex 2 of the NPPF the definition of Build to Rent includes the need to provide longer tenancy agreements of three years or more and this will be included within the management conditions within the S106.

10.26 There are also recent precedents for this approach being adopted, that is referred to in the comments from Strategic Housing. It is therefore recommended that the provision of 2 affordable units as part of the scheme should be sought, and that a S106 agreement should be sought to this effect.

PRE APPLICATION ENQUIRY 2018/20367

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REDEVELOPMENT OF EXISTING TRAINING FACILITIES

PPG CANALSIDE SPORTS COMPLEX, 509 LEEDS ROAD, HUDDERSFIELD.

Other Issues

The extended sports provision within 'site A' falls within a 'high risk' area in terms of coal mining risk. A Coal Mining Risk Assessment would therefore be required with any subsequent planning application. The applicant is advised to liaise with the Coal Authority given that the works would be unlikely to involve significant ground works.

Consultation Responses

Environmental Health – Final comments not received. However, any subsequent planning application would need to demonstrate that potential ground contamination had been properly investigated. This would involve a Phase 1 contaminated land report. Depending on the findings of this report, a 'low key' remediation strategy may be appropriate in this case.

Lead Local Flood Authority – No comments received. However, officers advise that flood risk issues are fully addressed in any subsequent Flood Risk Assessment which should accompany the planning application.

KC Highways – Highways DM report that they have no objection in principle subject to additional detail concerning internal parking/drop-off areas and details concerning the proposed revisions to the existing site access onto Leeds Road.