
Report of the Head of Strategic Investment

STRATEGIC PLANNING COMMITTEE

Date: 05-Oct-2017

Subject: Planning Application 2017/92312 Demolition of existing three storey mill and associated buildings and erection of factory extension adjoining the existing mill building Ravensthorpe Mills, Huddersfield Road, Ravensthorpe, Dewsbury, WF13 3NA

APPLICANT

Ulster Yarns Ltd

DATE VALID

04-Jul-2017

TARGET DATE

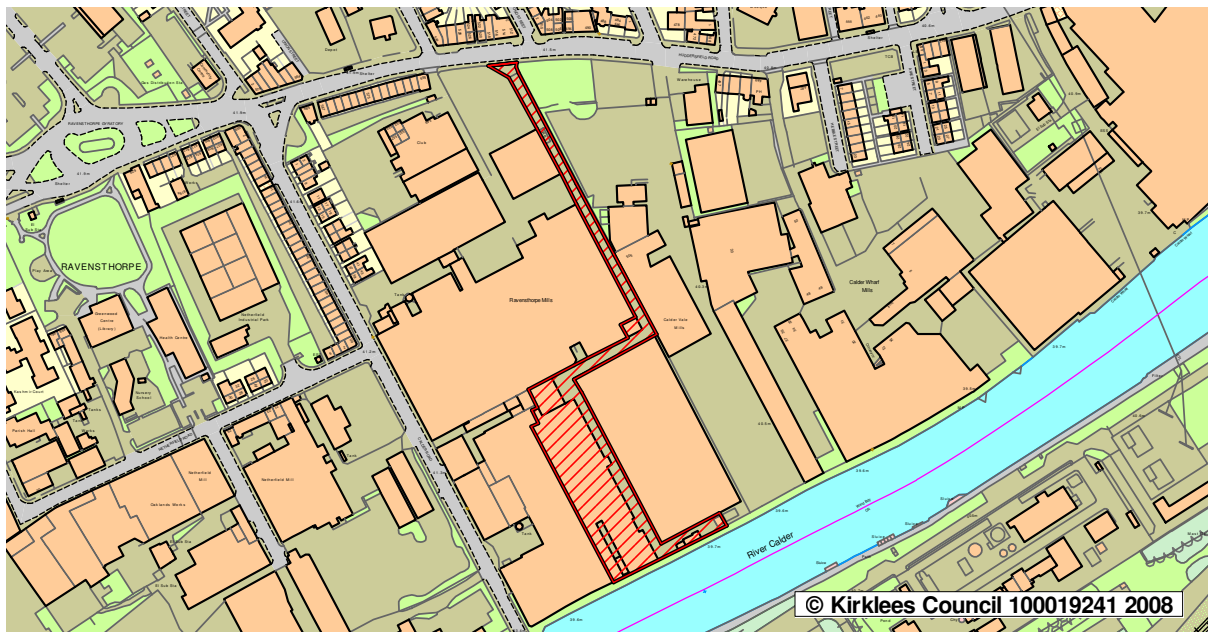
03-Oct-2017

EXTENSION EXPIRY DATE

Please click the following link for guidance notes on public speaking at planning committees, including how to pre-register your intention to speak.

<http://www.kirklees.gov.uk/beta/planning-applications/pdf/public-speaking-committee.pdf>

LOCATION PLAN



Map not to scale – for identification purposes only

Electoral Wards Affected: Dewsbury West

Yes

Ward Members consulted
(referred to in report)

RECOMMENDATION:

DELEGATE approval of the application and the issuing of the decision notice to the Head of Strategic Investment in order to complete the list of conditions including those contained within this report.

1.0 INTRODUCTION:

1.1 The application site comprises a large Mill site close to Ravensthorpe Town Centre. The site is owned by Ulster Yarns a textile company which manufactures carpet yarn. The proposal is for the demolition of an existing three storey mill and associated buildings and erection of factory extension.

2.0 SITE AND SURROUNDINGS:

2.1 The application site comprises a large Mill site close to Ravensthorpe Town Centre.

2.2 The main building within the site is a large 3 storey stone built Victorian mill in the centre of the site and a number of more recent two and single storey buildings within the wider site area.

2.3 The site is owned by Ulster Yarns a textile company which manufactures carpet yarn. The yarn is taken currently taken off site for dyeing and returned to the site where the carpets are then manufactured.

2.4 The site has an area of around 0.6 Ha and is unallocated on the Unitary Development Plan Proposals Map.

2.5 The premises are located within a much larger site predominantly for manufacturing businesses; the site is bordered to the south by the River Calder beyond which is the site of the former Ravensthorpe power station. To the west of the site is Calder Road, where there are other businesses including a car dismantlers; the nearest residential properties are located on this road. To the north is Huddersfield Road beyond which is a large predominantly residential area; to the west are the sites of Calder Vale Mills and Calder Wharf Mills.

2.6 The site is mainly within Flood Zone 3 on the Environment Agencies flood risk maps.

3.0 PROPOSAL:

- 3.1 The proposal is for the demolition of the existing 3 storey Victorian mill and associated buildings and the erection of a factory extension.
- 3.2 The building to be demolished would be the Victorian building as the three storey layout does not lend itself to modern manufacturing which tend to be linear production lines and carried out on the same level.
- 3.3 The new building would be a large single storey building which would measure 50m x 29m and would be 12m to the ridge. It would be steel portal frame building with Insulated panelling to the walls in various colours; the roof would be of insulated panels in goosewing grey.
- 3.4 As part of the development a section of the existing offices would be demolished to allow access to this part of the site to HGV's; a turning area would also be provided adjacent to the new building.
- 3.5 The building is required to allow the manufacturing process on the site to include the yarn dyeing. This is currently carried out at third party premises off-site; however the number of dyeing business the company can use is gradually decreasing such that if no action were to be taken the expectation is that the site would close down within the next 10 years. By bringing the process in house the company expects the business to be secured for the next 20 years.
- 3.6 The proposals also include the demolition of a small section of the office block to improve the access for HGV's within the site. A new turning area would also be provided and the remaining office block is to be refurbished.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 91/03727 Refurbishment of boiler house. Approved.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The site is within a Bat Alert area and includes the demolition of a building which has good Bat roost potential. A Bat emergence survey was requested. Bat survey received 25/09/17.
- 5.2 Concern expressed by Highways officer regarding the potential impact of the development on highway safety. Additional supporting information submitted 29/08/17.

6.0 PLANNING POLICY:

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Kirklees currently comprises the saved policies within the Kirklees Unitary Development Plan (Saved 2007). The Council's Local Plan was submitted to the Secretary of State for Communities and Local Government on 25th April 2017, so that it can be examined by an independent inspector. The weight to be given to the Local Plan will be determined in accordance with the guidance in paragraph 216 of the National Planning

Policy Framework. In particular, where the policies, proposals and designations in the Local Plan do not vary from those within the UDP, do not attract significant unresolved objections and are consistent with the National Planning Policy Framework (2012), these may be given increased weight. Pending the adoption of the Local Plan, the UDP (saved Policies 2007) remains the statutory Development Plan for Kirklees.

Kirklees Unitary Development Plan (UDP) Saved Policies 2007:

6.2 **D2-** General development policy.

BE1- Quality of design.

BE2- Design principles.

B5- Extensions to business premises.

T10- New development and access to highways.

G6- contaminated land/ unstable land.

Supplementary Planning Guidance / Documents:

6.3 None relevant.

6.4 Draft Local Plan:

PLP 1 Presumption in favour of sustainable development.

PLP 9 Supporting skilled and flexible communities and workforce.

PLP 21 Highway Safety and Access.

PLP 27 Flood Risk.

PLP 30 Biodiversity and geodiversity.

PLP 34 Conserving and enhancing the water environment.

PLP 53 Contaminated and unstable land.

National Planning Guidance:

6.5 **NPPF 1.** Building a strong competitive economy.

NPPF 10. Meeting the challenge of climate change, flooding and coastal change.

NPPF 11. Conserving and enhancing the natural environment.

NPPF 12. Conserving and enhancing the historic environment.

7.0 PUBLIC/LOCAL RESPONSE:

7.1 Site publicity expires 18/08/17. No letter of objection received.

7.2 Ward Members: no comments received.

8.0 CONSULTATION RESPONSES:

8.1 Statutory:

KC Highways. Concerns raised over any potential intensification of the access onto Huddersfield Road.

KC Ecology. The mill building is of a type and within a location where bat roosts may be present. A Bat Survey is therefore required.

Bat survey received 25/09/17. The dusk and dawn survey concluded that there were no Bat roosts present.

Environment Agency. No objection in principle, however the local authority must be satisfied that the development complies with the Sequential Test (flood risk) in line with guidance in the National Planning Practice Guidance (NPPG).

The development should be carried out in accordance with the submitted Flood Risk Assessment (FRA).

8.2 Non-statutory:

KC Conservation and Design: The mill building on the site is not listed and has been much altered, it is not worthy of being considered as a non-designated heritage asset. Therefore no objection.

KC PROW: No comments.

Strategic Drainage: No objections subject to conditions.

9.0 MAIN ISSUES

- Principle of development
- Urban design issues
- Residential amenity
- Landscape issues
- Housing issues
- Highway issues
- Drainage issues
- Planning obligations
- Representations
- Other matters

10.0 APPRAISAL

Principle of development

- 10.1 The site forms part of a large and well established manufacturing site, comprising a large Victorian mill building and other manufacturing/storage buildings of various age and design. It is unallocated on the UDP proposals map and as such general development policy D2 is applicable. The principle of development is acceptable providing there is no undue impact on residential or visual amenity, highway safety and any other relevant considerations. Policy B5 of the UDP is also applicable and states that proposals for extension to business premises will be permitted provided the amenity of occupiers of neighbouring properties, visual amenity and highway safety are safeguarded. These issues will be assessed in the body of the report. NPPF policy in paragraph 21 specifies that local planning authorities should support existing business sectors and be flexible in their approach.

Based on the above it is considered that the principle of development has been established.

Urban Design issues

- 10.2 The main issue in terms of visual amenity would be the loss of the Victorian Mill building; however this is not listed and as it has been substantially altered, would not be considered as a non-designated heritage asset. The proposed building would be a functional purposes built manufacturing warehouse of portal frame construction with facing being partly in buff coloured brick and light grey insulated panels with a similar type roof. It is noted that the existing building and the proposed replacement are located entirely within the central part of this site and not easily visible from a public vantage point. The proposals also include a part demolition and refurbishment of the existing office block; this would help improve the appearance of what is currently a fairly drab looking building. Again this is located within the central part of the site and not visible from a public vantage point. Given the above the proposals are considered to be in accordance with policies D2, BE1 and B5 of the UDP.

Residential Amenity

- 10.3 The site is a long established manufacturing site which operates on a continuous 24 hour basis in order to provide efficiency which is common with industrial processes of this nature. As such there is already a certain level of noise and disturbance associate with this site, however the nearest residential properties are located at the junction of Calder Road and Netherfield Road and are over 130m from the replacement building. Furthermore the proposed building would be more efficient in terms of noise transmission than the existing and is also in a part of the site surrounded by other industrial buildings. As such there is unlikely to be any additional impact on residential amenity than the existing situation. There has been no objection from Environmental Health in terms of noise and no requirement for specific conditions. A footnote is suggested regarding hours of working during the construction process.

Landscape issues

- 10.4 The site is within a larger industrial area with only the access being near to any public vantage point, there is also no scope within the layout to provide any landscaping.

Housing issues

- 10.5 None relevant to this application.

Highway issues

- 10.6 The main issue with regard to highways is whether or not the proposals would result in an intensification of the use given that the existing access onto Huddersfield Road is substandard. The Highways officer raised this in the consultation response and consequently further information was requested from the applicant. The additional supporting information received 29/08/17 states that the proposals are likely to result in a reduction in the number of traffic movements by HGV by two vehicles per day as the yarn dyeing would take place in house rather than off-site as currently takes place. Based on this it is considered that the proposals are unlikely to result in an intensification of the site access and as such would be in accordance with policies T10 and B5 of the UDP.

Drainage issues/Flood risk

- 10.7 The site lies partly within Flood Zone 2 and Flood Zone 3 on the Environment Agency Flood maps. Given the scale of the development a Flood Risk Assessment has been submitted which states that the development would not increase the risk of flooding elsewhere and that the mitigation measures proposed would help protect the development from any future flooding. The mitigation measures include raising the height of any electrical equipment and non-return valves incorporated into the drainage system. The FRA also suggests that the applicant signs up to the Flood Warning Service provided by the Environment Agency.

The existing and proposed developments are also considered to be "less Vulnerable" uses in the NPPG and as such can be appropriate in Flood Zone 3.

A sequential test was also required which has been submitted. Guidance within paragraph 033 of the NPPG suggests that a pragmatic approach on the availability of alternative sites should be taken for example, in relation to business premises, it might be impractical to suggest that there are more suitable alternative locations for the development elsewhere. Given that the building is a replacement for an existing, larger building and is within the same manufacturing site owned by the applicant and, it would incorporate flood resilience measures it is considered that the proposed development satisfies the requirements of the Sequential Test.

The Environment Agency is concerned about run off from the hardstanding areas for vehicles and has requested a condition requiring the drainage to pass through oil separators prior to being discharged into the watercourse. With regard to trade effluent a condition is also required that the development is carried out in accordance with the FRA mitigation measures and footnotes

included which raise the issues of flood resilience construction and the transfer of waste material within and off site.

Subject to appropriate conditions it is considered that the proposals are in accordance with policies within chapter 10 of the NPPF.

Representations

10.8 None Received.

Planning obligations

10.9 The site is below the threshold which would trigger any planning obligations for this type of development.

Other Matters

10.10 **Ecology:** The site is located in a Bat Alert area and the building is of a type where bat roosts may be present. A Bat survey was requested which included dawn and dusk surveys. This has concluded that there are no bat roosts present in the building, however bats may re-enter the building at any time and as such caution should be undertaken during demolition. Conditions are required regarding mitigation measures.

10.11 **Contamination:** given the existing and previous use of the site there is the risk that it is contaminated. This could affect both the water environment and human health. It is therefore appropriate, in line with the suggestion from Environmental Health, that a condition is included regarding unexpected contamination. The Environment Agency has included detailed advice within the consultation response regarding land contamination and the removal of any waste. A link to the response and a footnote should be included with any decision notice.

10.11 **Impact on existing business.**

10.12 The building is required to allow the manufacturing process on the site to include the yarn dyeing. This is currently carried out at third party premises off-site, however the number of dyeing business the company can use is gradually decreasing such that if no action were taken the business would most likely cease to operate within 10 years. The proposals to bring the dying process in house would, according to the applicant, help to secure the business for the next 20 years.

10.13 NPPF policy in paragraph 21 says that local planning authorities should support existing business sectors and be flexible in their approach. This site is already used in conjunction with the existing business and is within a largely industrial and business area. As such it is an appropriate site for this form of development and any slight harm which may be caused by the loss of the Victorian Mill building is outweighed by the retention of a local business and local employment opportunities.

11.0 CONCLUSION

- 11.1 The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.
- 11.2 The proposals are for a replacement manufacturing building in an established manufacturing site. The development is intended to secure the future of the business on this site for the next 20 years and with it a large number of jobs. As such there is a significant business case in terms of employment which weighs in favour of the proposals.
- 11.3 It is located in a sustainable location with good access to surrounding towns and the road network.
- 11.4 This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

12.0 CONDITIONS (Summary list. Full wording of conditions including any amendments/additions to be delegated to the Head of Strategic Investment)

1. 3 years time limit
2. accordance with the plans and specifications.
3. Unexpected contamination.
4. In accordance with submitted Flood Risk Assessment.
5. Provision of oil separator for surface water drainage from areas of hardstanding.
6. Turning area for HGV's to be provided.
7. Development carried out in accordance with submitted bat survey.
8. mitigation measures in form of bat roost features required.

Background Papers:

Application and history files.

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2017%2f92312>

Certificate of Ownership – Certificate A signed.