6th Floor
1 City Square
Leeds
LS1 2AL, United Kingdom
T: +44 113 292 5500
avisonyoung.com

Our Ref: 05C200206

Your Ref: PP-12126312

17 May 2023

Kirklees Metropolitan Council
Planning Services
PO Box 1720
Huddersfield
HD1 9EL

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended).

Full Planning Application for re-roofing of the existing foodstore at ALDI, Branch Road, Batley, WF17 5RY.

Enclosed is an application for full planning permission on behalf of Aldi Stores Limited ("the Applicant") for the re-roofing of the ALDI foodstore on Branch Road, Batley ("the Site"). The application has been submitted via the Planning Portal (ref. PP-12126312).

Alongside this covering letter and the requisite application forms, this application comprises the following documentation:

- Site Location Plan
- Existing Site Plan
- Proposed Roof Plan
- Proposed Elevations
- Design and Access Statement

The application fee of £468 (exclusive of the Planning Portal administrative charge) has been paid via the Planning Portal. This fee has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2021 (as amended).

The Site

The site is located within Batley town centre; to the north east of Branch Road and to the south of Bradford Road.

Avison Young (UK) Limited registered in England and Wales number 6382509. Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS

AVISON YOUNG

The wider ownership site currently comprises an ALDI foodstore with associated car parking and landscaping, which was originally granted planning permission in 1991 and constructed shortly afterwards.

The surrounding area is largely commercial in nature, with a number of retail units to the north of the site and the Batley Conservative public house to the west. The Batley Bus Station is situated to the south.

The store and associated car parking does not fall within any Conservation Areas, although the Batley Market Place Conservation Area is adjacent to the site's ownership boundary to the north and west. There are no Listed Buildings which benefit from direct unobstructed sight of the Aldi store, with the Grade I Listed Church of All Saints being circa 200m from the store but with several intervening trees obscuring sightlines.

The development site falls within Flood Zone 1 and there are no other environmental constraints relevant to the proposals.

Proposed Works

The proposals consist of the roof of the foodstore to be stripped of existing roof tiles, with the existing felt and battens being retained.

The new roof will then be added to improve the waterproofing of the building; which will consist of northstone dulunce concrete roof tiles in black matt colour, fixed to treated s/w timber battens on onduline isoline low line bitumen under roofing sheets on the existing roof build up and structure. Further details on the proposed works can be found within the submitted plans.

These works will not negatively affect the visual amenity of the building or the wider character of the area, since at present the roof is a dark grey colour so this amendment to a matt black finish will simply complement the existing building's light stone finish, in keeping with the largely black-roof aesthetic of the surrounding area.

The proposed works are part of a wider scheme of works being undertaken both regionally and nationally by Aldi, as the ongoing maintenance of roofs at several stores nationwide have been subject to comparable planning applications, with these already having been approved for stores in Barnsley, Gainsborough and Shirebrook.

Policy

The site falls within the Kirklees Council ("the Council") administrative area. The current statutory development plan (referred to generally as the Local Plan) comprises:

- Kirklees Local Plan Strategies and Policies (adopted February 2019);
- Kirklees Local Plan Allocations and Designations (adopted February 2019);
- Neighbourhood Plans (NB. the appraisal site is not located within an area covered by a draft or made Neighbourhood Plan).

AVISON YOUNG

Local Plan

Designations

The site falls within the Batley Town Centre boundary, as well as a wider area identified as a 'built up area'.

Kirklees Local Plan Strategies and Policies - Policies of Relevance

Policy	Description
Policy LP1 – Presumption in Favour of Sustainable Development	*"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. The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. "*
Policy LP24 – Design	*"Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design."*

There are no relevant Supplementary Planning Documents (SPDs) which are directly relevant to the proposals.

Planning History

Reference	Date Validated	Description	Decision
91/62/04089/A1	August 1991	Erection of Class A1 Food Unit	Approved January 1992
92/64/00634/A1	February 1992	Erection of 3 No. illuminated wall mounted signs	Approved April 1992
92/64/04016/A1	September 1992	Erection of 2 No, illuminated signs	Approved October 1992
97/62/92523/E1	August 1997	Installation of roller shutters to main shopfront and trolly park	Approved October 1997
2013/62/92416/E	September 2013	Erection of single storey extension	Approved October 2013

2013/62/94073/E	December 2013	Erection of single storey extension	Approved February 2014
2014/64/92731/E	September 2014	Erection of illuminated signs	Approved October 2014
2018/62/90341/E	February 2018	Installation of new plant equipment	Approved March 2018

Planning Assessment

The proposals are modest in nature, and simply comprise of maintenance works in order to improve waterproofing of the existing foodstore.

Furthermore, the proposed works will be in-keeping with the aesthetic of the local area and the site's immediate surroundings, since there are a multitude of buildings within direct visual sight of the foodstore which also have identical light stone walls and black roofing; which is exactly the design that this planning application seeks to replicate on the Aldi store. Therefore, the development will simply complement the local area and surroundings, particularly since the external walls of the existing Aldi are non-standard for a typical store, as they have been constructed previously to fit in with the walls of the adjacent Conservation Area.

The scale and design of the proposals means that they are entirely policy compliant with Policy LP24 of the Local Plan, since good design is indeed at the core of the proposals as this is merely maintenance works to improve the overall structural soundness of the building.

As the planning history demonstrates, proposals to improve the efficiency and visual appearance of the foodstore have previously been deemed acceptable, and there is no justifiable reason why this application should not follow suit since the works are comparable to those applications which have previously been approved without delay.

The development site also falls within flood zone 1, meaning there is a low risk of flooding, and as such, coupled with the fact that these are extremely minor alterations, it has not been deemed necessary for a Flood Risk Assessment to be submitted as part of this application. In addition, there are also no heritage constraints within the site which require any consideration.

Conclusion

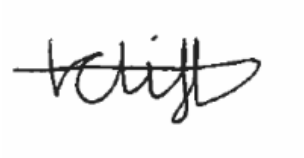
The proposed works are entirely compliant with Local Plan Policy LP24, as outlined within the planning assessment, will not cause any negative cumulative effects on either the site or the surrounding areas.

The works are necessary and essential minor maintenance works which are required for the upkeep of the foodstore facility, and due to nature of the alterations, this will provide a more standardised finish compared to the wider Aldi estate where this roofing design is anticipated to become the norm.

AVISON YOUNG

I look forward to receiving formal validation of this application, and in the meantime please do not hesitate to contact me if there are any further queries.

Yours sincerely



Thomas Clift
Assistant Planner
+44 7796 976117
thomas.clift@avisonyoung.com
For and on behalf of Avison Young (UK) Limited