

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY

PLANNING SUB-COMMITTEE (HEAVY WOOLLEN AREA)

4 NOVEMBER 2020

Planning Application 2020/91215

Item 7 – Page 11

Outline application for erection of residential development

Land at, Green Acres Close, Emley, Huddersfield, HD8 9RA

Representations:

One further representation has been received, raising concerns regarding congestion and highway safety, and reiterating earlier comments relating to other planning matters.

Ecological considerations:

With reference to the Biodiversity Net Gain Assessment and associated spreadsheet submitted by the applicant on 14/10/2020, KC Ecology have confirmed that the applicant has correctly calculated the site's ecological baseline value (4.81 habitat units and 0.47 hedgerow units), and that to achieve a 10% biodiversity net gain post-development, a minimum of 5.29 habitat units and 0.52 hedgerow units would need to be delivered. This should be taken into account when further design work is carried out, and the post-development value of the site (measured using the Biodiversity Metric 2.0 or latest version, if available) should be supplied at Reserved Matters stage. Of note, a 10% biodiversity net gain is not currently a planning policy requirement, but may become mandatory by the time a Reserved Matters application is submitted for this site, if the Environment Bill is passed.

Highway and transportation issues:

To clarify further to paragraph 10.47 of the committee report, Highways Development Management officers have confirmed that, as demonstrated in the applicant's capacity assessment, the Wentworth Drive / Beaumont Street junction is operating well within capacity.

Emley Millennium Green:

Further representations have been made directly to Members and officers by representatives of the Millennium Green regarding legal obligations applicable to that open space. These concerns appear to have largely been triggered by the indicative layout plan submitted with the current application, however it is again noted that this plan would not be among the approved drawings and documents, if outline planning permission is granted. The indicative plan has only been submitted for information, to indicate how (in the applicant's

opinion), a residential development might be laid out at this site. If the council grants outline permission, no layout or number of units would be fixed at that stage.

Flood risk and drainage issues:

Of note, the amended Flood Risk Assessment (rev D) referred to at paragraph 5.2 of the committee report now includes details of the infiltration testing undertaken on site, as requested by the Lead Local Flood Authority. The FRA confirms that the site may be suitable for soakaways as a means of surface water disposal. As soakaways have a bearing on site layout (as stand-off distances from buildings need to be maintained), discussion of a drainage strategy for the site will need to take place with officers when further design work is carried out. If infiltration systems are considered unfeasible for the site, then the development should drain to the identified watercourse to the south, or as a last resort to the public sewer.

Planning Application 2020/90350

Item 8 – Page 47

Demolition of existing buildings and erection of 7 dwellings and associated garages (within a Conservation Area)

Gomersal Hall, Oxford Road, Gomersal, Cleckheaton, BD19 4AT

Representations:

5 further representations have been received bringing the total to 33 representations.

Below is a summary of the concerns raised:

- Ownership of open space and woodland areas (should not be owned by occupiers of the dwellings)
- Who would have access to these areas and what is to stop residents entering the woodland areas (would conditions be appropriate)?
- Protected trees on site
- Coal mining – ground subsidence
- Benefit of dwellings does not outweigh harm to the Gomersal Conservation Area
- Openness is a characteristic of the Gomersal Conservation Area
- Housing developments causing pressure on infrastructure
- Mitigation to fence off residential properties is welcome
- Sustainable management of Woodland Management Plan is required

Ward Member comments:

Councillor David Hall has made the following comments:

“I have some comments for this application due to be heard on Wednesday please:

I would request that the Authority will do what it can to preserve much of the openness of this site, in particular prohibiting any further development, and protecting as much of the woodland and wildlife habitat as is possible. We need to do this to keep the character of the Conservation Area on Oxford Road, which is one of detached properties in large gardens – running from Pollard Hall, past Red House, Gomersal Hall and on to West House.

I was a regular visitor to the house some years ago, and I remember being told the original hall (before this one) was a wood-framed building, possibly from Tudor times. So I would hope that the archaeology of the site is recorded as works take place”

Agent comments:

Martin Walsh Architectural states the following:

Point 2.1 of the report – “The dwelling is of a grand appearance and has large grounds”.

“I am sure the original Gomersal Hall was of grand appearance, but the replacement dwelling is not grand in my opinion”

Planning Application 2019/92670

Item 11 – Page 89

Erection of 13 dwellings

land at, Peep Green Road, Hartshead, Liversedge, WF15 8AW

Representations:

One further representation has been received bringing the total to 93 representations (92 objections and 1 letter of support)

Below is a summary of the concerns raised:

- There is no change to the above planning. It is still a bad development.
- To do the traffic survey at lunchtime was very bad timing. Also with Covid traffic is higher.

Member Comments:

Councillor David Hall has made the following comments:

“I have some comments for the planning committee in relation to this application, please:

My main concern is about highways, and the visibility along Peep Green Road in both directions. The crossroads in the centre of the village is notoriously bad for visibility, and we have asked for studies on several occasions. Local people will tell you that, in order to come out of School Lane, you have to point your bonnet almost into the centre of the junction to see around the right-hand bend up Peep Green Road, and it is a route I would normally avoid.

The residents on Peep Green Road do a good job of trying to keep their hedges trimmed, but even after pruning, the sightlines are poor. I fear that the new development is going to pour more traffic onto this notorious bend, and that the mitigations proposed are not enough to prevent an accident.

I would request that, if this application is approved, further works are carried out to improve sightlines along Peep Green Road and at the junction with School Lane”.

Drainage Matters:

The Lead Local Flood Authority (LLFA) support the principle of discharging surface water to public sewer. They requested further details/clarification regarding the proposed rate of discharge and the size of the attenuation tank. Final comments are awaited from the LLFA and the officer recommendation is updated below to delegate back to officers to complete the Section 106 agreement, and to finalise this matter. This is considered a reasonable approach taking into account the LLFA have no objections to the principle of development, or the proposed method of surface water drainage.

Ecology Matters:

Two off-site parcels of land are proposed to secure the required biodiversity net gain and this is fully supported and agreed with the Council’s ecologist. Parcel 2 lies partly within the Kirklees Local Authority boundary and partly within the Calderdale Local Authority boundary. Future enforcement of the Section 106 to secure the biodiversity works would be the joint responsibility of both Kirklees and Calderdale Council and accordingly Calderdale Council have been consulted on the application. Their response is awaited, and officer recommendation is therefore revised to delegate back to officers to address ecology matters.

Revised Recommendation:

DELEGATE approval of the application and the issuing of the decision notice to the Head of Planning and Development in order to address outstanding drainage and ecology matters, complete the list of conditions including those contained within this report and to secure a S106 agreement to cover the following matters:

1. Affordable Housing – Three affordable housing units; 2 social/affordable rented dwellings and 1 intermediate dwelling) to be provided on site and identified as plots 6, 11 and 12.
2. Open Space – Full off-site contribution of £24,501
3. Biodiversity net gain – Secure off-site biodiversity improvement works to two parcels of land within a distance of approximately 1km from the application site.

In the circumstances where the S106 agreement has not been completed within 3 months of the date of the Committee’s resolution then the Head of Planning and Development shall consider whether permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits that would have been secured; if so, the Head of Planning and Development is authorised to determine the application and impose appropriate reasons for refusal under Delegated Powers.