

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

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

01 AUGUST 2024

Planning Application 2022/93306

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Erection of 11 dwellings, formation of new access road and associated landscaping and open space

Land adj, 894, Huddersfield Road, Ravensthorpe, Dewsbury, WF14 9HS

Revised condition

The summary wording of draft condition 6 to be revised to:

6) Details of the proposed internal estate road.

Planning Application 2021/91507

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Reserved matters pursuant to outline permission 2014/91831 for erection of 55 dwellings, formation of access public space and associated infrastructure

Cockley Hill Lane, Kirkheaton, Huddersfield, HD5 0HH

Correction

The development description (page 1 of the committee report) should refer to 54 units, as per the main commentary within the committee report and to reflect the current drawings.

Sustainable transport

The sustainable transport contribution was calculated on the basis of 55 units, which gives the figure of £28,583.50. On the basis of 54 units being proposed, it should actually be £28,063.80.

However, to be consistent with the council's approach at the nearby Shop Lane site (where a Reserved Matters application was similarly submitted in 2021, and approved in 2024 without a Section 106 agreement securing a sustainable transport contribution), it is no longer recommended that this contribution be secured in connection with application 2021/91507.

Erection of 29 dwellings, formation of access, public space, attenuation and associated infrastructure**land off, Cockley Hill Lane, Kirkheaton, Huddersfield, HD5 0HH**Corrections

The Section 106 agreement provision relating to sustainable transport should read:

- Sustainable Transport: Provision of sustainable transport contributions to the total sum of £15,071.30. Travel Plan monitoring contributions of £10,000.

Further to paragraph 3.2 of the committee report, the dwelling types, based on the latest plans (Rev K, received 17/07/2024 and superseding Rev J) are broken down as follows:

House type	Number of bedrooms	Number
C2+ (affordable)	2	2
R (affordable)	3	4
C2+ (open market)	2	6
R (open market)	3	2
S (open market)	3	1
F (open market)	3	4
Q (open market)	3	4
J (open market)	4	2
G (open market)	4	3
E (open market)	4	1

Further to paragraph 3.3, given the above figures, the provision of housing by number of bedrooms would in fact therefore amount to:

- 2-bed: 8 (27.5%)
- 3-bed: 21 (31.0%)
- 4-bed: 12 (41.4%)

Members are asked to note, however, that the figures for combined or cumulative housing provision across the two phases of the Cockley Hill scheme and the Shop Lane scheme referred to in paragraphs 10.17-18 of the report are correct.

Conditions

One additional condition to be added:

29) Full details finished floor and ground levels within the site relative to Ordnance Datum or an identifiable temporary datum (as also recommended for application 2021/91507).

Erection of 10 dwellings and associated works

**land northwest of, Urban Terrace, Denby Lane, Grange Moor,
Huddersfield, WF4 4EB**

Highway and transportation issues

An illustration has been submitted of a Fireman's Override Drop Switch by KLH Gates. This has been proposed as a method of ensuring that emergency service vehicles would have unimpeded access to the development.

This is considered to partially, but not wholly, address Reason for Refusal 2.