

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY

PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)

19 MARCH 2020

Planning Application 2019/91083

Item 13 – Page 41

Demolition of existing dwelling and erection of detached dwelling with detached garage/store

345, Bradley Road, Bradley, Huddersfield, HD2 1PR

Representations:

The amended plans received have been re-advertised ending on the 16th March 2020. The following comments have been received from two households in relation to these plans:

Overdevelopment

Response: The increase in scale and mass is not considered to result in overdevelopment of the site. The amended plans are considered to overcome previous concerns.

Two storey house between 2 bungalows

Response: The amended plans show a dwelling of acceptable scale and design. Bradley Road comprises of a combination of properties in terms of scale and design.

Increase in scale (house and garage)

Response: The amended plans show an increase in scale and mass which is considered to be acceptable when viewed in context to surrounding development and within the street scene.

Shortage of smaller properties

Response: The proposed development has been assessed on its merit and increase in relation to the context of the site and wider area.

Large amount of glazing to the rear would be intrusive/loss of privacy

Response: The relationship of the proposed development to neighbouring land and buildings has been assessed. The amended plans avoid any overlooking or loss of privacy to any adjoining occupant.

Boundary treatment

Response: A condition is recommended in respect of boundary treatments, though it is noted that a 1.8 metre high feather edge timber fence is specified on the application form it is not clear where this would be located.

Working hours

Response: A footnote can be applied to a decision recommending hours of construction.

Potential for damage to vehicles

Response: This is a private matter.

Potential for construction vehicles to block drive

Response: This is a private matter.

Works should avoid damage to fence and trees

Response: The developer is responsible for carrying out the development avoiding any damage to adjoining land, fences or trees.

Sets a precedent for redevelopment of bungalows

Response: Any proposal for redevelopment of a bungalow would be considered on its own merits.

The garage is of a scale it could be used as an annexe

Response: The garage is shown as an ancillary building to the replacement dwelling and has been assessed as such.

Planning Application 2019/93045

Item 14 – Page 51

Erection of two storey front extension, first floor rear extension and exterior alterations

84A, Crosland Road, Oakes, Huddersfield, HD3 3PL

Procedural note

Following discussions with the agent the application's description has been amended from;

Erection of two storey front extension, rear dormer and exterior alterations

To;

Erection of two storey front extension, first floor rear extension and exterior alterations

This description is considered to more accurately represent the development. As a principally procedural matter the amendment to the description has not been re-advertised. For clarity, the plans have not been amended and remain as originally advertised. No persons would be prejudiced by this course of action and is consistent with advice set out in the Development Management Charter.

Other matters:

Further supporting information has referred Officers to existing developments at 42 and 100 Crosland Road. The proposed development has been considered in terms of the context and character of surrounding area including the works to the aforementioned properties. The alterations do not provide any justification to allow the development at number 84a which is considered unacceptable for the reasons outlined in the report and in view of current Local Plan Policies.

Planning Application 2019/90925

Item 16 – Page 69

Erection of 13 dwellings

land south of, 5-25, Clay Well, Golcar, Huddersfield

Planning obligations

As noted at paragraph 10.46 of the committee report, in some cases woodland can provide some of the attributes of open space. Based on the 13 units proposed, and with no details of publicly-accessible open space currently annotated on the applicant's drawings, a contribution of £78,486 would be required. However, this sum could be reduced if the applicant were to demonstrate that the wooded area within the site can be used and regarded as on-site open space. It is recommended that further consideration of this matter be delegated to officers.

Adjacent site

Further to the links provided at the end of the committee report, Members may also wish to view the drawings, documents, decision letter and appeal decision relating to the 19-unit scheme at the adjacent site:

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2018%2f92848>

Planning Application 2019/94149

Item 17 – Page 95

Reinstating of garden wall and erection of mesh fencing to form cat cage (within a Conservation Area)

22, Ottiwells Terrace, Marsden, Huddersfield, HD7 6HB

The applicants have set out the public benefit to the proposed development as follows:

“Cats when roaming loose cause damage and disruption to other peoples gardens and property, from using gardens as litter trays. Keeping them contained stops this. Also keeping cats contained protects cars from accidents whilst avoiding them when the run out. Another public benefit is preserving wildlife. A cat is a predatory animal who would not think twice about stalking capturing and killing small mammals, birds and even bats. Keeping them contained not only protects the cat but also protects wildlife.”

Justification for the harm to significance

Having established that the development will result in less than substantial harm, Paragraph 194 of the NPPF requires that the Local Planning Authority should require clear and convincing justification for any harm.

The applicant has submitted supporting information as outlined above. Whilst there may be some minor benefit in terms of restricting the movement of the cats this is not considered to outweigh the harm to the character and significance of the Conservation Area. In the absence of any convincing justification the proposals fall short of the requirements of the National Planning Policy Framework.

Planning Application 2019/93069

Item 18 – Page 103

Change of use of land and buildings from A1 Garden Centre to hand car wash, partial re-surfacing of hardstanding areas, formation of parking bays and erection of 1.8m acoustic fence

Former Beaumont Park Garden Centre, 84A, Meltham Road, Lockwood, Huddersfield, HD4 7BQ

Representation:

One additional email of support summarised below:

Investment in the site and business

Response: Whilst investment is welcomed this should be weighed with other material planning considerations. For the reasons outlined in the report the proposed development cannot be supported.

Bring the site back into beneficial use

Response: Any reuse of the site should be weighed with other material planning considerations. For the reasons outlined in the report the proposed development cannot be supported.

Planning Application 2018/90208

Item 19 – Page 117

Erection of 18 dwellings (within a Conservation Area)

Land at 172 Gillroyd Lane, Linthwaite, Huddersfield, HD7 5SR

Drainage

On 13/03/2020 the Lead Local Flood Authority (LLFA) formally confirmed their comments that had already been summarised at paragraph 8.1 of the committee report. The LLFA have recommended four conditions regarding: 1) a culverted watercourse watching brief; 2) flow routing; 3) construction-phase surface water management; and 4) management and maintenance. These matters have already been addressed in the committee report, in recommended conditions 12, 13 and 3 set out under paragraph 12.0, and in item 3 of the recommended Section 106 Heads of Terms.