

OFFICIAL - SENSITIVE

Could you please anite the attached and below email correspondence. Could you also please provide redacted versions on the website (comments section). Thank you.

Kind Regards,

Christopher Carroll
Senior Planning Officer
Development Management
Investment & Regeneration Service
Kirklees MBC

Kirklees MBC, Planning, PO BOX B93, Civic Centre III, Huddersfield, HD1 2JR
t: 01484 221000
e: christopher.carroll@kirklees.gov.uk
w: www.kirklees.gov.uk/planning

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From:
Sent: 27 April 2020 13:34
To: Christopher Carroll <Christopher.Carroll@kirklees.gov.uk>
Cc: David Wordsworth <David.Wordsworth@kirklees.gov.uk>
Subject: RE: Site visit meeting - 6th March 2020

Good afternoon Chris

I am happy with those minutes with the exception of:

- The design, layout and orientation of Clough House and its relationship between the planning application site and Clough House regarding potential privacy concerns.
Officer response: Listened to the opinions expressed by the resident and explained how the applicant had made several revisions to the site layout regarding the relationship between the proposed and existing dwelling houses.

I don't recall you stating that the applicant had made several revisions to the site regarding the proposed and existing houses. Looking at the design history online, I cannot see any changes to plots 1 and 2 and only a minor revision to plot 3 by way of orientation for Clough Farm.

However I do recall advising that I had asked the applicant during the initial residents engagement to perform a revision whereby plots 1 and 2 were moved to the opposite side next to the flats and was told by the applicant that

they did not have to make any adjustments for the residents, as they believed they could force it through regardless and would not consider any alterations to the site layout to accommodate residents.

I have actually attached the meeting minutes from the residents engagement for your review. There was a follow up email from Kate Broadband (IDP) also confirming the above and no site layout changes would be considered to protect any residents right to privacy.

Kind regards

From: Christopher Carroll <Christopher.Carroll@kirklees.gov.uk>

Sent: Monday, April 27, 2020 11:50 AM

To:

Cc: David Wordsworth <David.Wordsworth@kirklees.gov.uk>

Subject: Site visit meeting - 6th March 2020

OFFICIAL - SENSITIVE

Good morning

I have been asked for the minutes of a meeting that took place between ourselves on 6th March 2020.

Is it possible if you could please agree to the matters discussed in the attached document so that I can place a copy on the Council's planning portal?

Kind Regards,

Christopher Carroll

Senior Planning Officer

Development Management

Investment & Regeneration Service

Kirklees MBC

Kirklees MBC, Planning, PO BOX B93, Civic Centre III, Huddersfield, HD1 2JR

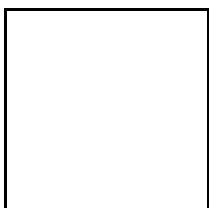
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Friends of Long Lane / IDPlanning meeting 10/10/2019

Meeting was to discuss the suggestions generated from the residents survey and meeting with IDP, and gain feedback on those suggestions.

Note, IDPlanning are the just planning consultants acting on behalf of the developer – Stercap Ltd
Stercap Ltd are the developers acting on behalf of Clough Farm

Started discussion with asking details for the plan and what the next steps were / timescales from IDPlanning

IDP have engaged the council for initial consultation and the plan is 'acceptable' against the councils criteria and they expect to submit to the council the formal planning application week commencing 14th Nov.

Timescales: IDP advised the councils decision making process will take approx 13 weeks. During this time the council will engage developers with their recommendations, engage residents, review the various reports and also decide on any objections submitted. At that point the council will make a decision on the planning application. During this process, engagements with residents etc will take place and a redesign of the plan can be made by the developers to try and get it through the approval process.

IDP showed us an artist impression of the proposed development. Houses are normal single story structures, with exception of the flats – which is also one story but with flats 5 and 6 in the roof space. IDP refused to give us a copy of the image and advised we would be able to download it from the council website once planning application submitted.

If the planning application is successful and passed by the council, residents will be able to engage with the builders to agree a Construction management plan – noise, building date/times, road cleaning etc. to mitigate any construction work impacts

If the plan is approved, they are looking to start building next April and it will take 10-12months to complete.

We then discussed the suggestions submitted by the various residents

- 1) Pavements on Long Lane are either a) missing in many sections or b) in a poor state of repair. Suggestion is for the councils policy on inclusive access and pushing public transport, that the developer repairs and builds appropriate pavements in conjunction with the council to facilitate residents pedestrian access to services
Footpath on the plan is purely for planning regulations and is pointless, agreement from developers that this is purely a tick box exercise as this is a site requirement from the council to meet with planning regulations. Developer takes no responsibility for any other pavement issues and has no plans to raise any issues with footpaths further up the lane with the council. Don't care, not their problem
- 2) Accessing the development during construction. Long Lane is not suitable for any heavy traffic – as the councils own 5 year battle with Yorkshire Water proved – and therefore suggest developers engage Yorkshire Water to access the site via the landbridge through the water works on Mitchel Laithes
No chance of getting access through YWA site – it will not happen due to insurance issues.

Developer says possibly 3 deliveries per week as there is no need to remove any topsoil, but possibly need to add soil to the bottom of site. Should be minimal heavy goods during the construction phase and will all be done during work hours

- 3) Reduction of the number of dwellings from 21 to 15. Local plan shows the development suitable for 15 dwellings on the councils website, 21 is too much population density
Tough luck – IDP reported the council was happy with the density on the plan. If the site can take 50, they would put 50 in the plan.
- 4) Removal/change of the flats. Not in keeping with the local area. There are no flats on Long Lane / Headlands and therefore the development with a block of flats is out of character
No, Developer put in a mix of properties to cater for all types of buyer and want to retain the flats as it ticks the councils 'boxes' and to give people the choice and make the development more appealing to a wider range of buyers.
- 5) Buildings should be in keeping with the local area – 1 story low, pitched roof, stone construction or similar colour to Woodburn Avn
The flats are of the similar height to the houses with rooms within the pitched roof space. Asked if they will consider reducing flats to 4 so they are not in the roof space making it more in keeping with local area. IDP will ask developers if this can be reduced – but don't hold your breath as this will be a reduction in value on the site and therefore they wont want to do this.
- 6) Reduction in social housing allocation. Currently sitting at 40% of the development, councils target is 20%
Social housing is not just the flats. The social housing would be dotted around the development and not in any specific types of dwellings and is currently under negotiation with the council. No further comments provided
- 7) Adding a blind spot mirror or other road safety feature on Long Lane / Walker Street Junction – as junction is already dangerous and having 30+ vehicles additional would make it very dangerous
Developer is not responsible for any changes or enhancements to the local infrastructure and this is the responsibility of the highways agency, we can appeal to Cns Lukic but the developer wont do this.
- 8) Creation of vehicle refuge areas on Long Lane / Headlands. Significant portion of the lane is single lane only. No passing areas
Developer is not responsible for any changes or enhancements to the local infrastructure and this is the responsibility of the highways agency, we can appeal to Cns Lukic but the developer wont do this.
- 9) Moving the properties plots 1 – 4 to the other side of the development where the EV point is, to reduce privacy concerns/oversight of Clough House and Woodburn Avn
Separation guidelines have all been met between all the house locations and primary and secondary windows against neighbouring properties. Advised on right of privacy issues. They will have a look as moving the plots to opposite side is cost neutral in terms of landscape
- 10) Planting of tall mature trees on field boundary in front of Clough House/woodburn avn and adding covenant to those properties that they cannot be removed
AND
- 11) Planting of tall mature trees behind plots 7-10 and adding covenant to those properties that they cannot be removed, to reduce privacy concerns/oversight of Woodburn Avn
Developer will engage each resident bordering the development and ask if they want a screen or fence or hedge or nothing – they will look at elevation aspects if required based on feedback from residents and each resident will have to engage individually.
Definitely no covenants on any screening or planting to enforce new residents to keep things a) where they are b) under control. As it makes it too difficult to sell the new houses. So

even if you agree a privet hedge, new owner can just rip it out when they move in. New owners can plant 50ft Iolandi and nothing we can do about it.

- 12) Making the top of headlands road double yellow / no parking – regular accidents due to parking around Spangled Bull pub and would only get worse with additional 30 cars traffic
Developer is not responsible for any changes or enhancements to the local infrastructure and this is the responsibility of the highways agency, we can appeal to Cns Lukic but the developer wont do this.
- 13) Flood zone on the plan is not adequate – prediction of water levels are rising and that is already too small an area to cover the existing issues at the bottom of that field
- 14) Flood mitigation – with housing/driveways and reduced soak away on the site, what is being done to mitigate flood risk moving to houses on Woodburn Avn due to increased run off from the site?
Flood risk assessment report has been completed and will be in the planning application – but they wont give it to us now. IDP accepted that the new development must have planned proper drainage system to ensure no floods and soak away is adequate and no offsite issues. Legally have to ensure run off is at same rate as existing field but they could not provide any details on how they would do this. This may include dredging, widening and making the beck deeper to accommodate the extra water produced from the development, however this would fall on the responsibility of the water board and not the developers
- 15) Long Lane does NOT get gritted – ever. Neither does Woodburn Avn due to the tight confines of the lane and the steep hill. Developer should be aware and mitigate not only their development but put something in for the village
Developer is not responsible for any changes or enhancements to the local infrastructure and this is the responsibility of the highways agency, we can appeal to Cns Lukic but the developer wont do this.
- 16) Wildlife – Pipistrelle bats and other wildlife inhabit this area – will the developer install timed street lights to enhance overnight darkness and not increase light pollution / impact wildlife?
Ecology report completed by Middleton Ecology. Would not provide this to us. We have to wait till planning is submitted. Work will done with Natural England under licence to deal with mitigating issues with bats – again will be with the planning application and they wouldn't advise what they will do.
Lighting, asked if they plan to make lighting timed to reduce overnight light pollution. IDP will speak to developer and ask if they will request timed lights as part of the development
- 17) Chickenley Beck runs down the east side of the site is a UK BAP priority habitat and a habitat network. It should be retained with associated woodland habitat leaving a minimum buffer zone of 10m planted with locally native scrub. Plot 11 seems closer than 10m to the beck
Flood plane will be completely left as is, with no changes to the local planting on that area as an open meadow. All other areas of open space on the plan will be managed by a management company. Therefore this could be a leasehold and not freehold site as someone needs to pay for this management of open spaces. IDP didn't know or couldn't confirm anything else.
They will check the 10m separation between the beck and plot 10
Power lines – they will be removed and buried underground.

Other items:

Discussion was held about septic tank and outflow in to site – however no details in minutes as this is a private legal matter between those concerned.

Meeting finished.

Observations – Developer and IDPlanning are putting in minor ‘nods’ to each and every council requirement to make it a compliant application. Its all tick box orientated to try and ensure it gets passed. Very reluctant to provide any real information and seemed reluctant to look at any real amendments to the plan as it will impact their bottom line/profitability. IDP even stated profit margin on site was low and therefore they would not be prepared to spend anything – not even grit bins – unless they absolutely have to.

Application Reference: 2019/62/93423/E

Site Location: land east of, Long Lane, Earlsheaton, Dewsbury

Proposal: Erection of 15 dwellings and 6 apartments with associated works

Officer Site Visit: Friday 6th March 2020 (pm)

The purpose of the site visit was with regards to the following items:

1. Investigate an alleged breach of planning control, specifically the erection of a new large building or extension to the existing agricultural building, at Mitchell Laithes Farm, Long Lane, Earlsheaton, Dewsbury, WF12 8LQ.
2. Visit the resident of Clough House, an objector (at their invitation) to discuss the matters referred in an email dated 24th January 2020.

With regards to item 1, a large building was present to the south east of the planning application site. The case officer could not gain entry and the residents/occupiers of Mitchell Laithes Farm were not present to determine the building's use. This matter is now being investigated by the Planning Enforcement and Compliance team.

With regards to item 2, the following matters were discussed with the resident:

- The principle of residential development.
Officer response: The site is allocated for residential development, determined as part of the Local Plan adoption process.
- The developer's community consultation exercise.
Officer response: Listened to the opinions expressed by the resident and recommended that his opinions be expressed at planning committee.
- The design, layout and orientation of Clough House and its relationship between the planning application site and Clough House regarding potential privacy concerns.
Officer response: Listened to the opinions expressed by the resident and explained how the applicant had made several revisions to the site layout regarding the relationship between the proposed and existing dwelling houses.
- The location and use of the septic tank by Clough House and Clough Farm.
Officer response: Agreed that this matter would be a 'legal' and not a 'planning' matter.
- Potential land ownership issues due to the pavement improvement proposed immediately outside Clough House.
Officer response: Would further investigate this matter with the planning agent and seek clarification.
- Highway safety concerns, particularly with regards to the condition of the existing footway and the gradients of the proposed highway.
Officer response: The applicant had carried out a footpath analysis that was being reviewed by Highways Officers. Would further investigate the acceptability of the proposed highway gradients.
- Planning committee dates and protocol of the operation of the Heavy Woollen planning committee.
Officer response: Aiming to take the planning application to the 2nd April 2020 Heavy Woollen Planning Committee, failing that the application would be

taken to a planning committee in May 2020 but dates had yet to be agreed. It was explained how the relevant parties would be allowed to speak for an allocated time 'for' and 'against' the planning application.

An email was sent to the concerned resident in an email dated 27/4/2020 and the following response was received from the objector on same date:

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