

HARTLEY PROPERTY TRUST LTD

GLOBE MILL, BRIDGE STREET, SLAITHWAITE, HD9 7JN

PROPOSAL TO REMOVE PLANNING CONDITION 17 RELATING TO PUBLIC REALM CONTRIBUTION.

INTRODUCTION

In relation to a planning application for the redevelopment of existing mill buildings at the premises known as Globe Mills, in Slaithwaite, Huddersfield. In 2013, the Globe Mills development was initially granted planning consent by Kirklees Council (KC) (application reference 2013/91452). In 2020, KC granted planning consent for a variation in the proposed layout of the development (application reference 2015/70/90646/W). Condition 17 of the latest consent relates to Public Realm Improvement Works and states:

17. The development shall not commence until a scheme detailing public realm improvement works to Bridge Street, Britannia Road, Market Place, Station Road, Carr Lane, and Lewisham Road to manage traffic, parking, and enhance accessibility of the site by public transport and other non-car transport modes (public transport infrastructure, walking, cycling and canal tow path improvements), encompassing the aspirations set out in the "Village Centre Enhancement Study: Slaithwaite (November 2009)" including the relevant Road Safety Audits (ref: CIHT guidelines on Road Safety Audit (2008)) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include layout, full sections, drainage works, street furniture including lighting and signing, surface finishes and associated highway works. The development shall not be brought into use until all the works under the approved scheme have been carried out in accordance with the approved scheme.

The purpose of this report is to outline the reasons why the Applicant considers that the works carried out to the Mill and the consequential improvements to the immediate area have contributed sufficiently to the enhancement of the village to support the Section 73 application to have this condition removed from the planning permission.

SITE DESCRIPTION

The development site is located on Bridge Street, in Slaithwaite, Huddersfield. The site is split into two existing mill buildings. Globe 1 is the larger of the two buildings and is situated to the north of Bridge Street, whilst Globe 2 is located to the south of Bridge Street.

Bridge Street is predominantly used by the industrial / commercial businesses that operate in this area with residential properties neighbouring Globe 1 to the west and residential properties north of Globe 1 on New Street.

PROPOSED DEVELOPMENT

The proposed development comprises the conversion of the two mill buildings into Class A1, Class A3, Class B1 units which includes associated car parking.

Prior to the development, both buildings were unused and in a dilapidated condition detracting from the appearance of the village and detracting from the Street Scene both along Bridge Street and, especially, the imposing view from the centre of the village, across the canal.

DEVELOPMENT TO DATE

The development carried out to date comprised the refurbishment of Mill 1 which includes the following works:

Demolition of numerous untidy and derelict outbuildings facing the canal which detracted from the canal side experience.

Removal of the dilapidated slate roof and total reroofing including the removal of the broken roof glazing.

Removal of the timber windows which had broken glazing and plastic replacement 'glazing' and the installation of new double-glazed aluminium windows.

Replacement of broken and leaking cast iron rainwater pipes resulting in the exterior of the building having the opportunity to dry out and not be subject to the staining caused by the leaking pipes.

Significant areas of the external masonry have been repaired and repointed, including the whole of the tower, again greatly improving the external appearance of the building when viewed from the main street and the tourism led, canal side experience.

Internally all 5 floors have been developed to a 'shell and core' specification ready for fit out by future tenants.

The original timber floors have been repaired and sanded to bring them back to the original appearance.

Brick walls have been sand blasted to remove all the old paint.

New fire-resistant plasterboard ceilings have been installed and decorated.

Full heating, electrical and plumbing systems have been installed to serve the landlords areas.

The external areas have been cleared and surfaced to create car parking which has greatly improved the appearance from all aspects of the village.

50% of the fourth floor has been fitted out to form 19 individual offices, all except one of which are now occupied.

The cost of the above works has amounted to a total in excess of £6,500,000.

In addition to this 50% of the ground floor has been fitted out to the specification of the NHS, at a cost of £1,100,000, and Colne Valley Group Practice have taken the tenancy, bringing the practice into the village centre, rather than on the periphery on Manchester Road.

The third floor has been fitted out, at a cost of £1,500,000, and Thornton and Ross have taken the tenancy bringing 120 head office staff into the village with the associated benefits to local businesses.

FUTURE PROPOSED DEVELOPMENT

It is intended to continue to invest in the development and significant further costs will be incurred, not least in connection with the design and installation of the pedestrian bridge over the canal which will further improve facilities within the village, connecting the Mill and all of its tenants and facilities with the centre of the village. The provision of this new public bridge will make a significant contribution to improving the public realm to the north of the development site around Carr Lane, and for the village as a whole.

The cost of this, including the increased contribution required by Canals and Rivers Trust, will amount to a further £800,000, which we consider amounts to a significant public realm contribution and therefore mitigates the need for further contributions to be made to public realm improvements in the village.

In order to mitigate the parking issue within the village, we are submitting a planning application to provide additional parking within Mill 2 and to redevelop the Mill to provide space for innovative businesses, mainly hydroponic farming.

This development will provide additional parking and bring innovative 'green' business to the village.

This will involve an investment of a further £3,500,000

CONCLUSION

When the Mills were acquired by our Group, they were operating within the local textile industry and were a great employer and benefit to the local community.

Since the demise of the textile industry in the UK these properties have been standing idle and we are keen to recreate the employment and activity within the village.

We see this as a significant contribution to the Government's 'levelling up' initiative and to the Northern Powerhouse, bringing jobs in innovation back into the local area.

To date we have invested over £9,000,000 into the development and are committed to investing a further £4,500,000 to create our vision of an innovative and progressive centre within Kirklees.

In creating this modern facility, we consider that we have contributed significantly to the improvement of the village and to raising its profile within West Yorkshire and the UK as a whole and we are continuing to do so.

The redevelopment of the site and incorporating the bridge as an intrinsic part of the development means that the development already includes significant public realm improvements as its core, and we therefore consider it is inappropriate to include additional public realm contributions by condition.

On this basis we submit that the planning condition 17 has been satisfied and request that this condition be removed from the planning permission.

