

## KIRKLEES METROPOLITAN COUNCIL

### PLANNING SERVICE

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

#### PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)

21 APRIL 2021

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Planning Application 2019/93335

Item 7 – Page 85

Outline application for erection of residential development

Land adj Dathan Tools, Mean Lane, Meltham, Holmfirth, HD9 5RU

#### 7.0 PUBLIC/LOCAL RESPONSE: (pages 90-92)

One (1no) further Neighbour Representation received which is summarised as follows:

The plans show a pedestrian link on the south side of the development onto a bridle way. Whilst we understand the desire to encourage the community to exercise the position of the link seems a bit excessive as it is only metres away from one to be located on an adjacent site. Would it be possible to locate the link way round the proposed pump station thereby still giving access to the bridle path and in addition allowing existing residents a degree of privacy? At this stage there is no indication where the Compound /Store/ Office / car park would be located whilst the development is being built. Residents along Mean Lane, Pavilion Way and in particular along the southern edge of the proposed development have already been subject to two years of noise and air pollution from an adjacent site. Disturbance from generators has regularly been experienced outside approved times. We sincerely hope consideration and respect would be given to existing residents when deciding where to locate the above services.

**Officer response:** Comments noted. However, officers consider that the proposed pedestrian link is necessary to encourage future residents and visitors to walk and use the immediate Public Rights of Way network. Officers, believe relocating the proposed pedestrian link in the vicinity of where the pump station is indicatively located would not provide a direct link and would be located closer to the existing houses at Pavilion Way, particularly no.35. Thus, a greater impact on residential amenity in terms of the 'comings and goings'. Matters of how the development shall be constructed shall be secured by planning condition. Officers would ensure that such a condition had a requirement to demonstrate involvement of the local community to try and avoid/reduce any adverse impact on the residential amenity of existing neighbouring residents.

## **8.0 CONSULTATION RESPONSES:**

### **8.2 Non-Statutory (page 94):**

Yorkshire Water: No objection. The Drainage Assessment (17902-L-RP-002-R1) prepared by Mason Clark Associates (dated March 2021) is acceptable. In summary, the report states that: a) foul water will discharge to public foul sewer (no rate of discharge given); b) a watercourse exists near to the site however is unreachable due to gradient; c) sub-soil conditions do not support the use of soakaways; and d) surface water will discharge to public surface water at a pumped rate of discharge of 3 litres per second. From the information supplied, it is not possible to determine if the whole site will drain by gravity to the public sewer network. If the site, or part of it, will not drain by gravity, then it is likely that a sewage pumping station will be required to facilitate connection to the public sewer network. If sewage pumping is required, the peak pumped foul water discharge must not exceed 6 (six) litres per second.

Therefore, to protect the local aquatic environment and Yorkshire Water infrastructure:

The site shall be developed with separate systems of drainage for foul and surface water on and off site. The maximum pumped surface water discharge rate shall be restricted to a maximum of 3 (three) litres per second, to the public surface water sewer network.

Reason: In the interest of satisfactory and sustainable drainage.

No development shall take place until details of the proposed means of disposal of foul water drainage for the whole site has been agreed. If sewage pumping is required from any part of the site, the peak pumped foul water discharge must not exceed 6 (six) litres per second.

Reason: To ensure that no foul water discharges take place until proper provision has been made for their disposal.

**Officer response:** It is recommended that the said conditions are applied if members are minded to grant planning permission.

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**Planning Application 2021/90774**

**Item 9 – Page 125**

**Listed Building Consent for replacement roof tiles (within a Conservation Area)**

**74, Huddersfield Road, Holmfirth, HD9 3AZ**

### **7.0 PUBLIC/LOCAL RESPONSE: (Page127)**

The period of publicity has expired. No representations have been received.

**Holme Valley Parish Council** – “no observation; defer to Kirklees Listed Buildings Officer”

**Officer response:** The HVPC comments are noted.