

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY

PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)

5 AUGUST 2021

Planning Application 2021/91384

Item 8 – Page 33

Erection of 13 dwellings (resubmission)

land south of, 5-25, Clay Well, Golcar, Huddersfield

Highway and transportation issues

Reference to the NPPF at para 10.56, to reflect the changes made in July 2021, should read as paragraph 110 (was paragraph 108) and paragraph 111 (was paragraph 109).

Financial viability

Further to paragraph 10.107 of the committee report, the applicant's more detailed information regarding abnormal development costs is summarised as follows:

1) Demolition and site clearance:	£7,275
2) Foundation abnormals:	£80,100
3) Tree protection works:	£1,850
4) Retaining structures:	£336,390
5) Cut/fill and import material:	£27,490
6) Surface water attenuation:	£74,978
7) Knotweed treatment:	£46,340
TOTAL:	£574,423

The council's consultant (Align) have an in-house quantity surveyor, who has reviewed the above costs. Align have advised that items 1, 3, 5 are reasonable. Parts of item 4 (relating to underbuild, concrete retaining walls, sheet piling and pre-cast concrete stairs) are also considered reasonable, as are parts of item 6 (relating to oversized pipes, attenuation tank and hydrobrakes). Officers concur and recommend that they be accepted as inputs.

Regarding item 2 (foundation abnormals), Align have advised that further details would be required. Regarding certain components listed under item 4, Align have advised that the applicant's rate of £100 per metre (for stone facing) appears high (in the absence of a further breakdown), and that the applicant's figure for tanking should not be accepted, as the figure has been priced per plot, whereas each plot is likely to have a different cost. Under item 6, Align have queried the £10,718.10 for each of the four oversized manholes. Regarding item 7, while the eradication of invasive species can be accepted in principle as an abnormal cost, Align have queried whether the most expensive eradication option should be accepted, when cheaper options have been priced.

Given the above queries regarding some of the applicant's abnormal costs and given the earlier officer advice regarding Benchmark Land Value, the position set out at paragraph 10.110 of the committee report remains applicable. It is not accepted that the proposed development is unviable, and it is again recommended that all the required Section 106 obligations (including a policy-compliant 20% affordable housing provision) be secured.

Planning Application 2021/91367

Item 9 – Page 65

Change of use from agricultural to storage and processing of timber, improvement of field access, formation of access track and hardstanding and erection of wood store

Land east of, Hillock Farm, Dean Road, Holmfirth, HD9 3XB

Recommendation

Revision to recommendation B

In light of the Planning Inspectorate's confirmation that the planning appeal submitted against the 'non-determination' of this planning application is valid, officers recommend that recommendation B is revised as follows:

B. That the actions required by the enforcement notice, along with the compliance period, be held in abeyance pending the Planning Inspectorate's determination of the planning appeal against the non-determination of this application (ref: APP/Z4718/W/21/3278973).

Introduction to report

For clarification of the reason this application is brought before the Sub-Committee for resolution; notwithstanding that Kirklees Local Planning Authority cannot determine the application.

The Council's scheme of delegation to officers requires planning applications which have received a significant number of representations (as in this case) to be determined by the relevant Planning Committee rather than by officers. In this instance the Planning Sub-Committee will consider what decision they would have made on the application, rather than determine the application itself. This 'resolution' will then form the basis of the Council's response to the Planning Inspectorate once a start date for the appeal is received.

We have now been informed by the Planning Inspectorate that they consider the appeal to be valid. However, at this time the appeal has not started. The appeal will proceed under the 'Written Representations Procedure'.

When a start date for the appeal is received, the Local Planning Authority is required to respond to the appellants full statement of case. In non-determination appeals this includes focussing on the 'likely reasons for refusal where the appeal is against non-determination'. The report before Members sets out what the likely reason for refusal would have been and the reasoning behind this.

Change of use from dwelling house (Class C3) to residential care home (Class C2)

Wall Nooks, Wall Nook Lane, Cumberworth, Huddersfield, HD8 8YB

7.0 PUBLIC/LOCAL RESPONSE:

7.2 Final publicity date: Tuesday 15th June 2021 – For clarification:

Following the initial period of publication 41 representations were received (36 objections, 3 support, 1 comment and an objection received from Kirkburton Ward Councillor Richard Smith). A Supplementary Statement was received from the agent in response to comments raised. This information was re-advertised with the final revised publicity date being 16th July. This resulted in a further 8 representations objecting to the application together with 3 representations in support.

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