

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY

PLANNING SUB-COMMITTEE (HEAVY WOOLLEN AREA)

20 DECEMBER 2018

Planning Application 2017/94255

Item 10 – Page 33

Demolition of existing building and erection of Place of Worship/Faith Centre

Al Hikmah Centre, 28, Track Road, Batley, WF17 7AA

10.0 APPRAISAL

Highway issues (pages 43 and 44)

As referred to in paragraph 10.23 on page 44 of the main agenda, a Site Management Plan, prepared by Sandersons, referenced 10593/AA/002/02, was submitted on behalf of the applicant on 14 December 2018.

The Site Management Plan includes information on:

- The Site and its current operational characteristics
- The proposed prayer hall included usage and opening times
- The intended management of large events and parking associated with the proposed prayer hall

A review of the Site Management Plan has been carried out by officers, and it is considered acceptable in principle however further information is needed in relation to the following matters:

A - Provision of a resident liaison member of staff.

B - Details of literature and advertising to be aimed at ensuring the use of the car park and details of the supervision and marshalling of the car park at peak times.

C - The provision of traffic management measures on Track Road, during events that create a high demand for parking, including the provision of marshalls.

D - Management of on-site parking.

E - A site wide Travel Plan to promote sustainable site access and travel arrangements to and from the facility, and shall include a monitoring regime.

To summarise, it is considered by officers that these matters can be secured by condition and as such, reason for refusal 4, as set out on page 34 of the agenda, is recommended to be removed.

Subject to the outcome of the information submitted in relation to the above, to manage the on-street parking on a permanent basis it may be necessary to secure this via a legal agreement (Traffic Regulation Order) which would form part of a Section 106 Agreement, as referred to in paragraph 10.30 of the agenda.

UPDATED RECOMMENDATION:

Taking the above into account, the recommendation remains to refuse the application for reasons 1 – 3, as set out on page 34 of the agenda.

Planning Application 2014/94021

Item 11 – Page 47

Erection of one dwelling (within a Conservation Area)

East Paddock, 3 Deer Croft, Farnley Tyas, Huddersfield, HD4 6UL

7.0 PUBLIC/LOCAL RESPONSE

Five additional representations have been received as a result of amended plans site publicity, including one from Parish Councillor Robert Barraclough (of Kirkburton Parish Council). The comments which have been made are summarised as follows:

- No objection to the original plans from 2014 being implemented.
- A large amount of rubble has been disposed of at the site during the development of Beech Farm, raising the level of the site, meaning the house will sit much higher than initially planned, having the potential to impact privacy and natural light.
- The footings at the site appear to be closer to the neighbouring properties when compared to the original plans, having the potential to impact privacy and natural light.
- Understand that retaining walls are to be built where the site now drops due to the deposition of rubble, which has raised the site. Consider this has the potential to spoil the natural landscape to the rear: with the area being a conservation area this is of great concern.
- Concern that as planning permission is not currently in place, a precedent for future developments will be set in the event that this application is accepted.
- Amended plans show that the garden room has almost doubled in overall height and will have a habitable room window within the 10.5m recommendation for undeveloped land.
- New chimney on a single storey building will lead to smoke and fumes being inhaled within boundaries of adjacent properties

- Keen that the Beech Farm Estate should be finished as soon as possible so that Radcliffe's can put down the final surface on the lane.
- Area in front of the proposed house is Green Belt; not sure if acceptable to have it terraced in this way?
- Would like to see the proposed house ridge no higher than the existing houses eaves so as to ensure the development follows the natural fall of the site.

The additional representations, insofar as they are not already addressed in paragraph 10.22 of the report are addressed as follows:

The footings at the site appear to be closer to the neighbouring properties when compared to the original plans, having the potential to impact privacy and natural light

Response: The current plans show the proposed situation which accords with the originally submitted plan in respect of the location of the dwelling.

Concern that as planning permission is not currently in place, a precedent for future developments will be set in the event that this application is accepted.

Response: Each application is assessed on its own merits, in accordance with local and national policies.

Amended plans show that garden room has almost doubled in overall height and will have a habitable room window within the 10.5m recommendation for undeveloped land

Response: The appearance of the garden room has been amended although was previously proposed to be glazed to all elevations. As such this aspect has not changed. The garden room as shown on the amended plans would have a greater ridge height although this would not be double that of the original.

New chimney on a single storey building will lead to smoke and fumes being inhaled within boundaries of adjacent properties.

Response: A chimney is indicated to serve the garden room, however given the proposed residential use of the site, its use would not be considered to result in nuisance to adjacent properties any more than other residential dwellings.

Keen that the Beech Farm Estate should be finished as soon as possible so that Radcliffe's can put down the final surface on the lane

Response: This point is noted.

Would like to see the proposed house ridge no higher than the existing houses eaves so as to ensure the development follows the natural fall of the site

Response: This is noted. The section drawing indicates the proposed relationship between the dwelling and existing properties on Manor Drive.

UPDATED RECOMMENDATION:

Following the expiration of the site publicity period on 13 December 2018, the recommendation is to be amended as follows:

DELEGATE approval of the application and the issuing of the decision notice to the Head of Strategic Investment in order to:

- Complete the list of conditions including those contained within this report
- Secure a Supplemental S106 Agreement to cover the following matter:
 - Off site contribution for affordable housing

In the circumstances where the S106 Agreement has not been completed within 3 months of the date of the Committee's resolution then the Head of Strategic Investment shall consider whether permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits that would have been secured; if so, the Head of Strategic Investment is authorised to determine the application and impose appropriate reasons for refusal under Delegated Powers.

Planning Application 2018/93001

Item 12 – Page 59

Outline application for erection of residential development

230 Cumberworth Lane, Denby Dale, Huddersfield, HD8 8PR

Indicative layout

At the Chair's request, officers invited the applicant to submit an indicative site layout plan. The applicant, however, wishes to retain layout as a reserved matter (as per the previous application for this site), and to seek planning permission simply for the principle of residential development.

This approach is considered acceptable – applications for outline permission are not required to provide indicative layouts, and officers have been able to provide an adequate assessment of this outline proposal (with all matters reserved) without any indicative plans.

If outline planning permission is granted, the applicant intends to submit a Reserved Matters application next year, and is aware that detailed discussions (regarding layout and the openness of the Green Belt) would be necessary at that stage.

Speed surveys

The applicant has also been invited to carry out and submit a speed survey, to inform discussion regarding the length of visibility splays required. The applicant will endeavour to carry out a speed survey before the committee meeting, however this will be weather permitting. If no speed survey can be carried out in time, this matter can be considered further at Reserved Matters stage, as advised at paragraph 10.22 of the committee report.
