

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

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

16 JUNE 2016

APPLICATION NO: 2015/93827

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DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF FOOD RETAIL UNIT (A1) WITH ASSOCIATED SITE WORKS, PARKING, ACCESS AND LANDSCAPING

FORMER KIRKLEES COLLEGE, PORTLAND STREET, HUDDERSFIELD,
HD1

INFORMATION

The applicant has submitted the following covering letter. This supersedes the letter which is appended to the Agenda, and confirms the use of natural stone rather than reconstituted stone and render.

Dear Councillor,

Following the recent deferral of a decision on the future of the former Kirklees College site, known as Trinity Central, I thought it would be helpful to clarify some of the points raised at the meeting.

The site is owned by Kirklees College and in 2014 Wiggett Construction Limited acquired an option to purchase and develop the entire site subject to a successful planning application. Over the subsequent two years we have actively promoted the site to potential operators and have considered many development options for the reuse and redevelopment of the buildings.

At the beginning of the year we were delighted to confirm Lidl as a partner who will deliver the essential enabling development, without which nothing on the wider site can progress. Their commitment has allowed us to submit a first phase application, as well as progress the overall vision for the entire Trinity Central site, including the plans for the retained Grade 2* listed infirmary building. The enclosed brochure provides an artist's impression of this vision, which, in addition to Lidl, brings together at least three further partners interested in developing retirement flats, a medical centre, care facilities and more. This includes McCarthy & Stone, with whom we have now reached an agreement to deliver retirement flats as part of phase two.

The first phase will begin with the removal of the 1970s multi-storey concrete college buildings, opening up the view to the infirmary for the first time in 40 years. Demolishing these buildings will also give us full access to the whole of the historical building for the first time, allowing a complete historical assessment to take place.

Replacing the college buildings with a new, lower, supermarket will be a huge improvement to the overall site and the position and design of the Lidl store

has been carefully considered. The proposed store is set in at the lowest level of the site to give prominence to the neighbouring infirmary building. In a change to the information provided in the enclosed brochure, and as requested by Members of the planning committee last month, the elevations facing Castlegate and the adjacent listed building will be finished in natural York stone. This will be complemented by glazing at the store entrance and stone coloured render on the elevation facing the car park, ensuring the store is in keeping with the surrounding area. As a new, modern store, we believe this design will still contrast rather than compete with the more solid, stone Infirmary building – enhancing its setting.

Our plans also include a major investment into the local road network to ensure that the access arrangements are safe and effective. The main car park access uses an existing college access point and a secondary exit onto Portland Street has also been included. As well as meeting all of the Council's highways requirements, the access arrangements have passed independent Road Safety Audits. We are also proposing to invest in improved cycle and pedestrian routes and facilities as part of our support for the Council's sustainable transport plans for this part of the town.

The Lidl store on its own provides many benefits to the town: improved shopping choice for residents; a better Lidl store for the town; new jobs created; investment in Huddersfield. As the enabler for the regeneration of the remainder of the site, this application becomes a huge opportunity for the whole of Huddersfield – a chance to deliver a major scheme that through sensitive design and sensible planning will significantly improve this part of the town.

If the Lidl store application is approved, we plan to be on site within a matter of weeks to begin the demolition work of the 1970s college buildings. We'll also begin work on the planning application to invest in the regeneration of the remainder of the site, which will again be prepared in consultation with Council officers.

I hope you find this update and the enclosed brochure useful and if you have any questions you are welcome to contact me at any time.

Yours sincerely,

Mark Sexton
Wiggett Construction Group.

APPLICATION NO: 2015/92944

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ERECTION OF 66 DWELLINGS

LAND OFF, WHITE LEE ROAD, BATLEY

REPRESENTATIONS

The amended layout has been re-advertised, 4 additional representations have been received. All of these maintain their original objections to the proposal indicating that the amendments do not overcome the concerns expressed.

ASSESSMENT

The applicant has submitted a letter stating that they have reviewed the viability appraisal for the development and advise that the landowner has accepted a lower land value. The applicant therefore offers an affordable housing contribution of 15% of the units i.e. 10 dwellings comprising either;

- Starter homes (as defined by section 2(1) of the Housing and Planning Act);or
- Intermediate housing for sale (as per the definition in Annex 2:Glossary of the NPPF)

The application was supported by a viability appraisal which has been independently assessed.

This new offer to provide affordable housing is not accompanied by a viability appraisal and clearly the base assumptions regarding land value have changed.

The affordable housing offered falls below the policy requirement of 30% floor space for a green field site as set out in the Councils Supplementary Planning Document 2 “Affordable Housing”.

As such, in respect of affordable housing, the applicant has not provided sufficient information to enable the proposal to be adequately assessed.

An additional reason for refusal is therefore recommended:

Insufficient information has been submitted to enable the application has failed to demonstrate an adequate affordable housing provision to serve the development. As such to approve the application would be contrary to Policy H10 of the Kirklees Unitary Development Plan and Supplementary Planning Document 2 “Affordable Housing”.
