

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No: 2021/62/91149/W

Site Address: Travelodge, Leeds Road, Huddersfield, HD1 6NW

Description: Installation of doors, windows and screens to retail unit

Recommending Officer: Laura Yeadon

DECISION – Conditional Full Permission

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Teresa Harlow

AUTHORISED OFFICER

Date: 07-May-2021

Officer Report

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021%2f91149>

Site Description

Travelodge, Huddersfield is an existing four storey building located within an area without notation within the Kirklees Local Plan. The building is constructed from a mixture of stone at ground floor with cladding above. The application relates to the ground floor of the building which is currently vacant. Surrounding the building is a car park to serve the adjacent public house and also Costa Coffee. Access to the building is off Leeds Road.

Description of Proposal

Permission is sought for the installation of doors, windows and screens to retail unit.

It is proposed to install windows, doors and screens to the retail section of the building which are currently boarded up as the unit is vacant.

Within the front elevation 2 no. glazed screens are proposed, one of which would host double doors, within the rear elevation 2 no. single doors are proposed and within the side elevation 1 no. glazed screen is proposed.

The glazing would be set within frames and would be finished in white RAL 9910 colour.

History of negotiations/amendments received

None

Relevant Planning History

2007/91564 Outline application for erection of 3 no. retail units (A1), Hotel, (C1), 3 no. restaurants (A3), Office (B1), 2 no. storage and distribution units (B8) and change of use of church to restaurant
Section 106 – Outline permission

2008/91150 Erection of public house with sub station
Conditional Full Permission

2009/93033 Erection of parking and servicing area
Conditional Full Permission

- 2010/91189 Erection of 6 externally illuminated, 2 externally illuminated twin post signs. 1 warwick lantern and 1 door plaque
Advertisement Consent Granted
- 2010/91240 Erection of 62 bed hotel and ground floor commercial unit A1, A3 and A4
Section 106 – Full Permission
- 2010/93464 Erection of drive through Costa Coffee unit (A3/A1)
Conditional Full Permission
- 2011/90510 Formation of access road
Conditional Full Permission
- 2011/91217 Display of signage on building exterior with internal hanging sign and 9 no. external free standing signs
Advertisement Consent Granted
- 2011/91919 Erection of illuminated and non-illuminated signs
Advertisement Consent Granted
- 2014/92944 Change of use of existing ground floor from A1, A3 and A4 to A3 and A5
Conditional Full Permission (not implemented)
- 2014/93451 Advertisement Consent for erection of non-illuminated totem sign
Advertisement Consent Granted (not implemented)
- 2015/90494 Installation of replacement shopfront, extract flue and associated plant
Conditional Full Permission (not implemented)

Representations

We are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via neighbour notification letters, site notice and newspaper advertisement

Final publicity date expired 6th May 2021 – no representations received

Parish/Town Council comments – not applicable

Consultation Responses

None

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is without notation on the Kirklees Local Plan.

Kirklees Local Plan:

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 24** – Design
- **LP 25** – Advertisements and shop fronts

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 19th February 2019, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 6 – Building a strong, competitive economy
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Assessment

The site is without notation on the Kirklees Local Plan. Policy LP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. LP1 goes on further to stating that:

“The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”

In this instance, the application is to provide openings within the ground floor vacant unit of a building in use as a hotel.

No details of signage have been submitted to accompany the application.

The openings would be located within the front, side and rear of the building and would be glazed screens and doors set within white frames. The finishing colour would match those already existing at the site and differ slightly in terms of design from the previously approved openings under application number 2015/90494.

In terms of visual amenity, openings have previously been approved within the building and therefore the principle of openings within these elevations has been established. The frontage is considered to be an acceptable design, scale and colour and would utilise the existing openings which are currently boarded up. This would be in accordance with Policies LP24 and LP25 of the Kirklees Local Plan.

It is not anticipated that the works would result in a reduction or loss of parking provision and there doesn't appear to be any permanent residential accommodation within close proximity of the site.

Other matters:

Climate Change - On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda. Due to the small scale nature of works proposed, it is not considered that specific mitigation measures are required in this instance.

Representations:

None received

Conclusion:

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the

development would constitute sustainable development and is therefore recommended for approval.

Recommendation

APPROVE

Decision Authorisation - Delegated Powers

Application Number: 2021/91149

Officer Recommendation: Approve

Conditions

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP24 and LP25 of the Kirklees Local Plan and advice within the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan			19 th March 2021
Existing elevations	21 J 13 – 01		19 th March 2021
Proposed elevations	21 J 13 – 02		19 th March 2021
Planning Statement	March 2021		19 th March 2021

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. No amendments were sought as it was considered that the proposal was acceptable as submitted.

Report Dated: 7th May 2021

Coal - high

