

PROPOSAL: Outline application for erection of residential development	Ref. No.	GG129
	Officer	EM
	Tel No.	01484 221000/ 07890 630 720
	O.S. Ref.	
LOCATION: former Gees Garage, New Hey Road, Outlane, Huddersfield, HD3 3YJ	Date Received	14/09/2018
	Date Returned	25.10.18
	Site Area	0.67 ha

DEVELOPER/APPLICANT/AGENT : Acumen Architects

NOTES/COMMENTS

- The landscaping of the proposed new development together with any outdoor space provided should enhance the setting of the development, to retain character of the site and reduce adverse impact of development in this area. Careful landscaping is required to ensure quality of this semi-rural setting and incorporate tree planting (to minimise potential future/perceived nuisance, for example, carefully selected smaller fastigate tree species). Refer to points 1-5 below.



- There are extensive hard surfaced vehicular areas, 6 parking bays plus the estate road on the cul-de-sacs plus driveways, seems vehicular dominated and should include soft landscaping where possible.

- As the site is over 0.4 ha, the public open space trigger is met and 30 sq.m. per dwelling required, or an off site lump sum in lieu of this being included on site.
- Between 5-50 dwellings, this would trigger inclusion of a Local Area of Play (LAP) as per Fields in Trust Guidance Guidance-for-Outdoor-Sport-and-Play-England-Apr18.pdf on the POS on site (or off site lump sum). An offsite contribution would be considered advisable in lieu of a LAP – potentially Outlane Rec opposite the site.
- Without Prejudice and looking at the plan with no pos nor LAP provision, the off site lump sum contribution would be approximately £102,751.00.
- Full landscape details in terms of hard and soft landscaping will need to be submitted before constructive comments can be made. Consideration to enhancing green corridors and mitigating the development in this setting should be the starting point. Views from the main road at the frontage – impressive landscaped verge required, including street tree planting and confirmation of who will maintain this soft landscaped verge.

Cont/d...

NOTES/COMMENTS cont'd

- Tree planting along rear boundaries will help visually mitigate the development, this has been indicated but more detail is required. Clarification of garden boundaries is required.
- Bin storage and collection points will need to be clearly identified. Refer to point 6 below.

Some issues to consider:

1. Full landscape proposals are required as a planning condition including hard and soft landscape details and planting plans to create a diverse and attractive landscape which should enhance the setting of the development. Thoughtful planting to incorporate native species would contribute to enhancing the biodiversity in this setting and would help in the development of green corridors as well as providing valuable mitigation for existing local residents or those in the vicinity who will be overlooking this development should permission be granted.
2. As a condition we will require
Full detailed landscape planting plans indicating full planting specification, including:
 - Layout, species, number, density and size of trees and plants and/or seed mixes and sowing rates, including extensive use of native species.
 - Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
 - Persons responsible for implementing the works.
 - Location and layout of any public open space and maintenance responsibility in the future
 - Details of initial aftercare and long-term maintenance in the form of a Landscape and ecological management Plan.
 - Details for monitoring and remedial measures, including replacement of any trees, shrubs or hedge that fails or becomes diseased within the first five years from completion.
 - Details for disposal of any waste arising from works
3. As a condition we will require
No material operation as defined in section 56(4)(a)-(d) of the Town & Country Planning Act 1990 shall be carried out to commence the development pursuant to this planning permission until arrangements for the provision of public open space to serve the development have been submitted to and approved in writing by the Local Planning Authority.
 - The arrangements shall cover the following matters:-
 - a) the layout and disposition of the public open space.
 - b) the timescale for the implementation and completion of the works to provide the public open space;
 - c) the mechanism for ensuring that the public open space will be available for public within perpetuity.
 - d) maintenance and management of the public open space in the future.
4. The Council considers a presumption in favour of tree planting in verges and adjacent to carriageways in line with the West Yorkshire Combined Authority 'Green Streets[®]' principles, unless there are valid reasons for their omission. Tree planting is very important, and getting the right types and size of trees in the right places is imperative. Trees should be incorporated in the scheme for a variety of reasons: to a] visually break up the built form b] help to screen/ mitigate or frame certain views c] support biodiversity and create green corridors/green links, d] not to create a nuisance in peoples gardens through leaves in gutters or screen the sun etc. e] not to cause damage to property boundaries/garden fences/dry stone walls in the future, or damage any SuDS system. There are opportunities for tree planting within the site and this will help mitigate the scheme.
5. The scheme should consider how trees and street lighting should be specified together to avoid tree canopies from obstructing large amounts of street lighting and also provision of a maintenance schedule for trees to ensure safe levels of lighting at street level once trees mature.
6. The scheme will need to demonstrate clearly where bin storage AND collection points are, each dwelling will require 2 no. containers- at least 1 x 240ltr grey & 1 x green 240ltr. Also indicate the location of proposed grit bins. It is important that a functional facility for refuse collection is included.

**KIRKLEES COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
STREETSCENE & HOUSING
LANDSCAPE SECTION**

PLANNING OFFICER : Matthew Woodward

PLANNING REF: 2018/92934

Signed: Emma Mills

Landscape ref: GG129

Date: 25.10.18