

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY

STRATEGIC PLANNING COMMITTEE

26 AUGUST 2020

Planning Application 2020/91629

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Temporary use of site as a car park for a period of 3 years

Land at, Southgate, Huddersfield, HD1 1TW

Development High Risk Area – Coal

Members are advised to note that the site does lie within a Development High Risk Area with regard to Coal Mining. However, in accordance with Government Guidance (Planning applications: Coal Mining Risk Assessments) Exemptions List, because the application is a change of use and no significant ground or construction works are involved, a Coal Mining Risk Assessment is not required in this instance. There was also no need to consult with the Coal Authority. Its location within a High Risk area will, however, be noted on the decision notice for the applicant's information.

Planning Application 2019/90467

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Conversion of former college buildings into 33 apartments including demolition of link canopy, partial demolition of link building, erection of additional storey to link building, and internal and external alterations (Listed Building within a Conservation Area).

Highfields Centre, New North Road, Huddersfield, HD1 5LS

Financial viability

The council's viability consultant, RLB, have advised that, even with Section 106 contributions and marketing/disposal costs omitted from calculations, the rented scheme proposed by the applicant would only achieve a 3% profit (on Gross Development Value).

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