

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

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

07 JUNE 2018

PLANNING APPLICATION - 2018/90146

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**ERECTION OF 5 DWELLINGS ADJ, 196, WAKEFIELD ROAD,
EARLSHEATON, DEWSBURY**

7.0 PUBLIC/LOCAL RESPONSE

Councillor Eric Firth has raised concerns over highway safety matters and disruption to the residents of Park View. He states *“there is no way that access can be made without disturbing the elderly residents of Park View and there is no way that the contractors can make deliveries without blocking the very road”*.

Response: The concerns raised by Councillor Firth echo the highway safety concerns raised by the residents of Park View themselves, and these are listed and addressed within the Committee report. It would be reasonable in this instance to require the applicant to submit a construction management plan in order to ensure the amenity of neighbouring occupiers is not prejudiced during the construction phase of the development. This can be required by condition.

PLANNING APPLICATION - 2018/90735

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**DEMOLITION OF FORMER FIRE STATION AND ERECTION OF 24NO.
TWO BEDROOM FLATS, 2NO. SINGLE BEDROOM FLATS AND 1NO.
DWELLING, ASSOCIATED PARKING, NEW VEHICULAR ACCESS AND
LANDSCAPING (WITHIN A CONSERVATION AREA) MARSDEN FIRE
STATION, MANCHESTER ROAD, MARSDEN, HUDDERSFIELD.**

Materials

The applicant has proposed the use of rumbled dyed stone. However, following consultation with the Conservation Officer, it is considered that natural stone would be more appropriate in this location and in keeping with the prevailing vernacular. Conditions relating to materials are recommended.

Highways

Following the submission of additional highways information, Highways DM comment as follows:

Access is to be taken for the site off A62 Manchester road via a new private 5.0m wide entrance. Sight lines of 2.4m x 43m have been demonstrated. This should be achievable with the boundary wall to the site frontage setting back and an appropriate visibility splay provided. Further to submission of revised drawing (ref 2017/438-100 'B') the bin storage and collection facilities proposed are now considered acceptable from a highways prospective.

Notwithstanding the details within the main agenda, contribution towards sustainable travel includes Metro Cards and upgrades to the existing bus stop is £23,365 as opposed to the £13,365 previously stated.

Planning Obligations and Viability

The applicant submitted a viability appraisal which has been assessed by the Council's independent viability advisors. The Interim Affordable Housing Guidance requires 20% of units to be affordable, which in this case equates to 5 units. The applicant's viability assessment has stated that on the matters of affordable housing and sustainable travel that it will not be a viable scheme if the local authority require the section 106 contributions. However, they have confirmed that they are prepared to develop the scheme out at 13% profit margin. The Council's viability advisor has come to a different conclusion in that the development could achieve two affordable units for affordable rent based on an approximate 13% profit margin. Strategic Housing have confirmed that if two affordable units are to be provided, affordable rent would represent the most appropriate tenure type. The applicants have not confirmed their position in relation to the level of contributions. Further details are contained in a confidential paper.

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 and to secure a S106 agreement to cover the following matters:

1. Contribution to affordable housing provision comprising 2 affordable rental units.
2. Contribution towards MetroCard's and bus stop improvements;

In the circumstances where the S106 agreement has not been completed within 3 months of the date of the Committee's resolution then the Head of Strategic Investment shall consider whether 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.

Conditions

- 1. Development to be begun within three years**
- 2. Development to be in complete accordance with plans and specifications.**
- 3. Walling, roofing and paving materials to be submitted and approved.**
- 4. Submission of landscaping scheme**
- 5. Obscure glazing in south-facing windows of dwelling house, or details of how mutual overlooking between house and flats will be prevented.**

- 6. Access to be formed with appropriate visibility splays to be provided.**
- 7. Private parking spaces, vehicle turning areas to be laid out, surfaced and retained.**
- 8. Bin storage areas to be laid out and retained**
- 11. Surface water drainage scheme and subsequent maintenance**
- 12. Submission of ecological design strategy**
- 13. Submission of Phase II contamination report and remediation strategy**
- 14. Installation and retention of charging points**
- 15. Submission of lighting scheme.**
- 16. Construction management plan**