

## KIRKLEES METROPOLITAN COUNCIL

### PLANNING SERVICE

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

#### STRATEGIC PLANNING COMMITTEE

23 SEPTEMBER 2021

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Planning Application 2021/92488

Item 10 – Page 11

**Erection of clinical building to accommodate new accident and emergency department, associated vehicular access, car and cycle parking spaces, plant and landscaping**

**Huddersfield Royal Infirmary, Acre Street, Lindley, Huddersfield, HD3 3EA**

#### External lighting

The application is supported by an external lighting strategy. K.C. Environmental Health have reviewed the document and provided the following assessment:

*The report categorises the proposed site as within Environmental Zone E3 (suburban); medium district brightness areas, in accordance with Institute of Lighting Engineers (ILE) guidance.*

*Eight different luminaire types are proposed across the site, to illuminate several parts of the site including the building perimeter, car parking areas, walkways and ambulance access and drop off areas. All external areas lighting to be controlled via a time clock and photocell arrangement. The external lighting minimum design levels and the maintained illuminance proposed for all areas is between 5 lux (walkways for pedestrians and ambulance access roads and 100 lux (ambulance drop off area). The modelling provided demonstrates that the artificial lighting proposed is in accordance with the ILE guidance and light trespass will not exceed 2 Lux post-curfew at nearby windows of sensitive receptors. For that reason, we consider the report to be satisfactory.*

*A condition is therefore necessary to ensure the installation of the external lighting as detailed in the report provided.*

Officers support this assessment and therefore also recommend a condition requiring the external lighting be installed in accordance with the submitted document.

For members to note on their site visit

The applicant has provided the following statement on the current situation of car parking at Huddersfield Royal Infirmary for members to note.

*I understand Strategic Planning Committee Members are undertaking a Site Visit to HRI, the morning of the Committee Meeting. We welcome this approach and have put in place the necessary access arrangements. That said, as they are on site I thought it would be worthwhile to flag the current temporary parking situation which does not represent the normal operation of the estate. I believe this is material to their observations relating to parking pressures on the site.*

*The Trust is currently in the process of demolishing the old Learning Centre and Nurses Residence located at the end of HRI South Drive. Permission to undertake this work was given by Kirklees Council on 20th August 2021 and the work commenced on 13th September 2021. This demolition work forms part of the Trust's plans for management of the HRI estate and is not related to the planning application to build a new A&E at HRI that is currently under consideration by the Committee.*

*As a direct consequence of the demolition work the car park to the rear of the Learning Centre and Nurses Residence has been temporarily closed whilst the demolition takes place over the next few months (expected completion February 2022). This is a temporary loss of 112 parking spaces which will be fully re-instated once it is safe to do so. Therefore, parking available at the underutilised Acre Mill Outpatient car park across the road may look busier to take account of the spaces not currently in use.*

*It may also be worth pointing out to Members that the Trust continues to operate under pandemic conditions and as such provides free parking for all colleagues. Over the course of the pandemic there has been an increase in the number of colleagues choosing to travel to work by car which has been recommended as a safeguarding procedure by central government. The estate will revert back to its previous management system post the pandemic.*

K.C. Highways have reviewed the above and comment as follows:

HDM have undertaken a site visit and have observed the ongoing demolition works. As per the statement provided by the applicant, it should be noted that this is a temporary closure and there is additional parking available at the vacant Acre Mills site. This parking will be made clear to patients and visitors to the hospital with appropriate information provided in the conditioned car parking management plan (recommended condition 9).

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**Erection of residential development for 125 dwellings (revised layout)**

**land south of The Lodge and north of Church Lane, Linthwaite, Huddersfield**

Representations

Further to paragraphs 7.3 and 10.111 of the committee report, following the publication of that report a further 11 representations were received. The following additional comments were made:

- Proposed development would not benefit local residents.
- Multiple consultations and development attempts suggest there are problems with developing this site.
- Submission documents should have been abridged. Three weeks is too little time for residents to read through new documents. Concern regarding reconsultation during summer holidays.
- Objections have been ignored in the revised proposals.
- Claim that 1,100 leaflets were distributed is not true. Percentage of adjacent residents who objected in response to the applicant's consultation should be provided. Only one resident welcomed the proposals.
- Affordable housing does not justify greenfield development. Government has said housing need can be met at brownfield sites.
- Site is only 4km away from Huddersfield town centre, making it an essential green space.
- Query if green space proposed adjacent to Church Lane would eventually be built on.
- No views of the scheme (as seen from adjacent property) have been provided.
- Unlike houses, flats would have first floor rooms in use during the day, adversely affecting privacy. Juliet balconies would affect privacy. Proposed flats should be relocated.
- Concern regarding height of buildings in middle part of the development.
- Query whether dry stone wall adjacent to 143 Kinder Avenue would be repaired.
- Proposed brick and artificial stone are cheaper than natural stone, and would be unsympathetic to context.
- Applicant's emphasis on banking adjacent to Church Lane does not address residents' concerns.
- Parking on both sides of Kinder Avenue would prevent safe access to the site and would result in vehicles causing danger when reversing.
- Applicant's information regarding traffic impacts disregard other developments.
- Schools already cause gridlock and dangerous levels of traffic.
- Silent electric cars would access the site, endangering pedestrians.
- Adverse impact upon outdated one-way system at Milnsbridge.
- Impacts upon Causeway Side should be assessed.
- Proposed 3- and 4-bedroom homes would only have one parking space. Insufficient parking would cause emergency access problems.

- Applicant's demographic information regarding likely car ownership can't be relied on, as future occupants are not known.
- Proposed footpath would be unlit and dangerous.
- Lighting of footpath would have a negative impact.
- Doubts remain regarding flooding. Slope between unit 92 and 143 Kinder Avenue is concerning regarding flooding. Drainage impact of Black Cat development should be assessed before permission is granted for further development. Proposal for attenuation pond demonstrates that the development would not be adequately drained.
- Attenuation pond could harbour rats and water-borne diseases.
- Query if attenuation pond could cause structural problems for adjacent properties.
- Query whether temporary enclosures would be erected during construction to control dust.
- Ecology of the site would not be improved.
- Biodiversity metric calculation should be recalculated based on the part of the site to be developed.
- Bat boxes will not be used by bats. Bat flight paths will be disrupted. Artificial lighting would adversely affect bats.
- Proposed soft landscaping would not be visible or directly accessible to adjacent residents.
- Himalayan balsam exists at the site, and control measures are required.
- Lack of trees in proposed rear gardens.
- Proposed trees unlikely to survive, due to lack of topsoil.
- More detail of wildflower planting and community growing areas needed, including maintenance information.
- Proposed fencing would rot.
- Local shops, social clubs, youth provision and other infrastructure should be provided.
- Soil would be compacted and destroyed if the site is cleared during wet periods in order to avoid damage to bird nests.

The majority of the above points have been addressed in the committee report, however the following additional officer responses are made:

- The council's reconsultation in August/September went beyond the requirements of relevant legislation and the commitments set out in the council's adopted Statement of Community Involvement.
- Biodiversity metric calculations should not be based only on the parts of sites to be developed. Such calculations are not intended to only take into account the parts of development sites that would be visible or accessible to adjacent residents.
- Measures for controlling or eradicating Himalayan balsam, if present on site, can be required through recommended condition 30 (Ecological Design Strategy).
- The comment regarding soil compaction and damage is noted. Compaction can be a concern in relation to tree roots, and possibly in relation to drainage, however no significant trees exist at the application site, and an acceptable drainage scheme (which does not rely on infiltration) has been proposed by the applicant.

**Partial demolition and change of use of the existing public house to offices, redevelopment of the public house car park, erection of new storage units/workshop and associated alterations (within a Conservation Area)**

**Pennine Industrial Equipment Ltd, Manorcroft Works, Commercial Road, Skelmanthorpe, Huddersfield, HD8 9DT**

On 20/09/2021 the agent submitted amended plans '09e - Bldgs 5-8 Prop Elevs A1 1-100'. These show the proposed native hedgerow in situ on the proposed elevations for the new units.

Officers comment that condition (20) is recommended to require details of species mix, height and maintenance provisions to ensure the hedgerow is beneficial in terms of its value to biodiversity and visual amenity.

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