KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 96A

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR NON-MATERIAL AMENDMENTS

Reference No:	**2024/NM/91315/E**
Site Address:	Heckmondwike Hub Bus Station, Royle Fold, Heckmondwike, WF16 0HW
Description:	Non material amendment to previous permission 2022/92471 for redevelopment of Heckmondwike Bus Station including new concourse building with waiting room, changing places wc, driver offices, 6 bus stands, landscaping and associated works
Recommending Officer:	Nicole Helliwell

DECISION – APPROVE NON-MATERIAL AMENDMENT

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 06-Jun-2024

Officer Report

Reference No. 2024/NMA/91315/E

Sie Address: Heckmondwike Hub Bus Station, Royle Fold, Heckmondwike, WF16 0HW

Proposal: Non material amendment to previous permission 2022/92471 for redevelopment of Heckmondwike Bus Station including new concourse building with waiting room, changing places wc, driver offices, 6 bus stands, landscaping and associated works.

Site Description

The application relates to Heckmondwike Hub Bus Station situated in Heckmondwike. The site is currently a hardstanding area with four bus bays and shelters set upon the loop formed by Royle Fold and George Street. The site falls within the allocated Heckmondwike Town Centre boundary and within the Primary Shopping Area as set within the Kirklees Local Plan. There is a listed building 35m away from the hub to the south-east, whereby there are a row of buildings in between.

Relevant Planning History

- **2022/92471:** Redevelopment of Heckmondwike Bus Station including a new concourse building with waiting room, Changing Places WC, driver offices, 6 No. bus stands, landscaping, and associated works. Planning application details | Kirklees Council - Granted Under Reg.3 General Regulations 1992
- **2014/93586: I**nstallation of 1 illuminated sign. Planning application details | Kirklees Council – Advertisement Consent Granted
- **2012/92547:** Extension to time limit to previous permission 2009/91883 for outline application for erection of Library and Information Centre (LIC) and a four stand bus station together with associated external and highways works. Planning application details | Kirklees Council - Granted Under Reg.3 General Regulations 1992
- **2009/91883:** Outline application for erection of Library and Information Centre (LIC) and a four stand bus station together with associated external and highways works. Planning application details | Kirklees Council – Granted Under Reg.3 General Regulations 1992

  90/06553: Change of use of retail shop to hot food takeaway. Planning application details | Kirklees Council – Conditional Full Permission

Overview

This application seeks a non-material amendment to planning application reference no. 2022/92471, which approved the redevelopment of Heckmondwike Bus Station including a new concourse building with waiting room, changing places wc, driver offices, 6 bus stands, landscaping and associated works.

The amendment seeks to alter the design of the glazed canopies within the south, east and west elevations of the bus station building. The design of the approved bin store would also be amended. The roof would be removed to provide an open air fenced compound. The supporting statement also confirms that amendments would be made to the entrance curtain wall of Bus Bay 6. Furthermore, alterations would be made to the stone proposed for the external walls of the bus station building.

The applicant has confirmed that the alterations to the scheme will ensure the viability of the approved development, together with reducing the building materials and therefore improving the sustainability of the development. The amendments have been outlined within the application form and the supporting statement.

This application will be assessed having regard to S96A of the Town & Country Planning Act 1990: “In deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with previous changes made under this section, on the planning permission as originally granted” and the Council’s Protocol for dealing with non-material amendments.

Assessment

1. Is the change inconsequential in terms of its scale in relation to the original approval?

The proposed amendments would not alter the scale of the development and therefore would be inconsequential in terms of scale in relation to the original approved scheme.

1. Would the change result in a detrimental impact either visually or in terms of living conditions?

It is considered that the proposed changes would not have a detrimental impact upon living conditions. Although the plans indicate that the proposed amendments would alter the external appearance to a degree, it is considered that the changes would not have a material impact on visual amenity.

2. Would the interests of a third party who participated or were informed of the original decision be disadvantaged in any way?

Four representations were received during the course of the original approval. However, it is considered that the interests of a third party or body who were informed of the original decision would not be disadvantaged.

3. Would the amendment be contrary to any policy of the Council?

It is thought that the amendments would not be contrary to any policy of the Council.

Conclusion

On the basis of the above, the proposed alterations would be acceptable under the non-material amendment procedure and as such, is recommended for approval. However, it should be noted that the advertisements shown on the submitted drawings cannot be considered under this application and would require a separate planning permission from the Council.

Report Dated: 03/06/2024