

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2022/44/90520/W
Site Address:	Greenhead College, Greenhead Road, Huddersfield, HD1 4ES
Description:	Discharge of conditions 9 (road build-outs) and 10 (parking management) of previous permission 2021/93674 for 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)
Recommending Officer:	Nick Hirst

DECISION – Discharge of Conditions – Approve

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.

Victor Grayson

AUTHORISED OFFICER

Date: 08-Mar-2022

Application: 2022/90520

Site: Discharge of conditions 9 (road build-outs) and 10 (parking management) of previous permission 2021/93674 for 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)

Proposal: Greenhead College, Greenhead Road, Huddersfield, HD1 4ES

Assessment

Conditions 9 (road build-outs) and 10 (parking management)

9. Prior to development commencing, a scheme to provide buildouts to improve junction visibility on Greenhead Road, as shown on plan ref. 'NE8659- OOB- ZZ- 00- DR- L- 0001 rev. P25' for indicative purposes only, with timescales for implementation, shall be submitted to, and approved in writing by, the Local Planning Authority. Unless otherwise agreed in writing, the buildouts shall be implemented and retained in accordance with the approved timescales.

Reason: *In order that the development should not prejudice highway safety or efficiency, in accordance with Policy LP21 of the Kirklees Local Plan. The submission of the information, prior to the commencement of development, is considered to be necessary to ensure appropriate detailed design may be undertaken in a timely manner and implemented at the appropriate stage.*

10. Prior to development commencing, a scheme to provide measures to manage parking on Greenhead Road and Park Avenue with timescales for implementation, shall be submitted to, and approved in writing by, the Local Planning Authority. Unless otherwise agreed in writing, the measures shall be implemented and retained in accordance with the approved timescales.

Reason: *In order that the development should not prejudice highway safety or efficiency, in accordance with Policy LP21 of the Kirklees Local Plan. The submission of the information, prior to the commencement of development, is considered to be necessary to ensure appropriate detailed design may be undertaken in a timely manner and implemented at the appropriate stage.*

These conditions were requested by K.C. Highways, who have reviewed the submitted details. They have stated:

The applicants have provided plan number CR-0002 rev PO7 showing acceptable proposals for both conditions.

Acceptable timescales are provided in the covering letter by Avison Young.

Highways Development Management have therefore no objection to the discharge of the first part of these conditions.

The applicants are advised to contact Jonathan Walsh in Highways Design to organise the implementation of these works within the timescales provided. Jonathan.Walsh@kirless.gov.uk telephone 01484 221000.

The submitted information has also been reviewed by Planning Officers, who concur with K.C. Highway's assessment for both technical specification and timescales. Of principle importance, this includes a commitment for these works to be delivered prior to the application's core new building being occupied.

A note regarding contacting the Council's Highway Design group is reasonable on any decision notice. A further note is recommended outlining that a new DOC will be needed if material changes are needed to the proposed works as part of the TRO process and/or changes to the timeframe.

Recommendation: Approve Discharge of Conditions.

Report Dated: 08.03.2022

Proposed Letter Text

Conditions 9 (road build-outs) and 10 (parking management)

You have submitted the plan ref. 'NE8659-STN-ZZ-00-DR-CR-0002 Rev. P07', supported by the timescales given within the supporting document ref. '05C100062'.

I can confirm that the submitted details, comprising the technical specification and timetable for implementation, are acceptable for both of the initial requirements of conditions 9 and 10. However, I bring to your attention the following ongoing requirements of each condition which must be adhered to:

Condition 9: *Unless otherwise agreed in writing, the buildouts shall be implemented and retained in accordance with the approved timescales.*

Condition 10: *Unless otherwise agreed in writing, the measures shall be implemented and retained in accordance with the approved timescales.*

The applicants are advised to contact Jonathan Walsh in Highways Design to organise the implementation of these works within the timescales provided. Jonathan.Walsh@kirless.gov.uk telephone 01484 221000.

Both schemes are still subject to Traffic Regulation Order (TRO) assessment and due process, therefore are subject to change. Should material changes take place to either of the hereby approved plans, or the timescales for

implementation be affected, a subsequent discharge of condition may be required. Please contact Nicholas Hirst (nick.hirst@kirklees.gov.uk) to discuss.