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Planning Development

Planning Statement: Oakmead, 1C Lidget Street, Lindley, Huddersfield

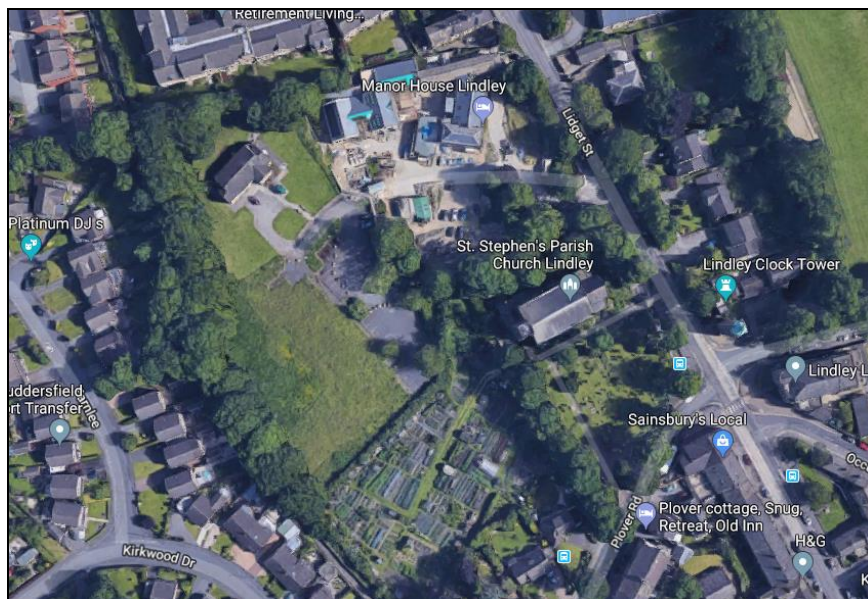
Introduction

This application seeks outline planning permission for residential development with all matters reserved at Oakmead, 1C Lidget Street, Lindley, Huddersfield.

The application site comprises an area of 0.78 ha and is located close to the centre of Lindley on the western side of Lidget Street. The site was previously used by the Council as offices, and a day centre. The demolition of these buildings was sought and approved in 2014 (ref: 2014/90919) and these buildings have since been demolished.

Directly north of the site is an existing children's home and north east of the site lies Manor House (formally known as Fieldhead), a Grade II listed building. An application was approved for this building in 2015 to form a wedding venue and restaurant, which has now recently opened. St. Stephen's church (also a Grade II listed building) is located directly east of the site. There are allotments south of the site and a residential area west of the site.

Access to the site is off an existing driveway from Lidget Street that currently serves both the application site and Manor House.



Satellite image of application site and surroundings

Planning History

Oakmead – The application site

2014/93632 – Outline application for erection of residential development – Approved

2014/92871 - Outline application for erection of residential development - Withdrawn

2014/90919 – Prior notification for proposed demolition of building – Approved

Manor House formally known as Fieldhead – Adjacent to the application site

2014/93326 – Conversion and extension of existing building, including part demolition to form wedding venue and restaurant with bedrooms, and ancillary car parking together with community use. (Listed building) – Approved

2014/93327 – Listed building consent for conversion and extension of existing building, including part demolition, to form wedding venue and restaurant with bedrooms, and ancillary car park together with community use – Approved

The previous application for outline residential development was assessed in relation to the applications on the adjacent site at Manor House. It was considered that both applications had the potential to impact upon each other with regards to the shared access and possible conflict between residential and leisure use. It was concluded that adequate mitigation measures by way of appropriate conditions was acceptable regarding both the access and residential amenity issues, and as a result both applications were approved.¹

There are no material changes in this application that would suggest that the proposed use for residential would not be acceptable once again. Further details are discussed in the relevant sections below.

Site Designation

The site is unallocated in the Kirklees Unitary Development Plan but is allocated for housing in the Draft Local Plan (site H1694).

Principle of development

The previous 2014 outline application for residential development on the site was approved. The principle of development was considered to be acceptable at that time for the following reasons:²

- The site is unallocated in the Kirklees UDP. The site is not subject to specific policies and as such an outline application with all matters reserved is considered to be compatible with policy D2.
- The site is considered to be a brownfield site and the development of such sites is supported in the NPPF.³

¹ Committee Report Sections 3,4 and 8

² Committee Report Section 8

³ Paragraph 17 point 8

- There is a presumption in favour of sustainable development.⁴ The site, given its proximity to local shops, services and bus routes, was assessed to be in a sustainable location.
- The Council is unable to demonstrate a 5-year supply of deliverable housing sites and therefore the provision of residential development on this site will help address the shortfall.

It is considered that as there have been no material changes in circumstance or changes to local or national policy since the previous application was approved, the principle of development remains acceptable. If anything, the Council's draft allocation of the site for housing gives even greater weight for the acceptability of the site for residential development and would help with the supply of deliverable housing sites.

Highways

The Council's Highways Department raised no objections to the principle of development in the previous 2014 application subject to the access and layout being made up to an adoptable standard to serve the proposed development.⁵ Again, no changes with regards to highways and access have been made in this current application. The existing shared access from Lidget Street is still proposed to be used. It is therefore considered that the imposition of appropriate conditions would be acceptable and as such the proposal complies with policy T10 in the UDP and policy PLP 21 in the Draft Local Plan.

Visual amenity

The proposed development is in outline form only and therefore detailed design proposals are not included within this application. However, it is considered that a residential scheme on the site could be designed in a way that preserves both the mature trees on site and the setting of the neighbouring listed buildings in accordance with policy NE9 in the UDP, paragraphs 132 and 134 in the NPPF and policies PLP 33 and PLP 35 in the Draft Local Plan.

Residential amenity

The application site and the residential properties located on Farnlee west of the site, are separated by a public footpath. In addition, a row of mature trees lines this boundary of the site. Like the previous application, it is therefore considered that acceptable separation distances between the proposed dwellings and those on Farnlee can be achieved.

It is also considered that acceptable separation distances between the proposed dwellings and the existing children's home, north of the site can be achieved too. As such, residential amenity for existing residents would not be unduly affected with the inclusion of appropriate design and boundary treatments.

The application site also lies adjacent to the Manor House site which recently opened as a wedding venue and restaurant. Environmental Services recommended a condition requiring a noise survey on the previous 2014 application. This was in order to safeguard potential disturbance and noise associated with the Manor House site for future residents. It is considered that this or a similar condition could be attached to this application also.

⁴ NPPF paragraphs 14 & 111

⁵ Committee Report Section 8

Given the above, it is our view that the proposal accords with policy BE12 in the UDP, policy PLP 24 in the Draft Local Plan and paragraphs 17 and 123 in the NPPF.

Ecology

A Preliminary Ecological Appraisal has been carried out to accompany the application.⁶ The following advice and recommendations have been made:

- Mature trees and hedgerows are retained where possible with suitable buffer zones.
- An Invasive Weeds Management Plan should be prepared and implemented in order to ensure that no species spread within or beyond the site.
- Any works affecting potential bird nesting areas should where possible be undertaken outside the main bird nesting period (March to August).
- Any additional lighting should aim to avoid artificial light-spill affecting retained trees and woodland at the site margins.

The proposals are considered to comply with paragraph 109 in the NPPF and Policy PLP 30 in the Draft Local Plan.

Other matters

As with the previous outline application, it is considered that other matters relevant to the application could also be dealt with by way of suitable conditions.

Conclusion

In light of the above and previous history on the site, it is considered that the proposal for residential development on the site would utilise an area of brownfield land in a highly sustainable location, whilst safeguarding the mature trees on site and the setting of the adjacent listed buildings. The proposed development would improve visual amenity generally with no undue harm being caused to highway safety or residential amenity.

It is therefore respectfully requested that planning permission is granted.

Robert Halstead Chartered Surveyors & Town Planners

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⁶ Quants Environmental June 2018