

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY STRATEGIC PLANNING COMMITTEE

3 JUNE 2020

Planning Application 2019/94152

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Amended Description – Reserved matters application pursuant to application no 2018/90802 for development of 16,723 sq metres employment floor space together with associated internal roads, parking and landscaping in relation to the reserved matters of layout, scale, appearance and landscaping. Together with the discharge of conditions 3, 6, 13, 14, 15, 16, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 32, 33 and 34 in so far as they relate to Phase 2

Land at, Slipper Lane, Mirfield, WF14 0DE

KC Highways DM.

The proposed new units in phase 2 can be occupied either as Class B8 (Storage and distribution) or B2 (general industry). The applicants have indicated the majority of the units will be Class B8. However, it is possible that a B2 occupancy may occur, in which case it would be appropriate to require an updated parking and servicing layout for that unit. A Class B2 use will require less HGV parking than a Class B8 use, which will free up additional space to reconfigure the layout, potentially increasing the numbers of parking spaces.

Recommend additional condition:

“Prior to the occupation of each unit, a detailed parking/ servicing layout for that unit shall be submitted for the approval of the local planning authority. The approved layout shall be implemented prior to the occupation of that unit, and subsequently maintained for the lifetime of the development.”

Erection of 16 dwellings with associated works**land east of, Long Lane, Earlsheaton****Recommendation: Deferral**Deferral Request

Last week, the applicant's agent informed officers that their client had decided to amend the scheme after reviewing the officer report and considering the comments made by members of the public and ward members. To be clear, this has not been requested by officer's.

Plans and supporting technical information have subsequently been provided that show the substitution of the proposed block of 6 apartment dwelling units and associated car parking area with a single detached dwelling house plot and landscaping. It appears that there are no other amendments proposed.

The receipt of this additional information, together with a change in the description of the proposal has been undertaken as requested by the applicant. The details will be assessed against planning policy by officers and consultees as part of the re-consultations and publicity procedures required for a change to the proposal of this nature. The description of the proposal and the officer's recommendation has been amended to reflect this.

Officer Response: Although officers support the current proposals due to reasons given in the committee report, officers acknowledge the comments made by applicant's agent. Therefore, officers request that members accept the proposal amendments and defer the determination of the planning application until a future planning committee, to enable the necessary 3-week public consultation and re-assessment to be carried out on the latest proposals.

Flood Risk – Climate Change

With regards to paragraphs 10.43 and 10.67 of the report, officers raised the issue with the applicant and the Environment Agency that the Flood Risk Assessment did not appear to have considered the impact of Climate Change on Main River (Chickenley Beck) flood risk. An email was subsequently received from the Environment Agency, dated 01/06/2020, stating the following:

"I've been asked to look into this application for you. I spoke to our flood risk advisor last week about this.

He told me that it's not necessary to consider climate change any further. His reasoning was that the 0.1% modelled fluvial flood level is above 1% + 50% climate change allowance and the site is currently within Flood Zone 1. The floor levels are 150mm above ground level, which is common for damp proof level under building regulations, but it could be a further mitigation measure to consider for uncertainties.

I hope this clarifies the matter."

Officer Response: The Environment Agency have raised no objections regarding flood risk from Chickenley Beck even when considering climate change. As all dwelling units would be located in flood zone 1, officers consider that the planning application would accord with Policy LP27 and Chapter 14 of the National Planning Policy Framework.

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