

APPLICATION FOR OUTLINE
PLANNING PERMISSION

FOR DEMOLITION OF INDUSTRIAL
PREMISES AND ERECTION OF
RESIDENTIAL DEVELOPMENT

AT

BANKFIELD LANE
KIRKHEATON
HUDDERSFIELD

ON BEHALF OF
KIRKHEATON ENGINEERING LTD

DESIGN AND ACCESS STATEMENT
DATED: FEBRUARY 2025

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.0 – THE SITE AND PROPERTY

1.01 – The site is located off Bankfield Lane close to the centre of Kirkheaton.

1.02 – The site has housing to either side, and a public house opposite. The site to the rear was a former mill that was cleared some years ago.

1.03 – The site is currently occupied by Kirkheaton Engineering Co. Ltd. The buildings are a mixture of industrial sheeting, brick and some stone. The buildings are generally two storey in height and a bulky in scale. They represent an unattractive grouping or tired buildings.

2.0 – PLANNING HISTORY

2.01 – Outline Planning Permission was obtained in 2013 (2013/92117), with the following description ‘ *Outline Application for Demolition of Industrial Premises and Erection of Residential Development (8 Dwellings)* ’ . This approval was never implemented.

3.0 – PROPOSALS

3.01 – The proposals are to apply for an identical approval, with all matters reserved.

3.02 – Therefore all details will require approving with a Reserved Matters application e.g. Site Layout, House Designs, Highways and Landscaping.

4.0 – PLANNING POLICY

4.01 – The site is unallocated, and is very close to the local centre with a good range of amenities.

4.02 – The proposed residential use represents a more appropriate use for the site, being a very sustainable location.

4.03 – Due to the location and condition of the buildings the current industrial use is no longer appropriate or viable. There are many other industrial sites in the locality that provide better vehicular access, building environmental performance and parking.

5.0 – ENVIRONMENTAL AND WILDLIFE

5.1 – An updated phase one desktop study accompanies this application.

5.2 – The existing premises due to the location, close to a village centre and the nature of the noise generated by the works are not a suitable habitat for wildlife such as birds, bats etc. There are no substantial trees or areas of likely habitat for wildlife. Therefore there are no Biodiversity Net Gain assessments required.

6.0 – CONCLUSION

6.1 – In conclusion, based on the points raised above the demolition of the existing premises and construction of a residential development is wholly appropriate and a sustainable use of the site.

6.2 – We therefore respectfully trust that Kirklees MC can support these proposals.

7.0 – APPENDIX ONE – PREVIOUS PLANNING STATEMENT

7.01 – This statement is attached for reference only. Some parts remain relevant,.



David Storrie Associates
Town Planning Consultants

PLANNING STATEMENT
RESIDENTIAL DEVELOPMENT
BANKFIELD LANE
KIRKHEATON

Our Reference:
DSA 144713

JUNE 2013

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INTRODUCTION

This statement has been prepared by *David Storrie Associates* in support of a planning application for the erection of 12 dwellings on land off Bankfield Lane, Kirkheaton.

The purpose of the report is to identify the relevant planning policy, describe the proposal and consider how it relates to the identified policy.

Finally it will conclude on the suitability of the site for residential purposes.

SITE LOCATION AND DESCRIPTION

The site is located off Bankfield Lane and is shown on the aerial view below: -



Residential properties adjoin the site on all sides as well as a public house on the opposite side of Bankfield Lane.

Kirkheaton Engineering currently occupies the premises. They are a general engineering company.

The land to the rear was previously a mill but it is now cleared.

The buildings that are on the site are of various materials (stone, brick composite sheeting); they are of a significant size and they can only be described as ugly (see below).



The rest of the streetscene is domestic in scale and much more visually attractive (see below).



RELEVANT PLANNING POLICY

The local plan for the area is the Kirklees Unitary Development Plan (UDP) which was adopted in 1996.



The site is unallocated on the UDP as shown on the extract from the proposals map above – it is close to a local centre (as indicated by the blue circle).

Policy D2 of the UDP applies to sites without allocation and states: -

D2 PLANNING PERMISSION FOR THE DEVELOPMENT (INCLUDING CHANGE OF USE) OF LAND AND BUILDINGS WITHOUT NOTATION ON THE PROPOSALS MAP, AND NOT SUBJECT TO SPECIFIC POLICIES IN THE PLAN, WILL BE GRANTED PROVIDED THAT PROPOSALS DO NOT PREJUDICE:

i THE IMPLEMENTATION OF PROPOSALS IN THE PLAN;

- ii THE AVOIDANCE OF OVER-DEVELOPMENT;*
- iii THE CONSERVATION OF ENERGY;*
- iv HIGHWAY SAFETY;*
- v RESIDENTIAL AMENITY;*
- vi VISUAL AMENITY;*
- vii THE CHARACTER OF THE SURROUNDINGS;*
- viii WILDLIFE INTERESTS; AND*
- ix THE EFFICIENT OPERATION OF EXISTING AND PLANNED INFRASTRUCTURE.*

As the premises are currently used for business the following policy applies: -

B4 PROPOSALS INVOLVING THE CHANGE OF USE OF PREMISES AND SITES WITH ESTABLISHED USE, OR LAST USED, FOR BUSINESS AND INDUSTRY WILL BE CONSIDERED HAVING REGARD TO:

- i THE SUITABILITY OF THE LAND AND PREMISES FOR CONTINUED BUSINESS AND INDUSTRIAL USE;*
- ii THE AVAILABILITY OF BUSINESS AND INDUSTRIAL PREMISES OF EQUIVALENT QUALITY;*
- iii THE NUMBER OF JOBS LIKELY TO BE CREATED OR MAINTAINED;*
- iv THE COMPATIBILITY OF THE PROPOSED USE WITH SURROUNDING USES;*
- v THE EFFECT ON THE FUTURE OPERATIONAL FLEXIBILITY OF ANY NEIGHBOURING BUSINESSES;*
- vi THE EFFECT ON ANY BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST;*
- vii THE EFFECT ON LOCAL AMENITY;*
- viii THE EFFECT ON THE LOCAL HIGHWAY NETWORK; AND*
- ix THE POTENTIAL FOR THE SITE TO BE SERVED BY RAIL OR WATER FOR THE TRANSPORT OF FREIGHT.*

Other relevant local plan policies relate to highway safety (T10) and space about buildings (BE12).

National Planning Policy is contained in the National Planning Policy Framework (NPPF).

The NPPF contains a presumption in favour of sustainable development; it states: -

*14. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.*

It defines sustainability as follows: -

7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role . contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- a social role . supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- an environmental role . contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste*

and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

With regard to housing it indicates a preference for the development of brownfield sites prior to greenfield sites (reflecting the perception that this is a sustainable approach).

It also states: -

49. Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

EXISTING OCCUPIER DETAILS

Established: 16th October 1963

Business: General Engineers & shrinkwrap machine manufacturers.

Number employed: 9 full time + 1 part time.

Reason for relocation: Existing premises too large for present requirement & current state of repair requires substantial investment.

Site size: Approximately 11200 square feet.

Site size current requirement: Approximately 4000 square feet.

CONSIDERATION OF POLICY

Policy D2 requires a number of individual points to be considered if planning permission is to be granted; we address them all below: -

D2 PLANNING PERMISSION FOR THE DEVELOPMENT (INCLUDING CHANGE OF USE) OF LAND AND BUILDINGS WITHOUT NOTATION ON THE PROPOSALS MAP, AND NOT SUBJECT TO SPECIFIC POLICIES IN THE PLAN, WILL BE GRANTED PROVIDED THAT PROPOSALS DO NOT PREJUDICE:

i THE IMPLEMENTATION OF PROPOSALS IN THE PLAN;

The development assists in achieving housing targets – it has no negative impact on the implementation of the plan.

ii THE AVOIDANCE OF OVER-DEVELOPMENT;

A layout is proposed that complies with relevant space about buildings and is in character with the area.

iii THE CONSERVATION OF ENERGY;

The new dwellings will be designed in accordance with the latest building regulations on insulation etc.

iv HIGHWAY SAFETY;

It is proposed to replace an existing commercial use with residential. The type of vehicle movements will change but on balance it will not be detrimental to highway safety.

v RESIDENTIAL AMENITY;

This will be improved with the removal of the potential nuisance of the existing commercial use adjacent to the existing dwellings.

vi VISUAL AMENITY;

This will be improved with the removal of the existing buildings and their replacement with in scale residential development.

vii THE CHARACTER OF THE SURROUNDINGS;

Residential properties surround the site and this development is in keeping with this character.

viii WILDLIFE INTERESTS; AND

There are no wildlife interests.

ix THE EFFICIENT OPERATION OF EXISTING AND PLANNED INFRASTRUCTURE.

There is no effect on infrastructure.

Policy B4 allows for the loss of commercial premises only after consideration of a number of points, again we deal with each of these individually below: -

B4 PROPOSALS INVOLVING THE CHANGE OF USE OF PREMISES AND SITES WITH ESTABLISHED USE, OR LAST USED, FOR BUSINESS AND INDUSTRY WILL BE CONSIDERED HAVING REGARD TO:

i THE SUITABILITY OF THE LAND AND PREMISES FOR CONTINUED BUSINESS AND INDUSTRIAL USE;

The existing premises have developed over the last fifty years and have specifically been for the existing use. The current company no longer requires such large premises and they have become a financial burden in terms of maintenance. The buildings are all now old and some have fallen into disrepair. It is not financially viable for the occupier (or another company) to renovate the existing buildings.

The land itself is located in a residential area – the mill to the rear having now been demolished. If a new user was found or the site redeveloped for commercial use there is a possibility that this will cause nuisance to the residents who border the site.

ii THE AVAILABILITY OF BUSINESS AND INDUSTRIAL PREMISES OF EQUIVALENT QUALITY;

There are no other premises in the locality.

iii THE NUMBER OF JOBS LIKELY TO BE CREATED OR MAINTAINED;

The company is seeking to relocate within the area. The sale of this site will allow for the purchase of a new site and cover the costs of moving.

iv THE COMPATIBILITY OF THE PROPOSED USE WITH SURROUNDING USES;

The proposed use is residential – the same as the surrounding uses.

v THE EFFECT ON THE FUTURE OPERATIONAL FLEXIBILITY OF ANY NEIGHBOURING BUSINESSES:

There are none

vi THE EFFECT ON ANY BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST;

There are none

vii THE EFFECT ON LOCAL AMENITY;

This will be improved by the removal of the existing engineering works and its unsightly buildings.

viii THE EFFECT ON THE LOCAL HIGHWAY NETWORK; AND

On balance it is the case that the existing traffic visiting the premises will be replaced by traffic to 12 houses. This is not detrimental to highway safety.

ix THE POTENTIAL FOR THE SITE TO BE SERVED BY RAIL OR WATER FOR THE TRANSPORT OF FREIGHT.

There is no potential.

To assist the Council to understand the company's position Kirkheaton engineering have made the following statement: -

The existing Bankfield Lane site has been occupied by Kirkheaton Engineering Co (DC) Ltd since 1963.

Over the first twenty years of the company's existence the site increased to its present size & layout to cope with the growth of the company during that period.

The following twenty years the company maintained its size & the site facility accommodated the requirement.

Over the past ten years the company has experienced a decline in business making the current premises too large & therefore uneconomical. Due to the downturn in business the funding has not been available to maintain the premises & are now in disrepair.

The costs involved to bring the buildings up to scratch cannot be met & also the size & age of the buildings is placing financial restraints upon the company due to the uneconomical usage of such oversized facilities.

To try & safeguard the viability & future of the company it has become a necessity to find smaller, more economical premises.

It is the view of the directors that any new premises would likely to be around 4000 square feet, probably rented with the expensive relocation costs of heavy plant & machinery having to be funded by the sale of the Bankfield Lane site.

It would be expected that any relocation would be within the Huddersfield area to enable the company to offer its long standing local customers the same level of service.

National planning policy encourages the redevelopment of brownfield sites so long as the development is sustainable. It considers that there are three dimensions to sustainable development. We therefore consider these three dimensions below: -

Economic Role

The development of housing provides support for the building industry. It helps create wealth and jobs in this sector. The existing business is moved locally and jobs maintained. The development has a positive economic role.

Social Role

By providing housing the development is meeting an identified need for new housing. By providing it on a brownfield site it is ensuring that new housing is

provided in the right place. This residential development has a positive social role.

Environmental Role

There is no detriment to the natural, built or historic environment. The proposal will in fact have a positive environmental role removing unsightly buildings and a potential nuisance, replacing them with dwellings of a more acceptable appearance.

The local centre is within walking distance and provides access to some local shops.

Overall it is considered that the proposals represent sustainable development and are supported by national planning policy.

CONCLUSIONS

This site is a historic commercial premise that is now surrounded by residential properties. The practicalities of maintaining or replacing the existing buildings mean that it is no longer financially viable for commercial use.

Given the surrounding uses residential development is the obvious re-use.

This is supported by the presumption in favour of development in the NPPF and there are no local plan policies that prevent the proposed use.

It is therefore concluded that the proposals comply with all local and national plan