

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

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

19 MAY 2016

APPLICATION NO: 2015/94112

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DEMOLITION OF ALL EXISTING BUILDINGS AND ERECTION OF CLASS A1 FOOD STORE WITH ASSOCIATED PARKING, ACCESS, SERVICING AND LANDSCAPING

FORMER WORKS, STATION ROAD, MIRFIELD, WF14 8PT

Further to details set out in the published committee report, additional highway design information has been provided for the proposed right hand turn junction on Station Road which has been assessed by Highways DM, and is in principle considered acceptable.

Highways DM have also advised that conditions 19 and 20 of the published committee report be updated to those set out below:

19. The 12 sheltered and secure cycle parking spaces shown on the 'Proposed Site Plan', Dwg. No.10 Rev J received 12 April 2016 shall be provided before the development is first brought into use and thereafter be retained free from obstructions and available for cycle parking.

20. Notwithstanding the details shown on plan number 117026-DG-0001 (Proposed site access junction layout), construction shall not commence on the hereby approved food store building until, a detailed scheme for the provision of the proposed site access and associated works including the right turn lane into the site, pedestrian refuge on Station Road and associated signing and white lining has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include construction specifications, white lining, signing, surface finishes together with independent Safety Audits covering all aspects of the work. All of the agreed works shall be implemented before any part of the development is first brought into use and thereafter retained.

In light of the above the principle highways matters have therefore been resolved with the application, and the application recommendation is therefore updated as set out below:

RECOMMENDATION: GRANT CONDITIONAL FULL PLANNING PERMISSION SUBJECT TO DELEGATION OF AUTHORITY TO OFFICERS TO:

- 1. RESOLVE ALL OUTSTANDING DRAINAGE MATTERS.**

2. **IMPOSE ALL NECESSARY AND APPROPRIATE CONDITIONS WHICH MAY INCLUDE THOSE LISTED ABOVE AND IN THE PREVIOUSLY PUBLISHED COMMITTEE REPORT; AND**
3. **SUBJECT TO THERE BEING NO CHANGES WHICH MATERIALLY AFFECT THIS RECOMMENDATION, ISSUE THE DECISION NOTICE.**

FORMATION OF CAR PARK

OAKWELL BUSINESS CENTRE, DARK LANE, BIRSTALL, BATLEY, WF17 9LW

7. CONSULTATIONS

The Coal Authority: The Coal Authority has confirmed that they are satisfied with the broad conclusions of the submitted Phase II Ground Investigation Report, which concludes that coal mining legacy issues are not significant within the application site and do not pose a risk to the proposed development. As such, the Coal Authority does not object to the application.

9. RECOMMENDATION

As the outstanding comments have now been received from the Coal Authority, the recommendation is amended to Conditional Full Permission. The recommended conditions are set out on pages 59-62.

CONDITIONS

A travel plan has now been submitted by the Applicant and has been assessed by KC Highways DM who consider its content to be acceptable. As such, Officers recommend the following amended wording to Condition 9:

“The submitted Travel Plan shall be operated at all times that the development is occupied and shall be reviewed and updated on an annual basis in accordance with the details that are outlined in the approved plan. The travel plan and all updates shall be produced in accordance with current national, regional and local best practice guidance and shall include details of operation, Travel Plan Coordinator/s, targets, infrastructure to be provided, measures that will be implemented, monitoring and review mechanisms, procedures for remedial action that may be required and a timetable for implementing the plan.

Additional condition:

The development shall be carried out in accordance with the approved Traffic Management and Routing Strategy produced by HY Consulting Ltd, received on 17 May 2016.

**OUTLINE APPLICATION FOR ERECTION OF RESTAURANT, RETAIL
OUTLET AND HOTEL**

OWL LANE, SHAW CROSS, DEWSBURY, WF12 7QJ

As part of the application process the applicants removed the hotel element from their proposal as such the description should read

**OUTLINE APPLICATION FOR ERECTION OF RESTAURANT AND RETAIL
OUTLETS.**

Cllr Kane has requested that the application be deferred.