

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY STRATEGIC PLANNING COMMITTEE

16 DECEMBER 2021

Planning Application 2021/92801

Item 10 – Page 13

**Erection of 287 dwellings with associated works and access from
Hunsworth Lane and Kilroyd Drive**

Land at, Merchant Fields Farm, off Hunsworth Lane, Cleckheaton

Representations

Subsequent to the publication of the committee report, a further seven representations have been received, including a representation (circulated to Members on 10/12/2021) with an attached video showing footage of a flood event at Brookfield View and Balme Road, filmed on 09/02/2020. In addition, a resident re-sent nine emails, including seven relating to the previous application (ref: 2019/93303) and two written during the life of the current application. Further to paragraph 7.2 of the committee report, the additional points raised are summarised as follows:

- Road connection to Mazebrook Avenue should not be allowed.
- M62 / M606 connection required before development is allowed.
- Hollows have appeared on site over the last 40 years.
- Adjacent properties would experience subsidence and existing residents would experience difficulty in obtaining insurance.
- Harm to mental wellbeing.
- Applicant has cut down trees and hedges.
- Main sewer has not been located.
- Yorkshire Water objection noted.
- Existing flooding problems prevent use of local roads.
- Upgrade to culvert at Balme Road bridge needed.
- Destruction of community.
- Environmental destruction.
- Air quality in area is poor.
- Residents should be listened to.

Highways

Further to paragraphs 5.4 (fifth bullet) and 10.66 of the committee report, on 13/12/2021 the applicant submitted an amended plan (rev B) of the proposed access on Hunsworth Lane. This now shows the correct length of a council refuse collection vehicle, and illustrates vehicle tracking at this new junction which would be the subject of detailed assessment at conditions stage and under a future Section 38 application.

As per paragraph 10.66 of the committee report, an additional condition is recommended, limiting the number of dwellings that may be occupied until the Hunsworth Lane access is rendered usable by residents of the proposed development.

Planning Application 2021/93674

Item 11 – Page 51

Partial redevelopment of Greenhead college including demolition and making good, erection of 2 and 4 storey buildings, reconfiguration of parking and access arrangements, reconfiguration of sports provision and other associated external works (Within a Conservation Area)

Greenhead College, Greenhead Road, Huddersfield, HD1 4ES

Points of correction

The applicant has identified two errors in their submission, which were featured within officer report. They apologise for this, with the errors considered below.

Student numbers

The committee report, based on the application's submission, states that Greenhead College's current student numbers is 2,600. The applicant has confirmed that this was a mistake and the correct current number for the college is 2,800. The stated staff number, at 185 (full time equivalent), is correct.

Notwithstanding this error, the assessment done by officers remains the same. These 2,800 students are existing and already at the college. The proposed development, while increasing the site's floor space, will not lead to an increase in student numbers. As set out in paragraphs 10.73 – 10.79 of the main report the additional floor space is to contribute to improve student social areas, dining facilities, and larger classrooms to modern national standards, alongside ancillary rooms. This therefore does not affect officers' recommendation. A condition to secure the maximum student number at 2,800 is recommended.

Tree provision

It is stated within the committee report that the applicant intends to plant circa 2,560 whips (young trees) on-site. The applicant calculated this figure based on typical planting density for whips vs the area of woodland within the site. However, this failed to consider the existing canopy cover / mature trees on site and therefore proposed a substantial amount of overlapping planting. The proposal's planting is considered within paragraphs 10.60 and 10.61 of the main report.

Newly planted whips under canopy would be unlikely to contribute towards canopy cover in the future due to being suppressed and would offer limited amenity value towards the woodland. Based on a review of the canopy gaps on-site to be infilled by the whips, the applicant now confirms that circa 240 would be required. Officers accept the applicant's justification for this error. The desired impact of the whips was to support and enhance the on-site woodlands, which the reduced number – through being appropriately placed – would still achieve.

Certificate of Ownership

The officer report states that Certificate A was signed, however notice was served on Kirklees Council. This should read:

Certificate B signed. Notice served on:

Kirklees Council (access onto public highway)
Northern PowerGrid (assets on site)
Greenhead College

Planning Application 2021/91826

Item 12 – Page 87

Variation of Condition 30 (Restoration Scheme) of previous permission 2000/90671 for the extension of Carr Hill Quarry including the extraction of sandstone and clay, associated ancillary activities and its restoration by means of infill with inert wastes, consolidating permission 1987/05723 Extension of a disused quarry for winning minerals and subsequent backfilling with approved inert waste

Carr Hill Quarry, Barnsley Road, Shepley, Huddersfield, HD8 8XN

Environmental Impact Assessment

On 04/08/2021 the council issued an Environmental Impact Assessment (EIA) Screening Opinion, confirming that EIA was not required in respect of the proposal.
