

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)

30 JUNE 2016

APPLICATION NO: 2016/90066

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ERECTION OF 8 DWELLINGS WITH PARKING

LAND TO REAR OF LINDLEY WMC, BLACKTHORN DRIVE, LINDLEY,
HUDDERSFIELD, HD3 3RR

Conditions

Minor rewording of conditions 8 and 10

8. Before the development commences a scheme detailing the location and cross sectional information together with the proposed design and construction for all modifications to the existing retaining wall on Blackthorn Drive to form the new access road shall be submitted to and approved by the *Local Planning Authority* in writing. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development.

10. Construction of the superstructure of the hereby approved dwellings shall not commence *until* a report specifying the measures to be taken to protect the development from noise from Lindley Working Men's Club (LWMC) *has been* submitted to and approved in writing by the Local Planning Authority. The report shall

- (i) Determine the existing noise climate
- (ii) Predict the noise climate in gardens (daytime), bedrooms (night-time) and other habitable rooms of the development (this is for housing think whether there would be alternative wording for other uses)
- (iii) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).

The development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.

Plans

Correction to one of the plan reference numbers within the plans list to reflect the accurate drawing no. 15-D79-04 Rev F, proposed site layout plan.

ERECTION OF 28 DWELLINGS AND ENGINEERING OPERATIONS**LAND OFF, MILLMOOR ROAD, MELTHAM, HOLMFIRTH**

Ward Councillor Charles Greaves has requested that the application be deferred until the next sub-committee meeting in order to allow sufficient time for all objections to be submitted and fully considered, and for the committee to undertake a site visit which may assist the committee in gaining a fuller understanding of residents' concerns.

In response, the amended plans and information – which include changes to the proposed drainage scheme and alterations to the design and layout – were publicised in advance of the preparation of the committee report and all representations received have been taken into account when assessing the application and making the officer recommendation.

Officers are aware that there are particular concerns with the suitability of the revised drainage scheme and its impact on Meltham Dyke which forms a Green Corridor on the UDP Proposals Map.

Kirklees Flood Management and Drainage have agreed in principle the proposed surface water drainage strategy but full details are to be secured by condition, as referred to in the main report. Officers are satisfied that the site can be adequately drained and flood risk adequately mitigated.

Part of the drainage concerns relate to the engineering operations necessary to install the oversized pipe and its outfall within the steeply sloping area of Urban Greenspace. It is recognised that there will be a degree of backfilling required following excavations to install the drainage infrastructure. This area would then be landscaped to form a wildflower meadow and details of the finished levels of this part of the site can be secured by condition. Details of the outfall are also to be required by condition.

Concerns have also been raised about the proposed formation of a swale. It is important to note that the swale is not part of the surface water attenuation system and is instead an attempt to further mitigate flood risk as part of the flood routing within the development site in a worst case scenario. The swale would allow for surface water to be stored and released slowly in the event of a major storm event where road gullies could become overloaded for example. Details of the swale would be provided by condition but it is not anticipated that it would result in a feature that significantly affected the visual amenity of the area.

The proposed use of permeable paving and rainwater harvesting has been questioned in the context of its impact on surface water attenuation. Kirklees Flood Management and Drainage discount such measures when calculating the attenuation needed for a development (in this case the size of the pipe). This is because such permeable paving and rainwater harvesting cannot be relied upon throughout the lifetime of a development.

Updated plans and specifications schedule:

Plan Type	Reference	Version	Date Received
Design & Access Statement	-	-	22/12/15
Location Plan & Existing Site Plan/Topographical Survey	-	-	22/12/15
Site Layout	1601 / 26	-	1/4/16
Site Layout	1601 / 01	-	22/6/16
Site Sections	1601 / 16	-	1/4/16
Street Scene Elevation Sketch	-	-	4/4/16
Plots 1- 3 Floor Plans & Elevations	1601 / 02	Rev B	1/4/16
Plots 4-6 Floor Plans & Elevations	1601 / 03	Rev B	1/4/16
Plots 7-10 Floor Plans & Elevations	1601 / 04	-	1/4/16
Plots 11- 14 Floor Plans & Elevations	1601 / 05	-	1/4/16
Plots 15- 17 Floor Plans & Elevations	1601 / 06	Rev A	1/3/16
Plots 18-21 Floor Plans & Elevations	1601 / 07	Rev A	1/3/16
Plot 22 Floor Plans & Elevations	1601 / 08	Rev A	1/3/16
Plot 23 Floor Plans & Elevations	1601 / 09	-	22/12/15
Plot 24 Floor Plans & Elevations	1601 / 10	-	22/12/15
Plot 25 Floor Plans & Elevations	1601 / 11	-	22/12/15
Plot 26 Floor Plans & Elevations	1601 / 12	-	22/12/15
Plot 27 Floor Plans & Elevations	1601 / 13	-	22/12/15
Plot 28 Floor Plans & Elevations	1601 / 14	Rev A	1/3/16
Landscaping Plan	1607-1	Rev E	22/6/16
Drainage Layout (sheet 1 of 2)	-	-	1/4/16
Drainage Layout (sheet 2 of 2)	-	-	1/4/16
Flood Route Plan	-	-	1/4/16
Area Plan & Microdrainage References	-	-	1/4/16
Preliminary Drainage Calculations	-	-	1/4/16
Transport Statement	-	-	22/12/15
Transport Assessment	-	-	22/12/15
Supporting Statement	-	-	22/12/15

**ERECTION OF DETACHED DWELLING WITH INTEGRAL GARAGE
(MODIFIED PROPOSALS)****PLOT 19, HONEY HEAD LANE, HONLEY, HOLMFIRTH, HD9 6RW**

Comparison table between planning applications for a detached dwelling on Plot 19

Application No.	1999/93218	2015/93282	2016/91193
height of dwelling to ridge	8.0m	8.1m	8.35m
Distance from boundary with nos. 43/45	1.0m	1.0m	1.0m
Finished floor level above Ordnance Datum	149.50	148.30	149.25
Finished floor level compared with no 43	+1.5m	+0.3m	+1.25m
Finished floor level compared with no 45	+1.95m	+0.3m	+1.25m
Distance between main north side elevation of new dwelling and rear elevation of no. 43	10.2m	9.95m	9.95m
Distance between main north side elevation of new dwelling and rear elevation of no. 45	10.2m	10.6m	10.6m
Distance from boundary with Plot 20	1.0m	0.7m	0.8m

ERECTION OF SINGLE STOREY REAR EXTENSION AND RAISED PATIO**150, WESSENDEN HEAD ROAD, MELTHAM, HOLMFIRTH, HD9 4HR**

Additional information has been submitted from the applicant in response to the single representation received:

'With regard to concerns expressed regarding the track being unsuitable for heavy loads. I can assure you that there will be no materials whatsoever being delivered along the track at the rear of 150. All deliveries will be delivered at the front of the house to serve the rear. It would be more than hard work to allow deliveries at the rear and have to negotiate up the path and climb the steps to the build, when going through the house is so simple and easier.'