



Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Highways Development Management
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Application No.	2021/90605
Proposed Development:	Erection of an industrial building (B1(c) use)
Location:	land at, Vanguard Processing Equipment, Spa Fields Industrial Estate, Slaithwaite, Huddersfield, HD7 5BB
OS Map Reference	SE 408622.5201 414284.1785
Applicant/Agent:	Farrar Bamforth Associates
Class:	Small Major Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **06-Apr-2021**.

If you would like to contact the Case Officer: Adam Walker for any reason then please do so on: Tel. 01484 221000 Ext. 74149.

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021/90605> *

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **06-Apr-2021** then the application may be decided without the benefit of your views.

Dated: 16-Mar-2021

Mathias Franklin
Head of Planning and Development

**Consultation Response from KC,
Highways Development Management**

**2021/90605 land at, Vanguard Processing Equipment, Spa Fields Industrial Estate, Slaithwaite,
Huddersfield, HD7 5BB**

Erection of an industrial building (B1(c) use)

Date

Responded:07/04/2021

**Responding Officer: Mark
Berry**

Responding Ref: 1-43-1

This application seeks approval to the erection of an industrial building (B1(c) use) at land at, Vanguard Processing Equipment, Spa Fields Industrial Estate, Slaithwaite, Huddersfield.

The site is located towards the end of the Spa Fields which is an industrial estate road serving the Spa fields Industrial Estate.

The existing site has been occupied by Vanguard Processing Equipment Ltd, for over 12 years with the original industrial unit built in the mid 1990's.

A previous application for an industrial unit was approved on this part of the site under 2016/92825. The proposal was not taken up by the intended occupier and the approval lapsed on 24th November 2019.

The proposed position of the new industrial building is in the location previously approved under planning application number 2016/92825. The entrance is shown to be set further forward and wider than the previous layout with a single sliding gate shown to be provided.

To facilitate the positioning of the proposed building, the existing site entrance/exit is to be relocated centrally within the site frontage. These proposals result in the loss of the existing turning head to Spa Fields which is not considered acceptable.

The building will have parking spaces abutting the front elevation of the building, with additional parking on the southern boundary. Parking arrangements for the existing industrial building will be unaffected by these proposals. 26 spaces new spaces are proposed together with 5 cycle spaces.

The total gross internal floor space will 1115 sqm and 12 additional members of staff are proposed to be employed.

Swept path are shown on the site layout plan to show that a pantechnicon can access the site from Spa Fields and turn within the site.

Highways Development Management (HDM) have concerns regarding these proposals as follows:

- 1, The turning head at the end Spa Fields is part of the public highway and HDM would object to the loss of this existing turning facility. Whilst HDM have no objection to the turning heads being re-positioned it must be retained as a turning facility to Spa Fields.
- 2, The swept paths should be for a 16.5 metre articulated lorry and not only a Pantechnicon.
3. Where gates are proposed they should be set back a minimum of 16.5m from the adopted highway boundary to allow commercial vehicles to pull off the highway.
- 4, No details of any proposals for the storage and collection of wastes are provided.

In summary, these proposals in their current form are considered unacceptable to HDM because of

the proposed removal of the existing turning head to Spa Fields.