

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

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

16 December 2020

Planning Application 2020/92657

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2020/92657 Erection of 10 classroom teaching block and formation of car parking area with associated engineering and landscape works (within a Conservation Area)

King James School, St Helen's Gate, Almondbury, Huddersfield, HD4 6SG

Clarification

Section 8.1 of the report outlines consultee responses, in which K.C. Highways Development Management are recorded as stating '*No objection subject to conditions and S106 to secure financial contribution for highway improvements*'. As the Council, acting as the applicant, may not enter a S106 legal agreement with itself / the Local Planning Authority the highway improvements are to be secured via conditions instead. This is referenced elsewhere within the report but stated here for clarity.

Drainage

In the report it is stated that the Lead Local Flood Authority (LLFA) do not oppose the surface water drainage strategy but made recommendations to enhance the layout. These recommendations have been incorporated into the proposal however it has been identified that petrol interceptors are not appropriate on the site due to the existing infrastructure. Therefore, the submitted drainage strategy is accepted by officers and the LLFA without the petrol interceptors.

Planning Application 2020/91746

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Erection of extra care development providing 80 apartments with associated communal facilities and landscaped gardens

Land off, Kenmore Drive, Cleckheaton, BD19 3EJ

AMENDED RECOMMENDATION:

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

1. The establishment of a management company for the management and maintenance of the on-site area of Public Open Space and an Inspection Fee of £250
2. Secure the 80 residential units as 100% affordable housing for rent
3. Travel Plan monitoring fee of £15,000

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.

Housing Matters:

KC-Strategic Housing officers have clarified that the scheme will comprise 100% affordable rent housing (61 one-bed and 19 two-bed properties) not 61 for affordable rent and 19 shared ownership properties as previously stated. Therefore, this correction is included within the amended recommendation above.

Public Rights of Way Matters

The applicant has submitted sectional drawings showing the routes and level details of the proposed public rights of ways through the site. The Public Rights of Way section are now satisfied that the proposed scheme is feasible, and raise no objections subject to the inclusion of a condition requiring the submission, agreement, implementation and retention of a scheme regarding public footpaths and public access at the site.

Ecology Matters

An additional protected species survey has now been conducted and submitted and final comments are awaited from Yorkshire Wildlife Trust. In accordance with the committee report officer recommendation is to delegate approval of the application to officers to address the outstanding ecological matters.

Variation of condition 2. (plans and specifications) on previous permission no. 2013/90497 for erection of new industrial units

Magma Ceramics, Low Road, Earlsheaton, Dewsbury, WF12 8BU

Updated Plans

At the request of officers updated elevation, roof and floor plans were provided by the applicant so that they clearly corresponded with the latest site layout plan (Reference: 161-100 Revision A) and phasing plan (Reference: 3161-105). The plans now show which building relates to which phase of the development and avoids any potential discrepancies between plans. The following plans were received on Friday 11th December 2020:

- Building A – Phase 2 Building A Constructed, Reference: 3161-200 Revision A
- Building B – Phase 2 Building B Constructed, Reference: 3161-201 Revision A
- Phase 4 Building – To be constructed, Reference: 3161-202 Revision B

The updated plans reflect the drawings previously submitted and would be added to the plan schedule if the planning application is approved.

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