KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY

STRATEGIC PLANNING COMMITTEE

31 JULY 2025

Planning Application 2025/90577 **Item 11 Page 9**

Variation conditions 4, 5 and 7 (landscaping) on previous permission 2013/90204 for erection of 42 dwellings, formation associated site access, and drainage and landscaping works

Land off Cowrakes Road, Lindley, Huddersfield, HD3 3SS

Consultation response

Within the committee report comments from K.C. Highways Development Management were informally noted. Since the report was published, formal comments have been received. These align with the informal comments summarised in the report, however they are provided below for completeness:

> *The approved Planning Layout - Drawing No. 12/404/01C, submitted under Application No. 2013/90204, includes a pedestrian link between Dryden Way and Wadsworth Fold, this link was provided to improve pedestrian accessibility and permeability within the site and was supported by HDM. Whilst it is acknowledged that the link is likely to include steps and gradients, and would not be suitable for all users, HDM are of the view that it would provide a useful link, which should be provided, and do not support removal of the pedestrian link.*

For the avoidance of doubt, while the above concerns are noted, officers do not consider them to materially alter the assessment and conclusion set out within the committee report.

Planning Application 2024/91853 **Item 12 Page 27**

Erection of 21 dwellings with garages, formation of adoptable road, private road and parking spaces and new car park and beer garden for the Liberal Club

Birkenshaw Liberal Club, 10, Croft Street, Birkenshaw, BD11 2HT

Update on Construction Management Statement

Members should please note that since the committee report was published a revised Construction Management Statement (ref: RHCS-MWA-XX-XX-RP-A-0002) Rev P3 has been received. The revised statement includes additional information in respect of:

- Phasing
- Construction vehicle size
- Construction routing
- Vehicle movements/trips
- Locations of HGV waiting areas
- Signage
- Site manager details
- Details on engagement with residents and businesses

This additional information does not materially change the Construction Management Statement or how it was assessed within the committee report. Nevertheless, KC Highways have assessed the revisions made in respect of highway safety and have confirmed that this additional information is acceptable.

Planning Application 2024/92105 **Item 13 Page 57**

Alterations to convert former offices to 21 apartments (Listed Building within a Conservation Area)

Wesley House, Huddersfield Road, Birstall, Batley, WF17 9AZ

<u>Amended recommendation</u>

The officers recommended contained within the report has been updated. As originally drafted the recommended stated:

> *DELEGATE **approval** of the application and the issuing of the decision notice to the Head of Planning and Development, subject to:*
>
> *1. Await the receipt of a bat survey, with regards to the roof and potential habitat value, then re-consult K.C. Ecology. Thereafter proceed as follows:*
>
> > *a) in the scenario identifies no bats, or bats / roosts are found and K.C. Ecology conclude suitable conditions may be imposed to mitigate anticipated impacts, determinate the application as set out in 2. below.*
> >
> > *b) in the scenario bats are found, and are inhabiting / roosting in a manner that would preclude the development so as to form a strong reason for refusal, determine the application on that basis.*
>
> *2. Complete the list of conditions, including those contained within this report*

The ‘approval’ is bolded, as it is the word being changed. Officers are changing the wording of their recommendation to:

> *DELEGATE **determination** of the application and the issuing of the decision notice to the Head of Planning and Development. Following committee others will:*

1. Await the receipt of a bat survey, with regard to the roof and potential habitat value, then re-consult K.C. Ecology. Thereafter proceed as follows:

a) in the scenario identifies no bats, or bats / roosts are found and K.C. Ecology conclude suitable conditions may be imposed to mitigate anticipated impacts, determinate the application as set out in 2. below.

b) in the scenario bats are found, and are inhabiting / roosting in a manner that would preclude the development so as to form a strong reason for refusal, determine the application on that basis.

2. Approval of the application subject to a complete the list of conditions, including those contained within this report

Per the above, the first sentence's wording of 'approval' is being changed to 'determination'. This is because 1.b) has the potential to result in a refusal, so would have been a contradiction to the original wording of 'approval'. This correction is for the purpose of clarity and certainty.

<u>Update on bin storage</u>

The following is stated within the committee report:

> 10.65 The existing bin store is shown to be retained. K.C. Waste Strategy have concerns regarding the size and location of the proposed bin store, considering it inadequate to serve the proposed use. They advise the proposed location is unlikely to be sufficient to accommodate the expected x6 Eurobin (1100lt). They also raise concerns for the need for separation distances to the building.
>
> 10.66 Officers consider that this matter may be addressed via condition, although it has been raised with the applicant who is looking to address the matter prior to the committee. Should this be resolved, details shall be provided within the update.

Since the committee report was published the applicant has provided updated details on the proposed bin-store. This shows a dedicated bin-store, with 1.5m timber screening, located to the south-east of the building. It would be adjacent to Huddersfield Road and replace the 22nd and 23rd parking spaces, reducing the site parking provision to 21.

The amended bin-store, while welcome, is still considered too small. The bin-store shown show the bins tightly packed, with the rear bins inaccessible without taking the front ones out. This would make using the bin-store less accessible and practical, threatening its useability and potentially promoting misuse. Therefore, a condition for further details which address this issue remains recommended. Nevertheless, the current plans show that a slightly larger bin-store, in this location, would be workable and not raise issue at discharge of condition stage.

In terms of the visual impact, having a dedicated structure with screening is welcomed. As originally proposed, the bins would have been exposed and loosely gathered. The previous location was not considered practical, due to being too small for a sufficient size and number of bins, and being too close to the building (due to fire concerns). While the proposed store would be in front of the building, adjacent to Huddersfield Road, the screening would be effective in reducing the visual harm and is preferable to lose bins (even if set further back into the site). Landscaping is also proposed to the frontage, that would additionally help screen. Finally, by the nature of the site as existing, no other workable solution has been identified. Accordingly, without prejudice to the recommended condition for a modestly larger bin-store, the proposed location and indicative design raise no visual amenity concerns.

From an amenity perspective, the proposed location would not prejudice the amenity of nearby existing residents, nor future occupiers by virtue of separation distance from habitable room windows.

On the matter of highways, as noted two parking spaces would be lost. In the committee report, the following assessment was offered:

> *10.64 The proposal would utilise the existing access from Chapel Lane which leads to the proposed car park that has 23 off-street parking spaces. While the LPA does not have set parking standards, typical consideration starts at 1 parking space per 1 or 2 bed flat, plus 1 visitor bay per 4 units. This would equate to 26 parking spaces; therefore, the proposal has a limited shortfall of 4. While there is a shortfall, due regard must be given to this site's sustainable location, being 25m from the boundary of Birstall District Centre and within proximity to facilities, amenities and public transport links. Considering this, and that the identified shortfall is limited, the level of parking proposed is accepted.*

As a result, the shortfall would increase from 4 to 6. Sufficient parking for residents (21 spaces) would be provided, with none for visitors. However, it remains the case that officers consider this acceptable. The site is on the edge of Birstall local centre, which has numerous (paid) visitor parking facilities and public transport links. Parking is currently restricted on both Huddersfield Road and Chapel Lane; therefore, visitor parking would not prejudice the use of these roads. Given this shortfall, notwithstanding the increased shortfall, officers and K.C. Highways remain of the view the impact is acceptable.