PLANNING STATEMENT

Proposed erection of restaurant/café/bar, six guest bedrooms, exhibition/interpretation room, WC's, terrace, car parking and ancillary accommodation

At

Victoria Tower, Lumb Lane, Castle Hill,

Almondbury, Huddersfield, HD4 6TA

By

The Thandi Partnership

1.0 INTRODUCTION

1.1 The application simply seeks to extend the period of time allowed to implement the existing planning permission as described above.

1.2 This request is necessitated by the complexities of obtaining Scheduled Monument Consent from Historic England and the Secretary of State. The fact is, the process is not within my client's control.

1.3 The application comprises –

- This Planning Statement
- Application Form and Certificates
- Drawings prepared by One17 Design
- Background, Vision and Management Report including Design and Access Statement and Statement of Public Benefits
- Climate Change Statement
- Ecological Report including BNG Assessment
- Transport Statement
- Heritage Statement
- Crime Prevention and Lighting Drawing
- Drainage Drawing

2.0 SITE HISTORY

2.1 There is a considerable history of planning applications going back 20 years for rebuilding on the site of the former public house/restaurant/hotel (Castle Hill Hotel).

2.2 The most recent is application 2018/93591 which was granted by the Council on 10 February 2022 following consideration at a meeting of the Strategic Planning Committee and the signing of S106 Agreement.

3.0 THE PRESENT SITUATION

3.1 As set out in the Background, Vision and Management Report, given the designation of Castle Hill as an Ancient Monument, Scheduled Monument Consent is required before any work can be undertaken to implement the current planning permission.

3.2 Considerable discussion of a highly detailed nature has taken place with Historic England but at this moment in time further details need to be resolved before it is possible to submit the formal application for Scheduled Monument Consent.

3.3 The Council is currently in receipt of 3No. applications – 2No. relate to the discharge of various conditions on the existing planning permission (2024/92519 and 2024/92790) and one seeking a variation of a condition (2024/92517).

3.4 It is anticipated that once those details have been approved, the application for Scheduled Monument Consent will be submitted.

4.0 THE PROPOSALS

4.1 The proposals now put forward are essentially the same as those the subject of the current permission 2018/93591 except that; firstly, to improve the visitor experience in what will be known as the Castle Hill Visitor Centre minor changes have been made internally to incorporate a reception desk; and secondly, the number of car parking spaces has been increased to make more efficient use of the approved car parking area.

5.0 THE WAY FORWARD

5.1 Given the highly complex and sensitive nature of the proposals it will, unfortunately, not possible within the 3 years time frame to implement the current planning permission.

5.2 Hence this application.

5.3 In that context, it is hoped that the Council will fully support the proposals, recognising the clear benefits that it will bring for residents of Kirklees and the wider area whilst at the same time being fully sensitive to the site's historic nature.

Malcolm Sizer

Malcolm Sizer Planning

December 2024