

## KIRKLEES METROPOLITAN COUNCIL

### PLANNING SERVICE

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

14 OCTOBER 2020

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**Planning Application 2019/91467**

**Item 8 – Page 11**

**Erection of 67 dwellings with associated access and parking on land south of, Granny Lane, Mirfield**

Revised Recommendation: Following receipt of a video recorded on 9<sup>th</sup> February 2020 of surface water flowing over the site, sent to the Council by the Granny Lane Area Action Group (GLAAG) and Save Mirfield on Monday 12<sup>th</sup> October, Officers recommend that this item is deferred from this Committee to allow the Council to adequately consider the video and to consult with the LLFA.

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**Planning Application 2019/91388**

**Item 10 – Page 65**

**Outline application for the erection of up to 50 no. dwellings, all matters reserved except access**

**Land at Gynn Lane, Honley, Holmfirth**

This application has been withdrawn by the applicant on 12<sup>th</sup> October 2020.

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**Planning Application 2020/90942**

**Item 11 – Page 103**

**Erection of 30 dwellings and associated works**

**Land at, Ainley Top, Yew Tree Road and Burn Road, Birchencliffe, Huddersfield, HD2 2EQ**

Highway matters:

An amended site layout plan has been received which addresses comments made by the Council's Section 38 (road adoption) team.

The changes include the widening of the link path between the development and public byway HUD/396/40 which is adjacent to the northern boundary of the site. The width of the link has been increased to 2.5m so that it is suitable for both cyclists and pedestrians and is consistent with the previously approved scheme.

The position of the ramp at the entrance to the site has been repositioned slightly to facilitate pedestrian access where the footway transitions to the shared surface.

A 'build-out' has been reinstated adjacent to plot 70. This feature is intended to naturally control traffic speeds along the estate road.

#### Designing out crime:

As detailed at paragraph 10.31 of the committee report the Police Architectural Liaison Officer (ALO) had raised a number of issues with the proposal including lighting of private driveways, surveillance of the rear access passageways to the terraced houses and the position of rear access gates at the side of dwellings. The applicant was revisiting these issues and has now provided an updated response.

The applicant has advised that lighting to the private drives can be provided. It has been stated that dusk to dawn lighting is anticipated on the fronts of the plots served from private drives; these are plots 62-65, 98-99 and 102-105. In addition bollard lighting would also be provided for plots 102-105. This is considered to be acceptable. A condition is recommended requiring full details of the proposed security lighting scheme.

The applicant has not amended the design of the boundary treatment to the rear access passageways serving the terraced houses and there are concerns that the proposed boundary treatment provides insufficient natural surveillance which compromises the security of the development. A condition is therefore recommended requiring revised boundary treatment details for the plots in question.

The Police ALO also has concerns with the position of the rear access gates where they are to the side of the proposed dwellings because they are set back from the front of the dwellings and create deep recesses down the side of the properties. There is scope for at least some of the gates to be brought forward to improve security and a condition can be imposed to address this matter.

#### Additional conditions:

- Details of security lighting scheme as discussed within this update
  - Revised boundary treatment details for the rear access passageways to the terraced dwellings as discussed within this update
  - Revised details of the location of rear access gates to the side of dwellings as discussed within this update
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**Change of use and regrading of land to form car park and seating area**

**Boot and Shoe Inn, St. Georges Road, Scholes, Holmfirth, HD9 1UQ**

1 additional representation has been received in objection to the proposals.  
Comments are as follows:

*'The site plan for the proposed application is incorrect. The application traverses over 25sqm of land that is not owned by the applicant. No permission of access has been sort or granted by the landowner. Also all drawings are incorrect due to this fact'.*

**Officer note:** Amendments were made previously to the submitted plans to ensure that the red line boundary was accurate and in line with Land Registry details. The proposals were re-consulted on and are now deemed to be acceptable in respect to land ownership.

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