

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

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

8 SEPTEMBER 2016

APPLICATION NO: 2016/90894

PAGE 9

ERECTION OF 5 NO. UNITS

RAWFOLDS WAY, CLECKHEATON, BD19 5LT

Highways –

- The internal tracking of the turning head adjacent to Unit 18, has been carried out and is satisfactory.
- The details of the footpath improvements and realignment have been received and are satisfactory.

Update to plans table:

Turning Head 90027 RWF 72 received 7/9/16.

RECOMMENDATION: Conditional Full Approval

APPLICATION NO: 2016/91158

PAGE 23

**ERECTION OF 87 DWELLINGS AND DEMOLITION OF EXISTING
WORKING MENS CLUB**

**FLOCKTON GREEN WORKING MENS CLUB, BARNSELY ROAD,
FLOCKTON, HUDDERSFIELD, WF4 4AA**

Use of the replacement working men's club car park by the school:

Page 39 of the report states:

The car parking spaces within the new club site will be available for the use of parents and carers dropping off and picking up children from the adjacent primary school. Planning conditions are proposed to control the timing, use and delivery of the provision of the new club car park for use by parents and carers dropping off and picking up children from the adjacent primary school. This will mean that the existing parking arrangement between the school and the WMC will be maintained.

The applicant has asked that a planning condition requiring the replacement working men's club car park be made available for use by the school is not imposed on the housing application. The applicant considers that such a condition would not meet all of the tests for planning conditions and is concerned that it would impose a stipulation over which they have no control and are unable to guarantee compliance. There are associated concerns around adverse publicity for the applicant in the event that the condition was breached in the future.

Whilst officers consider that a condition would meet the tests for planning conditions, on balance officers consider that the omission of such a condition does not prejudice the acceptability of the development or alter the recommendation. This is because the use of the new car park by the school can be controlled through the separate application for the replacement club (2016/91464 - reported elsewhere on this agenda) and the actual provision of the car park will also be controlled by a planning obligation linked to the housing application. In addition, there is a clear commitment from the management of the working men's club to maintain the long-standing arrangement with the school to allow parents and carers to use the car park for dropping off and picking up. The working men's club has also confirmed that it is their intention to enter into a formal agreement with the school regarding the use of the new car park.

Officers are therefore satisfied that there can be a sufficient level of control over the delivery of the new car park and its subsequent use by the school across the housing application and the application for the replacement club.

It is to be noted as well that the applicant has "*a contractual obligation to construct the access road, retaining walls and car park to the new club site within 12 months of completing the purchase of the site (anticipated Nov 2016 subject to receiving planning consent). Completing these works is complex as an existing electricity cable has to be diverted through the housing site before any works to the club site can be commenced. The club anticipate a build period of around 8 months, so as a worst case scenario the new club will be operational by June 2018. The club have agreed in principle to use the post office building as a temporary club until the new one is built*".

Pedestrian link between development and land to the north:

As detailed on page 39 of the report, a pedestrian link will be provided to the land to the north which contains the recreation ground. Given the difference in levels a flight of 8 steps is shown to link the development site and the adjacent land however officers consider steps to be unsuitable and a graded access is necessary.

The applicant has confirmed that they are willing to providing a ramped access from the housing development to the adjacent land instead of the steps. Details of the ramp are to be secured by condition with the delivery of the ramp linked to a specific phase of the development. Where works to form the ramped access fall within the adjacent land a separate planning application will be required and the applicant has confirmed that they will submit this. The adjacent land is owned by the working men's club and so it is understood there is a willing landowner that will facilitate the access.

The report indicates that the applicant intends to locate their site compound on the land to the north of the pedestrian link during the construction phase. Following further investigation it is no longer the developer's intention to do this because it would involve extensive engineering works that would have a significant consequence from cost perspective. Subject to creating a ramped access to allow pedestrians to travel from the playing fields and through the site to access the primary school this is considered an acceptable compromise.

Surface water drainage:

Additional information has been submitted in respect of the surface water drainage strategy for the site.

It was initially indicated that surface water would connect to the watercourse to the western site boundary at a restricted rate. The latest drainage scheme proposes that surface water from the development will be directed to a large attenuation tank that would be installed below the car park of the replacement working men's club.

Water would then discharge from the attenuation tank at a restricted rate of 3.5 litres per second to a watercourse within Barnsley Road. This connects to an existing culverted watercourse within Pinfold Lane (which is also fed by the watercourse that runs along the western site boundary).

Kirklees Flood Management and drainage have no objections in principle to the proposed surface water drainage strategy, subject to works to upgrade the downstream network as discussed on page 41 of the report. Full details of the drainage strategy will need to be secured by conditions and details of the future maintenance and management arrangements for the tank agreed.

Watercourse to western boundary:

An additional plan has been submitted which clarifies land ownership along the route of the partially culverted watercourse to the western boundary. Ownership is as detailed within the main report i.e. much of the watercourse lies on land owned by the school with the applicant being responsible for the watercourse within the southwest corner of the site.

It is to be noted that surface water would not be directly entering the watercourse where it is adjacent to the school.

Loss of former allotment land:

The council's allotment manager has confirmed that the part of the site that is shown as allotment gardens on the Ordnance Survey map is unlikely to have been operated as allotments by the council and would have either been the responsibility of the Parish Council or would have been privately run.

There is a council owned allotment site on Pinfold Lane in very close proximity to the development (11 plots) which is currently fully let with a waiting list of four people. Other council owned sites also exist within the wider area.

Whilst there is evidence of some modest local demand for allotments, officers do not consider that this materially alters the conclusion reached on page 34 of the report regarding the loss of the former allotment land.

Update to plans table:

Culvert Ownership Plan
Drainage layout plan (Section 104 Layout) – 1048/77/03 Rev A

APPLICATION NO: 2016/91464

PAGE 53

ERECTION OF CLUB WITH FLAT ABOVE

**FLOCKTON GREEN WORKING MENS CLUB, BARNSELY ROAD,
FLOCKTON, HUDDERSFIELD, WF4 4AA**

Use of the replacement working men's club car park by the school:

In line with the update to application 2016/91158 for the erection of 87 dwellings, a condition is recommended requiring that the proposed car park is made available for use by the school. The condition will include details of the timings and arrangements for the use of the car park in connection with the dropping off and picking up of school children (as per condition number 16 on page 65 of the report).

Bin store and smoking shelter:

The applicant has given careful consideration to relocating the smoking shelter and bin storage and has commented that there is scope to move them both further along the northern boundary towards the ramp, so that they are further away from plot 10. The applicant is content that this would not unduly prejudice the sale of plot 10.

Given that any prospective occupier of plot 10 would be aware of the relationship with the adjacent club site, on balance officers consider that the suggested relocation of the bin store and smoking shelter is acceptable. The amendment will need to be shown on an updated site plan.

Hours of use:

The applicant has confirmed that the club require flexibility in their opening hours to allow for occasional events that may finish late on a weekend. The proposed opening hours are 9am to 11pm Sunday to Thursday and 9am to midnight on Fridays and Saturdays.

Officers consider that these proposed opening hours are acceptable and can be conditioned as such.

Loss of former allotment land:

The site forms part of a larger area that is shown as allotment gardens on the Ordnance Survey map. The council's allotment manager has confirmed that these allotment gardens are unlikely to have been operated by the council and would have either been the responsibility of the Parish Council or would have been privately run.

There is a council owned allotment site on Pinfold Lane in very close proximity to the development (11 plots) which is currently fully let with a waiting list of four people. Other council owned sites also exist within the wider area.

Whilst there is evidence of some modest local demand for allotments, officers do not consider that this materially alters the conclusion reached on page 58 of the report regarding the loss of the former allotment land.

APPLICATION NO: 2014/91831

PAGE 87

**OUTLINE APPLICATION FOR ERECTION OF 60 DWELLINGS,
FORMATION OF ACCESS PUBLIC SPACE AND ASSOCIATED
INFRASTRUCTURE**

COCKLEY HILL LANE, KIRKHEATON, HUDDERSFIELD, HD5 0HH

Update

Coal Authority (in response on the Intrusive Coal Mining Investigation).

No objections subject to the imposition of appropriate condition.
