

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY

PLANNING SUB-COMMITTEE (HEAVY WOOLLEN AREA)

19 APRIL 2018

Planning Application 2014/91242

Item 8 – Page 27

Reserved matters application for erection of 47 dwellings

Land off, Ashbourne Drive, Cleckheaton, BD19 5HZ

The applicant has requested that a decision be deferred until the next meeting in order to resolve issues around the levels within the public open space.

Officers' Comment

The effect of the retaining wall to the proposed public open space on the outlook of future residents within the new development has been addressed in the Report. It is considered that this can be resolved by condition. The issue does not constitute a reason to refuse planning permission and it was not raised by Members at the previous meeting as part of their resolution to defer a decision. In such circumstances Officers retain their current recommendation to delegate the decision to officers to complete the list of conditions.

Planning Application 2017/92504

Item 10 – Page 51

Erection of 5 dwellings with associated site road, parking and landscaping

Land to rear of, 49/51, Huddersfield Road, Skelmanthorpe, Huddersfield, HD8 9AR

7.0 PUBLIC/LOCAL RESPONSE

A representation has been received requesting a further deferral of the planning application.

“Although the application says it hasn’t been updated, I see that the planning sub committee date has in fact been updated and now reads 19th April. To my knowledge, the planning inspector hasn’t come back with anything yet. That being the case, I request that you defer putting this to committee until the inspector has completed her review and made recommendations and rulings. As the application was only validated in mid December, that is not unreasonable”.

In response to this the application was deferred from the previous meeting to enable the Stage 4 Hearings of the Kirklees Local Plan (Rural Sub-Area) to close. These have now closed. The reason was that the access and layout of the site is closely linked to a wider proposed housing allocation (site H502) of the Publication Draft Local Plan. The Local Authority have yet to receive the Inspector's interim note, however it is not clear how much site-specific detail there will be in the note. The Local Plan does not specify which access point(s) must be used for the whole site. The relevant issue in respect of the current planning application to develop a small part of H502 for five dwellings is that the proposed layout, which seeks access from Heather Fold, does not prevent the remainder of the allocation from being developed. In this case the application has demonstrated through the provision of a turning head that the proposal would not prevent the remainder of the site being developed.

Planning Application 2017/93674

Item 11 – Page 71

Erection of class A1/A3 coffee shop with external seating area

Land at, Northgate Retail Park, Albion Street, Heckmondwike, WF16 9RL

7.0 PUBLIC/LOCAL RESPONSE

Additional site publicity for the amended plans was undertaken and this ended on the 12th April 2018. As a result four representations have been received (including one which has been sent to all Committee Members) which echo previous comments relating to the following:

- Whilst a coffee shop is much needed, the proposed site is unsuitable because it would cause more traffic congestion at a busy road junction.
Response: The agent supplied an additional highways statement in the form of a technical note prepared by IMA Transport Planning to address concerns relating to congestion at the site. This was assessed in detail at the Heavy Woollen Planning sub-committee on the 15th March 2018, where it was considered that the proposal would have relatively limited impact upon highway safety and efficiency over and above the existing situation and is compliant with relevant policies. This was accepted.
- There are far more suitable sites locally.
Response: As noted before on previous update. The application site is within an established retail park on the edge of Heckmondwike town centre on the UDP and is now within the town centre boundary on the Kirklees Publication Draft Local Plan. As such, planning policy in the UDP and NPPF seek to ensure that town centres remain the focus of shopping and social activities. In this respect the principle of a coffee shop at the application site is acceptable, subject to compliance with detailed policies relating to visual and residential amenity and highway safety. In this instance, officers consider that these detailed matters are also acceptable subject to conditions and so it would be unreasonable to refuse this application because there are empty buildings in Heckmondwike that could be converted.

- Fail to see a major economic benefit from having a Costa coffee shop.
Response: As stated in a previous committee update, the scale of the proposed development is relatively moderate, therefore a major economic benefit would be unlikely, however, the application form states that it generate positions for the equivalent of 15 full time employees.
- Noise pollution and anti-social behaviour is likely to increase.
Response: As reported in the previous committee update if these were to become a problem, it could be reported to the Council's Environmental Health section or street maintenance section via the Council's Contact Centre.

Members will be aware of the objection sent directly to them, which raised the following issues:

- Visual amenity for neighbouring properties
- Highway issues
- Kirklees draft local plan (policy PLP21 – highway safety and access)
- Pedestrian safety
- Landscaping
- No cycle provision
- No site levels / finished floor levels

Planning Application 2018/90650

Item 12 – Page 85

Erection of two storey front side and rear extension

10, Moor End Lane, Dewsbury Moor, Dewsbury, WF13 4QE

10.0 APPRAISAL

For Clarification paragraph 10.7 (on page 90) should read:-

Two storey rear extension

The two storey extension to the side would continue out past the rear elevation forming a two storey rear extension. The scale of the rear extension could be considered to be modest in terms of its projection at 2.3m. The roof form proposed being a hipped roof and the use of matching materials could be considered to be acceptable. However the width of the extension would result in a very large mass along the side boundary in an unusually prominent position given the location of the dwelling in an elevated corner plot. Whilst it is acknowledged that there are some trees on the land to the west of the application site, these will only screen the proposed extensions at certain times of the year. Therefore the rear extension would also be considered to be unacceptable in terms of visual amenity.
