

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY

STRATEGIC PLANNING COMMITTEE

5 August 2020

Planning Application 2020/90761

Item 8 – Page 25

Demolition of existing workshop and erection of dwelling with garage/workshop at ground floor

land between, 12 & 14, Knowl Road, Mirfield, WF14 8DQ

7.0 PUBLIC/LOCAL RESPONSE:

3 further representations have been received. The points raised are summarised and addressed as follows:

We do not find the current building particularly unsightly, other than the wood on the windows and the bags of rubbish used to define his boundary
Officer comment: this is noted. See visual amenity section of this report contained in the main agenda – the proposed development is considered to be harmful in terms of its design and scale in this context.

The first application was grossly oversized – this does not mean this application is now acceptable. It is 2.5 x the volume of what currently exists. The new application is only 1 meter shorter than the original plan and will be twice the height of the existing building
Officer comment: this is noted. The scale of the building is considered by Officers to be unacceptable in this context for the reasons stated within the committee report.

Large extent of glazing that overbears and overlooks the garden of no. 16
Officer comment: the large extent of glazing is noted to result in an overlooking impact on the occupiers of no. 16 Knowl Road. See residential amenity section of this report.

Two bedrooms could be viable in a bungalow
Officer comment: this is noted. The development proposal is assessed based on the submitted plans. No amendments to reduce the scale of the building have been submitted in an attempt to overcome the concerns raised by Officers within the committee report.

Large building would not improve anti-social behaviour – it would make current pathway dark and secluded
Officer comment: This is noted. It is considered by Officers that there would be a detrimental impact on the users of the public right of way to the rear of the site. See other matters section of the committee report.

Widening of access which will prevent loitering – there is none
Officer comment: this is noted.

Increase from 2 to 3 car parking spaces seems at odds with the plans
Officer comment: it is noted from the proposed floor plans that 2 car parking spaces are indicated within the ground floor of the proposed dwelling. It is also noted by Officers that more than 2 vehicles could be accommodated within this space. For the purposes of this planning application, two vehicle parking spaces is adequate.

Height of the wall to the public footpath will remain the same – this is not true
Officer comment: this is noted by Officers. Due to an increase in the height of the dwelling, the height of the wall will increase in very close proximity to the public right of way.

Councillor led to believe that obscure glazing will be used on the frontage to prevent overlooking
Officer comment: this is noted. The proposed elevations show clear glazing to the frontage of the site – this is how the proposed development has been assessed by Officers.

Applicant has provided false information about relationship with neighbours, as well as the fact that he owns the whole road.
Officer comment: The relationship between the applicant and neighbours is not a material planning consideration. The ownership of the red line boundary has been queried and clarified.

Planning Application 2019/91778

Item 9 – Page 47

Erection of 30 dwellings and formation of new vehicular and pedestrian access from Tinker Lane

land north of, Tinker Lane, Lepton, Huddersfield, HD8 0LR

7.0 PUBLIC/LOCAL RESPONSE:

One further representation has been received. The points raised are summarised as follows

Objection:

- Not in character with area
- Impact on wildlife and ancient hedgerows
- 4-5 bedroom houses will create far more than 60 vehicles
- Tinker Lane will look like a public car park
- Where will children play safely
- Not enough places at schools
- Pond Lane/ Wakefield Rd Junction dangerous
- Pond Lane /Tinker Lane also dangerous as no pavements
- Shortage of smaller houses

Officer Response

The Character of the area is dealt with under the Urban Design part of the main report (paragraphs 10.7-10.14). The retention of hedgerows where feasible is important given the site abuts the Green Belt. The properties on the frontage of the site reflect the dwellings on the opposite side Tinker Lane to the South West. Additionally, the dwellings are to be built in natural stone.

Impacts on wildlife comments are dealt with under the ecology section of the report paragraphs 10.38 -10.42.

Impacts upon Highways are dealt with under paragraphs 10.24 10.33.

POS and Education contributions are required as part of the development and controlled through the S106. The consultee responses on (which are viewable on the council website) provide more detail.

In regards to the type of housing proposed, Kirklees Strategic Housing Market Assessment (SHMA) sub area context: In Kirklees Rural East (SHMA sub-area the site is in), states that there's a significant need for affordable 1-2 bedroom housing, as well as a need for affordable 3+ bedroom housing and 1-2 bedroom housing for older people. This proposal does contain a mix of house sizes which vary between 3-5 bedrooms but this does not include 1-2 bed roomed dwellings. However, the proposal provides 20% affordable housing provision and this by nature caters for a mix of occupant requirements. The Councils Strategic Housing department do not object and officers consider that the proposal does, on the whole, comply with policy LP 11 (Housing Mix and Affordable Housing) of the local plan.

Planning Application 2019/91657

Item 10 – Page 71

Erection of 30 dwellings

Land at Station Road, Skelmanthorpe, Huddersfield, HD8 9BA

10.0 APPRAISAL

Visitor parking

Further to paragraph 10.64 of the committee report, the applicant has submitted a revised proposed layout plan (revision F, online at: https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2019/91657&file_reference=819501) that now shows eight visitor parking spaces. This, together with the proposed presents an over-provision of parking spaces for some of the larger units and is considered adequate to minimise the potential for overspill parking on Station Road.

Trees

Further to paragraph 10.87 of the committee report, the applicant has submitted a draft plan showing amendments to units 23 and 24, intended to reduce potential impacts upon trees to the east. The amendments include moving Unit 23 away from the nearest tree by 3m and moving the garage of Unit 24 out of the adjacent tree root protection zone. The further comments of the council's Arboricultural Officer are awaited.

Erection of 14 dwellings and associated works

Land off Station Road, Skelmanthorpe, Huddersfield, HD8 9TT

10.0 APPRAISAL

Unit sizes

Further to paragraph 10.37 of the committee report, the applicant has provided a Schedule of Accommodation for the 14 units proposed. This confirms that 11 of the units would be compliant with the Government's Nationally Described Space Standards. The three A2-type units (which are the scheme's affordable units) would be 68.6sqm in size, falling slightly short of the 70sqm expected for a 2-bedroom, 3-person, 2-storey dwelling, however it is not recommended that planning permission be withheld due to this minor shortfall.

Erection of 46 dwellings

Land south of Soureby Cross Way, East Bierley, BD4 6PL

10.0 APPRAISAL

East Bierley Community Sports Association

The meeting on 28/07/2020 (referred to on page 176 at paragraph 10.105 of the committee report) has taken place. This was attended by the applicant, representatives of the EBCSA, Cllr Smaje and Cllr Thompson.

Subsequent to this meeting, the EBCSA made a further representation to the council regarding the current planning application, stating:

- *Rouse have agreed to ensure that the road (on the land they own) will be constructed to allow a full footpath and double vehicle passing and this is acceptable to us as they will need to do this to maintain access and bring their services on and off the site.*
- *EBCSA's preference would still be for a full 2-way access to be formed off Hunsworth lane as this would both benefit EBCSA and the development and I am sure would be the most preferred option for the developer as well.*
- *In addition to the above Rouse have offered to work with EBCSA on our phase 2 development as appropriate to ensure both parties benefit from the planning process.*
- *EBCSA wish to ensure that any money allocated from the open space contribution is allocated to the playing fields development within EBCSA site for the benefit of the community and not sorting access / egress out.*

Erection of 16 dwellings and associated works

land east of Long Lane, Earlsheaton, Dewsbury

10.0 APPRAISAL

Drainage

A neighbouring resident has submitted an email relating to septic tank maintenance recently carried out at Clough House and Clough Farm. As noted at paragraph 10.70 of the committee report, however, this is a civil matter that is not relevant to the consideration of the current planning application.

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