

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

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

11 AUGUST 2022

Planning Application 2022/91456

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Reserved matter application pursuant to outline permission 2021/91544 for erection of health and research innovation campus comprising: Class F1(a)-education; Class E(e)- medical/health services; Class E(g)(i)-offices; Class E(g)(ii)- research/development of products/processes; multi storey car park; Class E(a)-display/retail of goods; Class E(b)-sale of food/drink; Class E(d)-indoor sport/recreation/fitness, and the discharge of conditions 5 (masterplan), 6 (design code), 8 (access), 9 (internal access) and 19 (BEMP)

Southgate/Leeds Road, Huddersfield, HD1 1TW

Correction within recommendation and ecological net gain calculation

The recommendation includes the following:

to secure a S106 agreement to cover the following matters:

- *Ecology – Contribution (£18,860) towards off-site measures to achieve biodiversity net gain, with alternative option to provide on-site or nearby provision if suitable scheme identified;*

The figure of £18,860 was based on a theoretical provision of ecological improvements being provided elsewhere within the University's grounds, which was raised during negotiations and was incorrectly reported. Such provision has not, however, been formally agreed. The base contribution for net gain, with the assumption of no onsite provision, is outlined within paragraph 10.68 as £28,750, although it was also said that "*Discussions are ongoing on this matter, with further information to be provided within the update*".

Further details on on-site provision, which is not theoretical, have been agreed. Therefore, the figure cited within the recommendation is incorrect, and the figure detailed within paragraph 10.68 is out of date. The correct outstanding contribution has been calculated as £22,080. Thus, the recommendation is amended / corrected as follows:

Amended Recommendation

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

- Ecology – Contribution (**£22,080**) towards off-site measures to achieve biodiversity net gain, with alternative option to provide on-site or nearby provision if suitable scheme identified;

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.

Update on Access / Highways

Paragraph 10.6 of the main report states *“The plans currently show refuse vehicles turning within a pedestrian area: officers have raised concerns over this, and an amended turning arrangement has been verbally agreed with the agent. The plans are pending; confirmation of receipt shall be provided within the update”*. A dedicated turning head, accessed from the service road and not a shared pedestrian area, has been shown on plan and demonstrated to work using swept path tracking. Thus, this matter is resolved. Paragraph 10.7 includes *“Technical details on the transition between Pine Street and the development's pedestrian area are outstanding, but are expected imminently or may be secured via condition if necessary. Should this be received and raise any matter of note it will be reported within the update to members”*. This has likewise been received and the information is acceptable, consisting of a new kerb to clearly demark the carriageway from pedestrian area.

Erection of classroom and play deck

Southgate School, Southfield Road, Almondbury, Huddersfield, HD5 8TG

Additional information has been sought from the agent to explain how the new classroom will be used within the school setting, without being used to increase student and staffing numbers within the future.

This includes a letter which has been sought to reiterate the information set out within the Design and Access statement whereby *"the new outdoor classroom will provide a shared resource for all pupils and will facilitate learning outside the formal classroom environment. The outdoor classroom will be used to teach Art and Life Skills, for example how to fix a bike. It's proposed location with the views out onto the playing fields has been chosen to facilitate a closer connection to nature for all pupils and to utilise the calming effect of the natural surroundings to mitigate conflict"*.

The letter further outlines that the school has pupils with complex educational needs and therefore, are wanting to create a space that *"can be used for delivering outdoor learning away from the main building and that the space can also be used for pupils who feel anxious about entering the main school building"*.

More specifically, the school needs to be able to offer more flexible teaching spaces, with less than 12 pupils in a class. As, *"the pupils in these cohorts require personalised learning approaches which may mean working in very small groups as they transition to be part of a larger class. The school often need to adapt provision based in each new pupil who joins Southgate and especially in September when our younger pupils move upstairs as they progress through school"*.

The eco-classroom facilities will be used and shared amongst Southgate's current students/classes on both a scheduled and 'ad-hoc' basis and there to provide enrichment to the special learning needs of the children.

Lastly, Kirklees Council' School Organisation & Planning have confirmed on 29th July 2022 that, *"we are not aware of any plans to change the number of places available on the existing Southgate Special School site"*. The application will not result in changes to staffing or pupil numbers nor have any effect on parking on-site or off-site.

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