
Report of the Head of Strategic Investment

STRATEGIC PLANNING COMMITTEE

Date: 11-Jan-2018

Subject: Planning Application 2017/93609 Erection of 4 dwellings and change of use of land as domestic garden area and areas of public open space Land at, Stoney Bank Lane, Thongsbridge, Holmfirth

APPLICANT

C Peatfield, Redrow
Homes Ltd

DATE VALID

23-Oct-2017

TARGET DATE

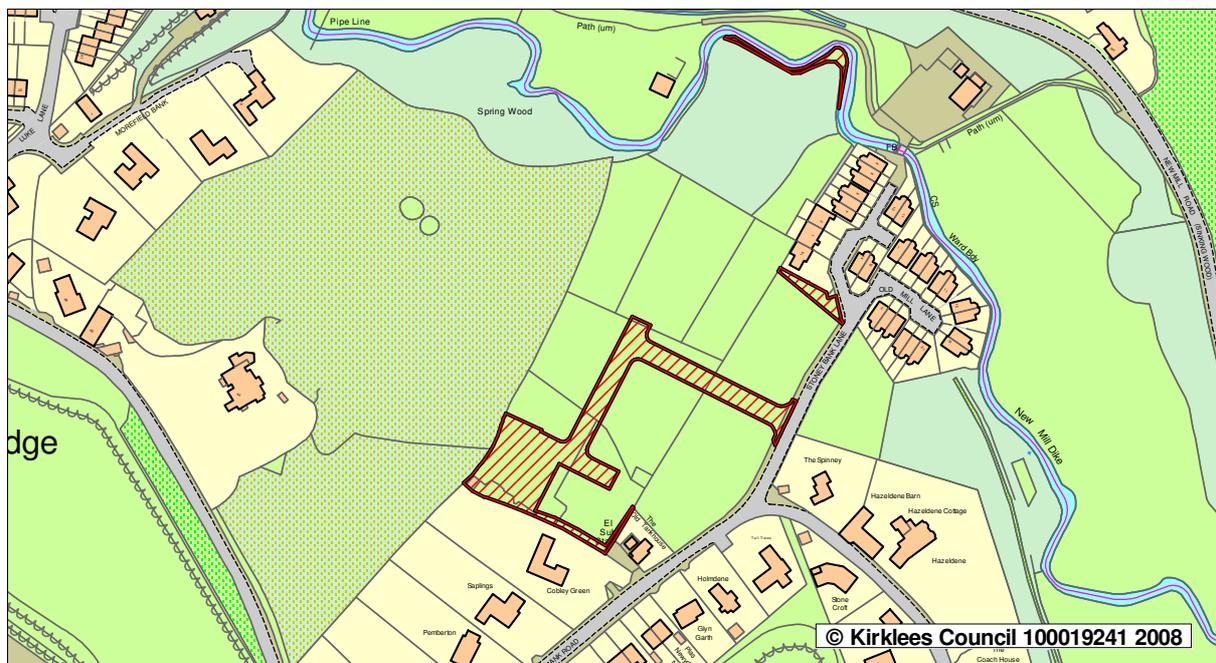
18-Dec-2017

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: Holme Valley South

Yes

Ward Members consulted

RECOMMENDATION:

DELEGATE approval of this 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 and to secure a Section 106 agreement that could include the following contributions (subject to viability-details that will be included within a confidential paper).

- .Public Open Space contribution and future maintenance
- .Affordable Housing

In the circumstances where the Section 106 agreement has not been submitted within 3 months of the date of the Committee's resolution then the Head of Strategic Investment shall consider whether planning permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits that would have been secured; if so, the Head of Strategic Investment is authorised to determine the application and impose appropriate reasons for refusal under Delegated Powers

1.0 INTRODUCTION:

- 1.1 This application is intrinsically linked to planning application 2017/93053 (reserved matters for 48 dwellings) as both schemes form part of the same comprehensive scheme for the site.
- 1.2 Outline planning permission was granted in 2014 for residential development which included details of access located approximately half way down Stoney Bank Lane (2014/93248). The reserved matters application has been submitted (2017/93053) and initially included land which fell just outside the red-line boundary of the outline planning permission; this particularly affected the rear garden of 4no plots located in the south west corner of the site. Consequently, the applicant revised the red-line boundary of the reserved matters and the current applicant has been submitted for the 4no dwellings in the south western corner of the site so that there is no conflict with the outline planning consent.

- 1.3 Whilst the two planning applications considered above are separate, to all intents and purposes they form the same scheme. However, as planning application 2017/93053 is a reserved matters application pursuant to the outline consent; it is assessed under a separate report which is also on this committee agenda.
- 1.4 The application is presented to Strategic Planning Committee at the request of Councillor Patrick on the basis of the materials proposed and the density of development.
- 1.5 Outline planning permission was granted in 2014 for residential development which included details of access located approximately half way down Stoney Bank Lane.
- 1.6 The following matters were secured by the S106 Agreement as part of the outline consent:
- *A sum of £50,000 towards traffic calming on Springwood Road, Thongsbridge.*
 - *A sum of £24,750 towards the cost of New Mill junction improvements.*
 - *A sum of £15,716.80 towards the provision of metrocards (based on 52 units).*

Conditions 5, 6 and 7 of this outline planning permission required arrangements for the provision of public open space, affordable housing, and education respectively to be submitted to and approved in writing with the local planning authority before development commenced on site. These matters are to be agreed through a 'discharge of condition' process rather than the approval of reserved matters. A summary will be provided to Strategic Planning Committee within the committee update setting out the viability position of the scheme and how this affects the proposed materials and S106 requirements for the whole site (inclusive of reserved matters application 2017/93053). This is because at the time of writing the council's independent assessors had not concluded its advice. Some details are considered to be commercially sensitive information and therefore these will be included within a private appendix that is exempt from public view.

2.0 SITE AND SURROUNDINGS:

- 2.1 The wider site comprises an elongated parcel of sloping land. As the crow flies the site lies 1.5km to the north of Holmfirth and 1.3km to the west of New Mill. The site is bounded on the east by Stoney Bank Lane which connects to Stoney Bank Road. At the bottom of Stoney Bank Lane and to the north of the site the road forks into two cul-de-sacs which are surrounded by approximately 20 dwellings.
- 2.2 The site is split into a number of different areas intended to compliment the reserved matters (2017/93053) and the wider site. The site generally slopes from south west to north east. At the top of the slope and immediately adjacent to the site lies Copley Green (dwelling). The rear garden associated with one dwelling off Old Mill Lane adjoins the eastern boundary. There are further dwellings off Stoney Bank Road opposite the application site.

- 2.3 The north eastern portion of the site boundary the land is occupied by a woodland area. Beyond this and bounding the site lies New Mill Dike. There are a number of protected trees just beyond the north western boundary of the site which provide significant screening of the site when viewed from the west.
- 2.4 The site is fronted by a dry stone wall and fields within the site are divided by dilapidated dry stone walls and fencing. There are a small number of trees within the site, most notably three Sycamores located adjacent to Stoney Bank Road.
- 2.5 Stoney Bank Lane also comprises a Public Right of Way (PROW).

3.0 PROPOSAL:

- 3.1 The application is split into a number of distinct areas, intended to compliment the outline planning application (2014/93248) and reserved matters (2017/93053) submissions.
- 3.2 The south western portion of the site includes 4no four bedroom dwellings set over 3 storeys. The red line boundary shows that access to these dwellings would utilise the internal access road proposed as part of planning application 2017/93053.
- 3.3 The red-line boundary incorporates small strips of garden land which are intended to form a small portion of garden associated with plot no's 13-17 proposed as part of the reserved matters (2017/93053). There is a thin strip of land adjacent to the Old Tank House which is proposed as an area of amenity space.
- 3.5 The application includes a thin strip of public open space adjacent to proposed plot 52 associated with planning application 2017/93053.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 2014/93248 – Outline application for residential development – approved subject to conditions and S106 Agreement on 10th November 2014.
- 2017/93053 – Reserved matters application pursuant to outline permission 2014/93248 for erection of residential development (48 dwellings) – under consideration.

5.0 HISTORY OF NEGOTIATIONS

- 5.1 The application has undergone extensive pre-application and clarification over land levels associated with dwellings within close proximity of Cobley Green.

6.0 PLANNING POLICY:

- 6.1 The statutory development plan comprises the Kirklees Unitary Development Plan (saved Policies 2007). The statutory development plan is the starting point in the consideration of planning applications for the development or use of land unless material considerations indicate otherwise (Section 38(6) Planning and Compulsory Purchase Act 2004). The Council is currently in the process of reviewing its development plan through the production of a Local

Plan. 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 Examination In Public began in October 2017. 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. At this stage of the Local Plan process the Publication Draft Local Plan is considered to carry significant 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:

D5 - Provisional Open Land
H1 - Housing Need
H10/12 - Affordable Housing
H18 - Provision of Open Space
BE1/2 - Design and the Built Environment
BE11 - Building Materials – Natural Stone in Rural Area
BE12 - New dwellings providing privacy and open space
BE23 - Crime Prevention Measures
EP10 - Energy Efficiency
EP11 - Landscaping
T1 - Sustainable Transport Strategy
T10 - Highways Safety / Environmental Problems
T16 - Pedestrian Routes
T19 - Off Street Parking
G6 - Contaminated Land
NE9 - Trees

Kirklees Draft Local Plan Strategies and Policies (2017):

PLP3 – Location of New Development
PLP7 – Efficient and effective use of land and buildings
PLP11 – Housing Mix and Affordable Housing
PLP20 – Sustainable Travel
PLP21 – Highway safety and access
PLP22 – Parking
PLP24 – Design
PLP27 – Flood Risk
PLP28 – Drainage
PLP30 – Biodiversity and Geodiversity
PLP32 – Landscape
PLP35 – Historic Environment
PLP48 – Community facilities and services
PLP51 – Protection and improvement of local air quality
PLP52 – Protection and improvement of environmental quality
PLP61 – Urban Green Space
PLP62 – Local Green Space
PLP63 – New Open Space

6.2 Supplementary Planning Guidance:

- Providing for Educational needs generated by new housing
- Interim Affordable Housing Policy
- West Yorkshire Air Quality and Emissions Technical Planning Guidance
- Kirklees Landscape Character Assessment (2015)
- Kirklees Housing Topics Paper (2017)
- Kirklees Council Housing Allocations – Accessibility Assessment (March 2015)

- Planning Practice Guidance

Many policies within the National Planning Policy Framework are relevant to this proposal and, where relevant, are referred to in the main report text.

7.0 PUBLIC/LOCAL RESPONSE:

7.1 The application has been advertised in the press, by site notice and by neighbour letter as a Major Development and a Departure from the Development Plan. Amended plans have also been re-advertised. A total of 15 objections have been received, summarised as follows. These comments are addressed in the remainder of this report unless otherwise stated:

- Many cars on Stoney Bank Lane already and additional impact from development.
- Too much traffic in the local area already especially New Mill crossroads.

Officer response: Principle matters concerning traffic generation were assessed as part of the outline application (2014/93248) and members resolved to grant planning permission subject to conditions. Whilst the current proposal is a full application, the combination of this proposal along with the reserved matters proposal (2017/93053) involves 52 dwellings which is consistent with the scale of the development assessed and accepted as part of the outline planning permission (2014/93248).

- Impact of construction traffic due to mud and impact on safety of school children.

Officer response: Condition no 25 of the outline planning permission (2014/93248) requires a scheme for construction traffic and management and this would apply to the current application.

- *Objection from Old Tank House* - The gable end of plot 13 being 3 storey would tower above the house and garden of the Old Tank House. This house will completely overshadow the garden and in particular the patio of the Old Tank House. The patio area of the Old Tank House would be overshadowed. A proposal to obtain a small area of land at the top end of plot 13 so that an alternative patio can be created has been rejected by Redrow Homes on the grounds that Kirklees Council has stipulated the size of garden Plot 13 has to have. Could this be looked into please so that under consideration of the 'neighbours' amenity', a compromise may be made.

- A tank will be used to store the runoff water when it rains and then gradually feed this into New Mill Dike. Does the tank size take into account the amount of water which runs into the current field from the current properties in the Stoney Bank Road and Springwood Road area? The water from these areas, which the field currently absorbs, will have to go somewhere. It is conceivable, therefore, that the tank will not be able to cope with the sheer volume of water. This would pose a serious flood risk to the current properties in Old Mill Lane and Stoney Bank Lane, especially those living at the bottom of the lane. Once a property has been flooded, home owners have to declare this to their insurance companies as well as potential buyers when selling their home.

Officer response: There is a suite of planning conditions attached to the outline planning permission requiring the submission of drainage details. Any scheme in terms of the tanking of surface water run-off will be designed to accommodate storms up to and including 1 in 100 year + 30% allowance for climate change. An identical set of conditions would be applied to the current planning application.

- The proposed Highways within the boundaries of the proposed scheme is also considered unsuitable, primarily due to steep gradients which contravenes the Highways Guidance notes on Gradients. The main carriageway within the development is parallel to Stoney Bank Lane and therefore is the same gradient i.e. approximately 1 in 7 or 13%. The proposed highway should generally travel across perpendicular to the gradient to minimise the steepness in line with the guidance notes. It is not unreasonable that 'shallower' more safer gradients can still be achieved on this scheme which may travel 'more' across the gradient rather than perpendicular to it.

Officer response: Highways DM have been consulted. They raise no issues with the levels providing that the main road running through the site includes adequate footway provision for pedestrians. Consequently, the scheme has been amended in order to accommodate this requirement.

- Types of housing could be improved which would improve the scale and density
- The proposed heights of the ridge lines would exceed that our neighbouring properties and would overpower them. As discussed the ridge height information noted on the drawings appears incorrect or missing which you mentioned that KMC would address, especially considering the 'Old Tankhouse' and 'Cobley Green' properties.

Officer response: The applicant has clarified the levels and amended cross-sections have been submitted to demonstrate the proposed levels and impact on the amenity of the area.

- There has already been a recently completed major housing scheme the same housing types just around the corner less than a third of a mile away.

Officer response: Principle matters were assessed as part of the outline application (2014/93248) and members resolved to grant planning permission subject to conditions. Whilst the current proposal is a full

application, the combination of this proposal along with the reserved matters proposal (2017/93053) involves a total of 52 dwellings which is consistent with the scale of the development assessed and accepted as part of the outline planning permission (2014/93248). In any event, the principle of housing on this site is considered acceptable as detailed in the relevant section of this report.

- A public bridleway through the scheme would improve density including more green space and more trees within the development and keeping with the natural environment which already exists.

Officer response: There is no requirement for a bridleway. Pedestrian links have been considered. The site is steep sloping and therefore, incorporating appropriate bridleway links would prove challenging. The scheme proposes a large area of POS at the bottom of the slope within the area of the existing woodland.

- The proposed artificial materials are cheap and inappropriate for the surrounding area. Nearly all local properties have natural stone walling with a combination of slate and tiled roofs. A mock Tudor type house was proposed at the public consultation event but unsure whether this still applies to this application which we consider to be inappropriate.
- A drainage strategy should be submitted on the basis that there is an existing watercourse in the immediate vicinity of the site and whether capacity for the surface but primarily the foul is adequate to accommodate the proposed scale of the development. High rainfall on Stoney Bank Road drainage already cannot accommodate the amount and velocity of rainfall which subsequently results in the rainwater travelling down Stoney Bank Road onto Stoney Lane.
- The site was designated as Provisional Open Land on the Local Development Plan, is a Wild Life Corridor and has a Public Right of Way. The current productive use of the land as grazing pasture for the raising of sheep is the perfect protection for the Local Plan's designations.

Officer response: See 'principle' section of this report.

- The surrounding existing properties are in general built of natural local stone and this should be a requirement of the proposed scheme. The proposed house types (3/4 bed) have already been over supplied to the area given the number recent scheme approvals and completions.
- *Objection from Cobley Green* - The indicative layout plan submitted with the Outline planning application (2014/93248) showed 3 dwellings along the southern boundary of the site, the boundary shared with Cobley Green. Proposed dwellings along this boundary have all been designed to be 3 storeys in height. Although the levels drop down away from Cobley Green, the rear windows in the proposed dwellings along this boundary (particularly plots 18-21), have the potential to overlook the outside amenity space of Cobley Green. As such, the amount of privacy currently enjoyed by the occupier of Cobley Green would be severely reduced. Dwellings along this boundary would lead to an increase in noise levels and general disturbance in this part of the site due to the higher numbers of people living in and visiting these properties.

- A less dense layout with fewer properties would be more in keeping with the character and appearance of the area. Two storey properties would also be preferable as this would reduce the overall scale and massing of the development, and again would help to retain the local distinctiveness of this area.
- The covenant expressly explains that vans are not allowed to be parked overnight outside of someone's property along Old Mill Lane. Will the development have similar covenants? If so where are people who have a works van going to park them?
- When the development is completed where are the development guests going to park?

Officer response: Parking has been assessed by Highways DM. No objections are raised and the proposal complies with the Council's parking standards.

- Where is the third car from the properties within the development going to park?
- Are there going to be any covenants put on the land, for example not being able to use a property for business use? The traffic will increase even more if people are allowed to run businesses, such as childminding, from their properties.
- During the building of the development how is it proposed that the lorries, HGV's, equipment and plant are going to access the site?
- Is the proposal that they enter the site via Stoney Bank Lane? If so how are they going to fit down the road as the road is used by the residents and guest of Old Mill Lane and Stoney Bank Lane?
- The lorries and HGV's entering the site during the building phase of the development, are they going to be banned from attempting to access the site from Kirk Bridge Lane?

Officer response: This application concerns reserved matters. Condition no 25 of the outline planning permission (2014/93248) requires a scheme for construction traffic and management. The same scheme would apply to this full application.

- Are there any plans to widen and improve Kirk Bridge Lane and Stoney Bank Lane to cope with the additional traffic?
- Are there any plans to improve the junction of Kirk Bridge Lane and the A616?

Officer response: Principle matters concerning traffic generation were assessed as part of the outline application (2014/93248) and members resolved to grant planning permission subject to conditions. Whilst the current proposal is a full application, the combination of this proposal along with the reserved matters proposal (2017/93053) involves 52 dwellings which is consistent with the scale of the development assessed and accepted as part of the outline planning permission (2014/93248).

- How will the residents of the new development exit the estate?
- Is there a plan to widen Stoney Bank Lane in order to cope with this massive increase in traffic?
- Are any provisions going to be put in place for the developer or the council to cover the cost of current home owners insurance when their property has been flooded due to the new development?

Officer response: This is not a material planning consideration.

- Will any provisions be put in place to cover the reduction in property value which will result from a flooding incident (which then has to be declared to potential buyers) when the resident of Old Mill Lane and Stoney Bank Lane would like to sell their property?

Officer response: This is not a material planning consideration.

- What is the compensation for residents for the disruption to their quality of life due to the air, noise and traffic impacts on them due to the building of this development?
- Does the proposed development plan to fell the trees at the back of the field?

Officer response: There is no proposal to fell any of the existing TPO'd trees which lie to the rear of the site.

- Why has no one looked at what planning applications have been submitted for the same very local area? Why has no one flagged that there is a potential issue as there are two other planning application in?
- What will the hours of work be for the building of the development? Are there any plans to carry out building work at weekends when current residents will be home?

Councillor Patrick raises the following objection:

- Cheap building materials. The site is highly visible from Brockholes/New Mill Road.

Councillor Sims raises the following objection:

- The agreement was for natural stone and this should be enforced.

Holme Valley Parish Council – Object to both applications for the same reasons. Highways and access issues, over-intensification and this is a greenfield site. Members are concerned at the narrow access road to be used by large amounts of traffic and safety of children in particular, using the access to reach the High School. Primary schools not easily accessible from this location and there are poor or non-existent footways, which would make it dangerous for children to walk to and from school.

Officer response: The principle of development on this site has already been established by virtue of planning permission 2014/93248 and whilst the proposal is a full application, it is considered to respect the outline planning permission in terms of quantum of development and is considered to be acceptable and in terms of highways impacts.

8.0 CONSULTATION RESPONSES:

8.1 Statutory:

Environment Agency – No objection providing no development in flood zones 2 and 3.

K.C Strategic Drainage - No objection subject to conditions.

K.C Highways – No objection subject to conditions.

8.2 Non-statutory:

K.C Education – No objection. A contribution of £220,962 is required.

Police Architectural Liaison Officer – No objection but comment as follows. Rear garden boundaries, which need to offer sufficient protection against intrusion, where applicable, from adjacent open land. Side boundaries dividing house plots from each other, which need to be tall and substantial enough to provide both privacy and security. For example, closed boarded timber fencing should be provided to a minimum 1.5m in height, and include privacy screen (a section of higher fencing) of 1.8m in height projecting out from the building for about 2m, to provide a private amenity area adjacent to the home.

K.C Biodiversity Officer – No objection following the submission of amended plans.

Tree Officer - I've no objection to the proposal, although we do need to see an arboricultural method statement for the site to show how this development will be constructed while avoiding direct damage to the trees during the building phase. In addition we need to see a condition that requires further details about the exact level of tree removal which will be required to implement the new path and storm sewer. Along with a condition for a long term woodland management plan for the POS.

Yorkshire Water Services – No objection.

K.C Conservation and Design – Overall I am comfortable with the proposal and follows the advice at pre-app. I could raise an issue that the buildings do not turn the corners well, the insertion of one window hardly does this, but on balance this is a minor comment and not one that should be used for further amendments.

K.C Environmental Health – No objection.

K.C Landscape – Provision of POS within woodland incorporating accessible footpath etc. (DDA where possible) meets the requirements for POS provision of 30sq.m. per dwelling. For this number of dwellings, the POS provision should incorporate a LEAP which should include its own commuted sum. The existing woodland POS is not a suitable location for play provision so we would anticipate an off-site contribution in lieu of this being on site, this is in the region of £102,374.07

Officer response: The above calculation relates to the combination of 2017/93053 and the current application (i.e. a total of 52 dwellings)

9.0 MAIN ISSUES

Principle of Development
Impact on Character of Surrounding Area and Landscape
Residential Amenity
Highways and Traffic Implications
Flood Risk and Drainage
Ecological Issues
Heritage Issues
Planning Obligations and Developer Contributions
Other Matters
Planning Balance

10.0 APPRAISAL

Principle of development

- 10.1 Planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is one such material consideration. The starting point in assessing any planning application is therefore, to ascertain whether or not a proposal accords with the relevant provisions of the development plan, in this case, the saved policies in the Kirklees Unitary Development Plan, 1999 (UDP). If a planning application does not accord with the development plan, then regard should be had as to whether there are other material considerations, including the NPPF, which indicate that planning permission should be granted.
- 10.2 The principle of development on this site has largely been established. In 2014 planning permission (2014/93248) was granted for residential development. At that time the number of dwellings was not set. However, the planning permission established that this site was acceptable for the provision of housing.
- 10.3 The planning application 2017/93609 is a full application involving the erection of 4 dwellings and has been submitted as the red line boundary of the rear gardens of these properties falls outside the approved boundary of 2014/93248. Nevertheless, the same principle applies to this scheme as the approved outline permission. Whilst the application lies on Provisional Open Land (POL) and is therefore, contrary to policy D5 of the UDP; the Council are unable to demonstrate a 5 year supply of housing. Consequently, and given the clear similarities between 2017/93609 and 2017/93053 and the fact that the principle of development has largely been established for the four dwellings associated with planning application 2017/93609; the principle of development is considered acceptable in this case.

- 10.4 It is noted that the site is a housing allocation on the Kirklees Publication Draft Local Plan (PDLP).

Impact on Character of Surrounding Area and Landscape

- 10.5 Section 11 of the NPPF sets a wide context to conserving and enhancing the natural environment and requires that valued landscapes are protected and enhanced and requires that the level of protection is commensurate with the status and importance of the landscapes.
- 10.6 Policy BE1 of the UDP requires that all development should be of good quality design such that it contributes to a built environment. Policy BE2 states, amongst other matters, that new development should be designed so that it is in keeping with any surrounding development. Policy BE11 of the UDP requires that new development should be constructed in natural stone of a similar colour and texture to that prevailing in the area. Policy PLP24 of the PDLP requires that good design to be at the core of all planning decisions.
- 10.7 The scheme has been designed with a central access point and main spine road which cuts across the existing field.
- 10.8 The scheme comprises 4no three storey dwellings in the south western corner of the site.
- 10.9 The design of individual properties has been amended to include fenestration detailing more in keeping with the locality. The properties fronting Stoney Bank Lane include driveway surfacing of an ochre coloured block paving, each of which would be accessed off Stoney Bank Lane. Landscaping is proposed in the gardens of most properties throughout the site.
- 10.10 In terms of building materials, planning policy BE11 of the UDP requires natural stone to be provided in areas where natural stone and slate is the predominant material of construction. Within the local area, with the odd exception, natural stone is the main facing material of existing dwellings and consequently, there is considered to be a requirement to provide natural stone as part of this proposal. In this case, whilst the applicant is willing to provide natural stone, this may be at the expense of a required affordable housing contribution. Further detail is provided in the viability section of this report however, some details are considered to be commercially sensitive information and therefore these will be included within a private appendix that is exempt from public view.
- 10.11 The design of dwellings is considered to reflect local vernacular. The site would be visible from various viewpoints on the opposing valley slope, particularly from higher ground. Three storey dwellings would be positioned on the upper slopes of the site; the overall impact being reduced by the continuing rise in the slope of the site.
- 10.12 There are number of features are incorporated into the development in order to ensure it sits more comfortably within its surroundings. However, the plot density and nature of development means that it would appear as an urban form. Across the site the development achieves approximately 26 dwellings per hectare (excluding the POS) which is lower than the minimum of 35 dwellings per hectare advocated by policy PLP7 of the PDLP. However, in

this case, the reduction in density is considered to represent an acceptable response to the character of the surrounding area. The proposal makes efficient use of the land when balanced against the need to ensure high quality design.

- 10.13 Overall it is not considered that the layout, design and external appearance of the development would cause unacceptable harm to the character and appearance of the surrounding area. The reserved matters scheme which includes 48 additional dwellings, being considered under planning application 2017/93053, would harmonise with the current proposal.

Residential Amenity

- 10.14 Para 123 of the NPPF indicates that planning policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through use of conditions.

- 10.15 Policy BE12 of the UDP provides guidance on appropriate separate distances for dwellings. PLP24 of the PDLP requires developments to provide a high standard of amenity for future and neighbouring occupiers.

- 10.16 A number of the proposed dwellings lie in close proximity of properties in the local area. However, the main impact in this case is considered to be associated with the proposed dwellings and their relationship with Cobley Green.

Impact on Cobley Green (dwelling)

- 10.17 The site adjoins the garden of Cobley Green to the south, the garden of which runs parallel to the rear boundary of proposed plots 18-21. Cobley Green is access off Stoney Bank Road but it will be set back from the road. It is set within a large plot. The land currently falls away from Cobley Green into the site.

- 10.18 The proposed development involves reducing the land levels within the site by approximately 3-4m. Each of the proposed dwellings would be set approximately 4m lower than the garden area of Cobley Green. Consequently, each of the three storey houses would be set approximately 5m lower than the floor level of the existing dwelling at Cobley Green. Therefore, despite each dwelling being 3 storeys in height, the second storey windows would generally face the upper slope of the garden associated with Cobley Green and each dwelling would have a stepped garden and a retaining wall approximately 2m in height where it meets the garden of Cobley Green. The ridge height of the proposed dwellings would be slightly lower than the existing ridge height associated with Cobley Green. It would not appear from Cobley Green that the closest dwellings were 3 storeys in height.

- 10.19 Each of the proposed dwellings would be at least 11.5m from the garden of Cobley Green.

Impact on other properties

- 10.20 All other properties within the proposed development are considered to be sufficient distance from existing properties and gardens so as to comply with the standards set out in policy BE12 of the UDP.
- 10.21 The application is considered to ensure that existing occupiers retain sufficient standards of residential amenity. Consequently the application is considered to comply with policy BE12 of the UDP, PDL policy PLP24 and a core planning principle of the NPPF in this respect.

Highways and Traffic Implications

- 10.22 Highways matters were fully considered at outline stage (2014/93248) and this included the point of access. Therefore, whilst it is acknowledged that there are a number of objections relating to impacts on the surrounding highway network, the impact on the highway network has previously been established and considered as part of the outline.
- 10.23 In respect of the internal layout, the proposal complies with the Council's parking standards. This means that each four bedroom dwelling and above includes 3 parking spaces per dwelling. Some of the parking is accommodated by integral garages and whilst the proposed garages are 5.76m x 2.86m as opposed to 6m x 3m; on balance the slight deviation from standards is considered acceptable in this case.
- 10.24 The proposed internal access road runs generally west to east before routing north to south along the rear of the site. The site slopes steeply generally north to south and therefore, the internal road would be relatively steep sloping running on a similar gradient to Stoney Bank Lane. Highways DM have assessed this element of the proposal and due to the sloping nature have requested that footways are provided on either side of the road. These have been provided by the applicant. No objections are raised from Highways DM subject to conditions.

Flood Risk and Drainage

- 10.25 Para 100 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. On the basis that the site lies in Flood Zone 1 (lowest risk of flooding from rivers or the sea), a sequential test is not required in this case.
- 10.26 The submitted Flood Risk Assessment (FRA) considers the risk of flooding from various sources including rivers, groundwater, artificial sources and surface water. Most of the site lies in Flood Zone 1, although an area to the north is located in Flood Zones 2 and 3.

10.27 The National Planning Practice Guidance (NPPG) states that the aim of a drainage scheme should be to discharge run-off as high up the hierarchy as practicable:

- 1 – into the ground (infiltration)
- 2 – to a surface water body
- 3 – to a surface water sewer, highway drain, or another drainage system
- 4 – to a combined sewer

10.27 As part of the outline planning application, consideration was given to the use of soakaways. However, due primarily to the significantly sloping nature of the site, it was concluded that connected to a watercourse would be the most suitable option and the proposed development is designed to be incorporated into the scheme being considered at reserved matters (2017/93053).

10.28 Drainage for the application has been designed with an underground storage tank within the site in order that the development can accommodate all storms up to and including 1 in 100 year + 30% allowance for climate change. Surface water would be released into the New Mill Dyke via the existing woodland area at a restricted flow rate of 10.2 l/sec.

10.29 The drainage officer has assessed the proposal and raises no objections subject to conditions requiring full details of drainage and the final route of the of the drainage to be agreed.

Ecological Issues

10.30 UDP policy EP11 requires that application incorporate landscaping which protects/enhances the ecology of the site. Emerging Local Plan policy PLP30 states that the Council will seek to protect and enhance the biodiversity and geodiversity of Kirklees, including the range of international, national and locally designated wildlife and geological sites, habitats and species of principal importance and the Kirklees Wildlife Habitat Network.

10.31 The outline planning permission (2014/93248) includes a condition requiring the submission of details relating to biodiversity mitigation/enhancement. This will be discharged separately. However, the layout and landscaping of the scheme is a key component in determining likely ecological effects.

10.38 Beyond the western boundary of the site lies a TPO'd area. There is an extensive area of woodland to the North West which includes TPO'd trees. This area is identified as part of the Kirklees Wildlife Habitat Network but falls outside the application site. New Mill Dike lies beyond the northern boundary of the site and has obvious ecological value.

10.39 The current scheme, which includes details of layout and landscaping, is considered acceptable. There is a large area of POS proposed to the north which is an extensive area of woodland. The applicant proposes the thinning of this woodland area and biodiversity enhancements as part of the proposals for the wider site. Overall, there are no objections to the proposed development from an ecological perspective.

Heritage Issues

- 10.40 Section 66 (1) of the Listed Buildings Act states “in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. Para’s 126-141 of the NPPF are relevant to the determination of applications affecting heritage assets. No heritage impacts were considered as part of the outline proposals and it follows that the reserved matters would not result in adverse effects.

Planning Obligations and Developer Contributions

- 10.41 In accordance with para 204 of the NPPF planning obligations should only be sought where they meet the following three tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

- 10.42 Members should note that any calculations below and where necessary are based on the combination of planning application 2017/90353 and 2017/93609 (i.e. 52 dwellings)

Education Provision

- 10.43 Based on the latest calculations, a total of £220,962 required split between Kirkroyds Infant School Wooldale Junior School and Holmfirth High School. This is a requirement of planning condition no7 of the outline planning permission.

Public Open Space

- 10.44 Policy H18 of the UDP requires 30sqm of Public Open Space (POS) per dwelling on development sites in excess of 0.4 hectares. An area of land to the north of the site covering approximately 4500m² would be set out as an area of POS. This is well in excess of the 1500m² required by planning policy. As this area already forms a natural area of woodland, close to the river and unsuitable for housing, it is logical to utilise this space for POS.

- 10.45 The basis of the proposed POS is to maintain it as an area of managed woodland and include a formal footpath on the upper slopes of the POS, with a less formal route being located lower down the POS area. However, there is no formal play equipment within the scheme. The applicant has been notified that the scheme would be required to make a contribution of £102,374.07 towards a LEAP unless some on-site natural play or other play equipment was provided in order to reduce or negate the required contribution. A full update will be provided to committee.

- 10.46 It is noted that the site lies on the edge of an existing settlement and there are footpaths and routes into the open countryside. In accordance with para 73 of the NPPF, the scheme provides access to high quality open spaces which can make an important contribution to the health and well-being of communities.

Affordable Housing

- 10.47 The Council's Interim Affordable Housing Policy requires that 20% of units are secured as affordable housing. Planning condition 6 attached to the outline planning permission secures this. However, as above, this is subject to viability.

Local Transport Infrastructure Mitigation and Improvements

- 10.48 Highway works have already been secured as part of the outline planning permission:
- A sum of £50,000 towards traffic calming on Springwood Road, Thongsbridge.
 - A sum of £24,750 towards the cost of New Mill junction improvements.
 - A sum of £15,716.80 towards the provision of metrocards (based on 52 units).

Local Transport Infrastructure Mitigation and Improvements

- 10.49 Highways works have already been secured as part of the outline planning permission:
- A sum of £50,000 towards traffic calming on Springwood Road, Thongsbridge.
 - A sum of £24,750 towards the cost of New Mill junction improvements.
 - A sum of £15,716.80 towards the provision of metrocards (based on 52 units).

Viability

- 10.50 The applicant has submitted a viability appraisal for the whole site (inclusive of reserved matters application 2017/93053) in respect of the affordable housing contribution and potential POS contribution. The applicant's appraisal concludes that providing natural stone throughout the development, or in part, would render required affordable housing and POS contributions undeliverable. The most recent submitted viability submission has been sent to the Council's appointed appraiser and is currently under consideration. A summary will be provided to Strategic Planning Committee within the committee update setting out the viability position of the scheme and how this affects the proposed materials and S106 requirements. However, such details of the viability issue are considered to be commercially sensitive information and therefore these will be included within a private appendix that is exempt from public view.

Other Matters

- 10.51 In respect of air quality, the application has been assessed against the West Yorkshire Low Emission Strategy Planning Guidance and emerging Policy PLP24 of the PDLP. In accordance with the guidance the installation of 1no electric charging point has been provided per unit.

11.0 Conclusion

- 11.1 The proposal is considered acceptable in principle given the POL allocation, the lack of 5 year supply and the fact that the four dwellings effectively form part of the development of the comprehensive scheme which has already been found acceptable in principle.

- 11.2 The layout and density of the development is considered to be acceptable given the site's context. The scheme respects the rural nature of Thongsbridge and the surrounding area and in the round the house types and design are considered to reflect this. The layout provides acceptable separation to existing and new dwellings.
- 11.3 The height of the three storey dwellings is mitigated by the proposed site levels and as a result would sit relatively comfortably within this setting. The buildings respect the topography of the site which rises up from north to south.
- 11.4 It is recommended that planning permission be granted with the conditions relating to the full element (2017/93609) reflecting those conditions imposed outline stage with additional conditions to reflect the reserved matters and in order to ensure that this application could not be developed in isolation.

Recommendation:

Grant Full Planning Permission

1. 3 years
2. Materials to be submitted
3. Cannot be occupied until such a time that 2017/93053 is built out
4. Drainage as per 2014/93248
5. Landscaping