
Report of the Head of Planning and Development

HUDDERSFIELD PLANNING SUB-COMMITTEE

Date: 17-Dec-2019

Subject: Planning Application 2019/92646 Outline application for erection of residential development Spurn Point, Manchester Road, Linthwaite, Huddersfield, HD7 5RF

APPLICANT

DM Textile Machinery Ltd

DATE VALID

12-Aug-2019

TARGET DATE

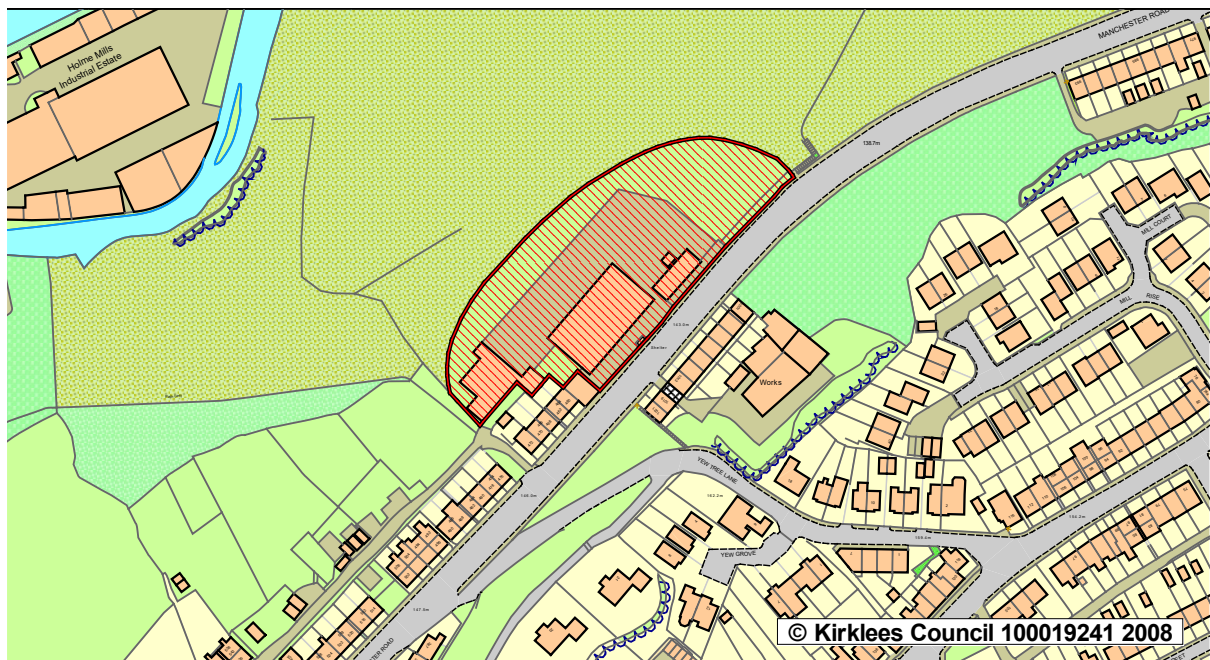
11-Nov-2019

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: Golcar

Yes

Ward Members consulted

RECOMMENDATION:

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

1.0 INTRODUCTION:

- 1.1 The application is brought forward to the Huddersfield Sub-Committee because the site area is over 0.5 hectares. This is in accordance with the delegation agreement.
- 1.2 An extension of time has been requested until 24th December 2019.

2.0 SITE AND SURROUNDINGS:

- 2.1 The application site is a commercial site that is currently occupied by a textile machinery company. The land comprises of some industrial units, offices and a storage yard.
- 2.2 On the opposite side of Manchester Road and to the south west of the site are residential properties. There is woodland to the remaining boundaries which falls within Green Belt land.

3.0 PROPOSAL:

- 3.1 This is an outline application for residential development. Access is the only matter that has been applied for. The layout, scale, appearance and landscaping of the site are all reserved for future approval.
- 3.2 The proposed access is a single priority junction off Manchester Road.
- 3.3 An indicative layout plan has been submitted which shows a total of 35 units on the site. These comprise twenty semi-detached dwellings, a block of three terraced houses and twelve flats.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 None

5.0 HISTORY OF NEGOTIATIONS (including revisions to the scheme):

- 5.1 Additional information was submitted to address Highways comments.
- 5.2 A pre-application enquiry has been submitted. Advice was provided in respect of layout, highways, ecology and drainage.

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 statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

6.2 Kirklees Local Plan (2019):

- LP3 – Location of New Development
- LP7 – Efficient and effective use of land and buildings
- LP11 – Housing Mix and Affordable Housing
- LP20 – Sustainable Travel
- LP21 – Highway safety and access
- LP22 – Parking
- LP24 – Design
- LP27 – Flood Risk
- LP28 – Drainage
- LP30 – Biodiversity and Geodiversity
- LP32 – Landscape
- LP48 – Community facilities and services
- LP51 – Protection and improvement of local air quality
- LP52 – Protection and improvement of environmental quality
- LP53 – Contaminated and unstable land
- LP63 – New Open Space
- LP65 – Housing allocations

6.3 Supplementary Planning Guidance / Documents:

- Highways Design Guide SPD

6.4 National Planning Guidance:

- NPPF Chapter 2 - Achieving sustainable development
- NPPF Chapter 4 - Decision-making
- NPPF Chapter 5 - Delivering a sufficient supply of homes
- NPPF Chapter 8 - Promoting healthy and safe communities
- NPPF Chapter 9 - Promoting sustainable transport
- NPPF Chapter 11 - Making effective use of land
- NPPF Chapter 12 - Achieving well-designed places
- NPPF Chapter 14 - Meeting the challenge of climate change, flooding and coastal change
- NPPF Chapter 15 - Conserving and enhancing the natural environment

7.0 PUBLIC/LOCAL RESPONSE:

7.1 The application was advertised by site notices, neighbour letters and press advert. No representations have been received in response to the publicity.

8.0 CONSULTATION RESPONSES:

8.1 Statutory:

Highways Development Management – No objection subject to conditions

Lead Local Flood Authority – Object on the basis that a flood risk assessment and surface water drainage proposals have not been provided.

8.2 Non-statutory:

KC Environmental Health – No objection subject to conditions relating to land contamination, noise, electric vehicle charging provision and a construction management plan.

Arboricultural Officer – No objection

Yorkshire Water – No objection

Police Architectural Liaison Officer provided – Advice provided in respect of a future reserved matters submission seeking approval of 'layout'

9.0 MAIN ISSUES

- Principle of development
- Highway issues
- Urban design issues
- Residential amenity
- Housing issues
- Flood risk and drainage issues
- Planning obligations
- Representations
- Other matters

10.0 APPRAISAL

10.1 The application has been submitted in outline form and is seeking approval of the principle of residential development on the site and the proposed point of access to the site. All other matters are reserved for future approval.

Principle of development

10.2 The site is allocated for housing in the Local Plan (HS149). The proposed development is in accordance with the land's allocation and the principle of development is therefore accepted.

Highway issues

- 10.3 The proposed access to the site is via a single priority junction arrangement directly off A62 Manchester Road.
- 10.4 The applicant has demonstrated acceptable swept paths for the proposed access and Highways Development Management have no objections subject to conditions, including the provision of adequate visibility splays. The application is therefore considered to comply with Policy LP21.

Urban Design issues

- 10.5 The layout, scale, appearance and landscaping of the site are reserved for future approval but officers are satisfied that acceptable details can be agreed.
- 10.6 An indicative layout plan has been provided and it is worth mentioning that officers have some concerns with the layout shown. For example, the development does not relate particularly well with the street scene in so much as dwellings are either backing onto or have a side elevation onto Manchester Road. Also, the internal layout is overly dominated by parking. Such issues would need to be addressed when layout is considered at reserved matters stage.

Residential Amenity

- 10.7 The nearest residential properties are immediately to the south western boundary and on the opposite side of Manchester Road. Officers are satisfied that an acceptable layout can be agreed on this site that would ensure an acceptable standard of amenity for existing and future occupiers.
- 10.8 Environmental Services have recommended a condition requiring a noise report and noise mitigation to be incorporated into the development to protect future occupiers from noise from Manchester Road.

Housing issues

- 10.9 The indicative layout shows 35 dwellings which equates to a density of 55 dwellings per hectare. This is well above the minimum target density of 35 dwellings per hectare under Policy LP7. The high density is achieved through the inclusion of flats and the absence of detached dwellings.
- 10.10 The indicative layout shows a reasonable mix of property types with semi-detached houses (20 no.), flats (12 no.) and a small number of terraced houses (3 no.).

Flood risk and drainage issues

- 10.11 The site is in flood zone 1 and is therefore at low risk of flooding.
- 10.12 The Lead Local Flood Authority has raised an objection on the basis that the application involves a change of use whereby the site would be going from a less vulnerable classification (commercial) to a more vulnerable classification (residential) and a flood risk assessment has not been submitted to assess the risk posed by flooding. The objection has also been raised on the basis that no surface water drainage proposals have been supplied.

- 10.13 This site is allocated for housing in the Local Plan and therefore the principle of changing the use of the land to residential has already been accepted. Furthermore, the site is in flood zone 1 which is land with the lowest risk of flooding. In the circumstances it is not considered that a flood risk assessment is necessary and the grounds of objection are unfounded.
- 10.14 As layout is reserved it is considered that surface water proposals can be secured by condition, to be submitted with any reserved matters application seeking approval of the 'layout'. This will ensure that sufficient space is provided within the site for drainage infrastructure.

Planning obligations

- 10.15 Policy LP11 of the Local Plan requires 20% of units on the site to be affordable. As this is an outline application with the number of dwellings unknown at this stage it is considered that the provision of affordable housing can be secured via planning condition.
- 10.16 Policy LP63 of the Local Plan relates to open space provision. It is considered that the arrangements for open space provision can be secured by condition. It is noted that no open space is shown on the indicative layout although given the size of the site it is likely that an off-site commuted sum would be acceptable.
- 10.17 For developments of 25 dwellings and above an education contribution would be sought, in line with Policy LP48. This can be conditioned.
- 10.18 To mitigate the impact of the development on climate change a contribution for a sustainable travel fund is sought. The West Yorkshire Combined Authority have recommended that Metro Cards are provided and two nearby bus stops are upgraded. This can be conditioned through the requirement for a Travel Plan.

Other Matters

- 10.19 To mitigate the impact of the development on air quality and climate change a condition requiring the provision of electric vehicle charging points for the development is recommended.
- 10.20 Environmental Services have recommended that a suite of conditions are imposed in relation to potential land contamination.
- 10.21 The site is over 100m from the Huddersfield Narrow Canal and separated by woodland. It is not considered that the development is likely to affect the canal in any way.

Climate Change

- 10.22 Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin decision-taking. In this case mitigation is sought through the provision of electric vehicle charging points and a sustainable travel fund which will help to mitigate the impact on climate change. Furthermore the site is considered to be a sustainable location given that it lies on the edge of an established built-up settlement and is within 500m of a local centre (Mount Street). The site is also previously developed land.

11.0 CONCLUSION

- 11.1 The principle of development is accepted in accordance with the site's allocation in the Local Plan and the proposed point of access to the site is acceptable. All other issues can be addressed through conditions and the reserved matters.

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

1. Standard conditions for outline applications
2. Provision of visibility splays
3. Detailed design of junction of new estate road
4. Detailed design of internal adoptable roads
5. Details of highway retaining walls
6. Surfacing of parking areas
7. Bin store and collection arrangements
8. Construction management plans (for highways and amenity)
9. Pre and post development defects survey of a section of Manchester Road adjacent to the site with repairs/remedial works as necessary
10. Temporary drainage during construction
11. Detailed drainage design with 'layout' under reserved matters
12. Investigation, remediation and validation in relation to potential contaminated land
13. Electric vehicle charging points
14. Detailed tree information for the trees along the site's north/western boundary to be provided with 'layout' details
15. Noise report and mitigation
16. Affordable housing provision
17. Open space provision
18. Education provision
19. Sustainable Travel Fund/Travel Plan (to include provision for the upgrade of bus stop numbers 21716 and 19120).

Background Papers:

Application and history files.

Website link:

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2019%2f92646>

Certificate of Ownership – Certificate A signed.