

## KIRKLEES METROPOLITAN COUNCIL

### PLANNING SERVICE

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

14 DECEMBER 2022

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Planning Application 2021/91914

Item 7 – Page 5

**Demolition of one dwelling and erection of 44 dwellings with access and associated infrastructure (revised plans)**

**rear of, 28, Northorpe Lane, Northorpe, Mirfield, WF14 0QN**

#### *Consultation Responses*

As stipulated in paragraph 7.5 of the Committee Report and following on from the independent viability process, LPA officers negotiated the inclusion of 9no. affordable first homes which incurred submission of a new site layout and house-types (two apartments within the Whitebeam house-type) by the applicant. Given that the revisions do not incur alterations to the amenity of existing residential properties compared to the previous round of publicity, either in respect of separation distances or window locations, a limited 7-day consultation has been undertaken from 5th December to the 12<sup>th</sup> of December as a courtesy to neighbouring residents.

The result of this latest round of publicity has generated 28 new representations as of 13/12/2022. The comments have been logged on the file for 2021/91914 and the following list of new material planning considerations have been provided that have not already been responded to in the Committee Report:

*- Concern with the additional impact on local highways, their safety and local infrastructure from the increase in yield of the site from 39 to 44 units.*

**Officer Response:** Matters relating to traffic generation and their impact have been responded to in paragraphs 10.10 to 10.32 of the Committee Report. Relevant consultees including Yorkshire Water, the Local Highway Authority and Northern Gas Network have not objected to the proposed development. Educational and health facility planning is subject to separate planning by relevant bodies who base infrastructure requirements on population trends. The increase in units by 5 overall is not considered to incur a significant impact on local infrastructure above the previous yield.

*- The proposal contradicts the Council's green agenda.*

**Officer Response:** The Council is obligated by central government to balance the climate emergency with the need to provide for housing need within the Borough, as identified in the Strategic Housing Market Assessment.

*- Request for permit only parking on Northorpe Lane should the application be approved.*

**Officer Response:** This would be subject to a Traffic Regulation Order which sits outside the remit of Planning Legislation.

*- The increase in yield makes the site more cramped than it already is and will further increase its negative appearance.*

**Officer Response:** The footprint of the Whitebeam House-types is largely within the same locations and proportions than the plots they replace. By consequence, the layout is largely unaltered from the 39-unit layout and is significantly less cramped than the initial submission provided by the applicant.

*- Pedestrian Safety of those who use Northorpe Hall Child & Family Trust.*

**Officer Response:** The lay-by should not impact the access into Northorpe Hall Child & Family Trust. The widening scheme on and dedicated parking created by the lay-by should increase visibility and make the road safer for pedestrians who attempt to cross in the cited location.

*- Error on the housing mix on the site plan regarding the Whitebeam House-type.*

**Officer Response:** The representor has not viewed the house-type plan which supports the site layout. The house-type plan for the Whitebeam logically indicates how the dwellings are split within the one-bed units at the ground floor and the two-bed units at the first floor.

*- Northorpe Lane has been resurfaced and will be adversely affected by the construction works.*

**Officer Response:** A condition survey is required for submission through Condition 14 that shall identify and repair any defects caused during the construction period. Access works are subject to a separate S278 and S38 process under the Highway Act 1980 that will require development to be undertaken to adoptable standards.

*- Difference between 3 and 2.5 storey house-types and consistency in comparison to Northorpe Court properties.*

**Officer Response:** The use of '2.5 storey' and '3 storey' to characterise the Hazel+ and Aspen house-types respectively is due to the Aspen being described on the house-type plan as '2.5 storey'. In effect both house-types are 3 storeys in height with the roof space utilised to create the extra floor level. Typically, '2.5 storey' is used to describe an arrangement of roof space as an extra floor, however both 2.5 or 3 storeys could be used interchangeably in this instance.

As regards the comparison of split-level 3 storey properties on Northorpe Court with the 3 storey properties proposed under 2021/91911, the Beeches and Sessile House-types are also split-level with two-storeys at their principle elevation and 3 storeys at their rear. The comparison with Northorpe Court therefore remains applicable.

### *Noise Condition Removal*

Condition 24 (Noise Attenuation Installation) has been removed from the list of conditions as it would only require the installation of standard double glazing and standard trickle vents, as advised in the submitted Noise Impact Assessment accepted by Environmental Health. It is considered that such measures are sufficiently detailed under the Building Regulations and therefore a condition under this permission would not meet the condition test of being necessary for the purpose of planning (in accordance with the NPPF & PPG).

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**Planning Application 2022/92557**

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### **Installation of a 1mW ground mounted solar array and all associated works**

#### **Fox View, Dry Hill Lane, Denby Dale, Huddersfield, HD8 8YN**

To clarify paragraph 10.60, an amended plans was submitted on the 5<sup>th</sup> December 2022 to show a buffer between the panels and protected trees. This plan has been reviewed since the agenda was published. The amended site plan is considered acceptable with regard to protecting the trees.

Given the amendments to the site layout, the output figures have now changed. The generated output would be:

- *412,551 kWh/Year to the National Grid*
- *583,871 kWh/Year to Buckley Dairy*

These changes to the overall energy generation are still close to the output set out previously and does not change the officer recommendation.

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