

About the application

Application number: 2018/93825	
What is the application for?:	Erection of 110 dwellings (modified house types plots 1-56, 59-106, 109-114)
Address of the site or building:	Cleckheaton Mills, Bradford Road, Cleckheaton, BD19 5BD
Postcode:	

User comments

Type of comment: An objection
<p>This representation is on behalf of . The application was discussed at our most recent meeting on 10.1.19, with the consensus that the society objects to the housing application.</p> <p>Our objection is based on the fact that the application is contrary to proposals in the Local Plan, which is about to be approved by Kirklees Council, after a long and exhaustive series of consultations. At this stage in the Local Plan's adoption, great weight should be given to the policies and allocations contained in the Plan.</p> <p>The proposed site for this housing application is part of a larger Priority Employment Area (PEA) allocation, described in the Local Plan as Spen Valley Industrial Park, covering some 8.15ha. Additionally there is a specific employment site allocation - E 1876, which is already in an advanced stage of construction. The Local Plan reference number for the PEA is B&S10. This is a key employment allocation, offering a large, flat area of land with good communication links. According to detailed analysis by Kirklees Council in its Employment Strategy, sites such as this are key to enabling the Authority to meet its employment targets, and consequently should not be surrendered for alternative uses.</p> <p>According to the applicants, the current owners have been attempting, without success, to sell the current industrial building, for some considerable time. However this does not accord with what is happening on the directly adjacent industrial estate (the afore-mentioned E 1876), where all the newly constructed units have been let as soon as they have been built. This suggests the current building on the applicant's site is not suitable, rather than the site itself being unsuitable.</p> <p>There are already a significant number of housing allocations confirmed for the Spen Valley in the Local Plan. These have been considered and approved by the Planning Inspector, and will enable Kirklees Council to meet its housing targets, without the need to re-designate employment land.</p> <p>It is vital that Planning Committees adhere to and support the allocations and policies in the new Local Plan otherwise there will be chaos and a 'free for all' in the future.</p>