
Report of the Head of Strategic Investment

HUDDERSFIELD PLANNING SUB-COMMITTEE

Date: 01-Nov-2018

Subject: Planning Application 2018/92565 Change of use from residential institution (C2) to printing business (B1) and dwelling (C3) and associated works (Listed Building) 80, Lascelles Hall Road, Lascelles Hall, Huddersfield, HD5 0BD

APPLICANT

L Smith

DATE VALID

06-Aug-2018

TARGET DATE

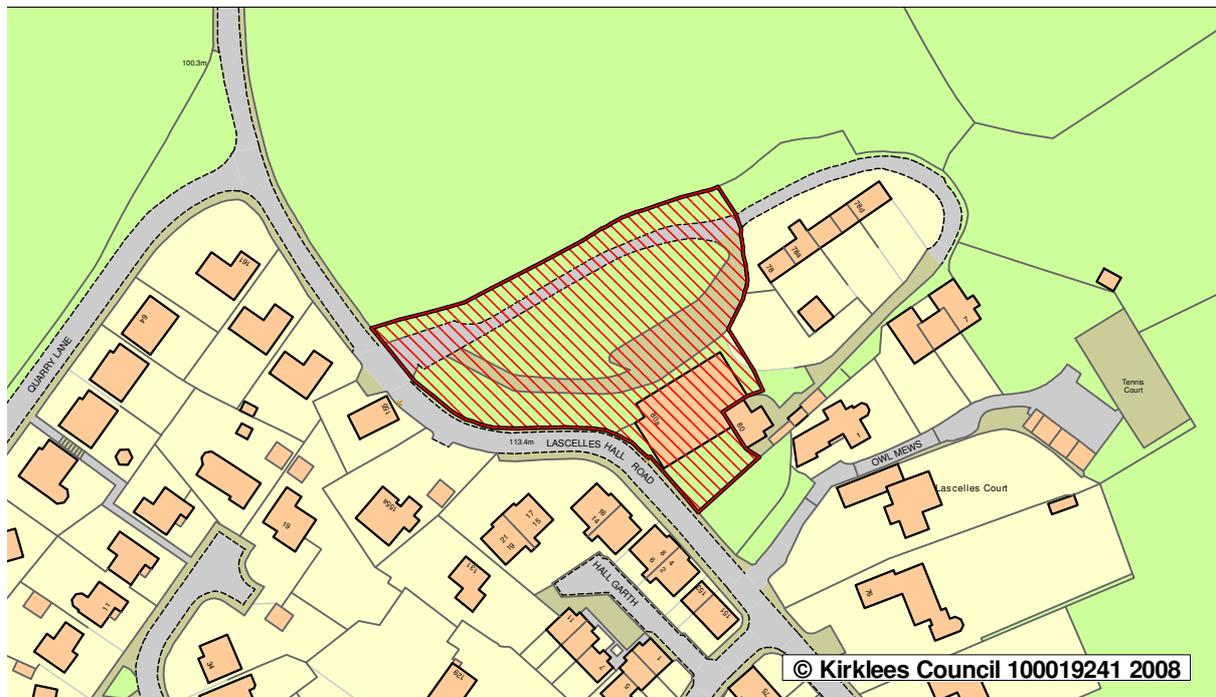
01-Oct-2018

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: Almondbury

No

Ward Members consulted

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 is brought to committee at the request of Cllr Alison Munro, the reason for the request is set out below:

I write in connection with the current planning application referred to above for 80 Lascelles Hall Rd and would be grateful if the application could be referred to a planning sub- committee.

There appear to be several objections ranging from access and egress onto Lascelles Hall Rd, a potential shared access problem with existing residents, there is no delivery plan and no storage plan. I am also concerned about the change of use from residential institution to printing business ...

- 1.2 The chair of the sub committee has confirmed the request above accords with the protocol for Planning Committees.

2.0 SITE AND SURROUNDINGS:

- 2.1 The application site comprises a large two storey Neo-Classical Grade II listed building with a later two-storey annexe at the rear. It has substantial grounds and is approached from a driveway off Lascelles Hall Road which leads to a large parking and turning area to the north-west, or front, of the house.

- 2.2 It is on the edge of Huddersfield, with a short row of cottages and a stable block to the north-east, with open fields beyond, with denser and more continuous residential development on the west side of Lascelles Hall Road.

3.0 PROPOSAL:

- 3.1 The proposal seeks the change of use of the building from a residential care home (C2) to a printing business (B1) at ground floor and a dwelling (C3) above. The application does not propose any additions to the building but would lead to the removal of a flat roofed fire escape on the south western side elevation reducing this to single storey with the addition of a lean to pitched roof. The printing business would be accessed via the traditional main entrance of the building with access to the dwellinghouse via a secondary entrance on the north eastern side of the building.

3.2 Highway access to the development would be via an existing driveway which leads from Lascelles Hall Road to a number of dwellings and the application site. The site is served by an informal one-way system which is shown to be retained under this proposal. Parking for the development would be located to the front of the building on an existing surfaced area where 17 spaces would be provided in total.

3.3 In terms of other works to the host building two external vents would be installed on the rear elevation which are 400mm by 400mm in size. Internally a number of non-load bearing stud walls would be removed at ground floor, returning the layout of the building into its original form, an internal lift would also be removed. At first floor level the opening for the fire escape would be blocked up and other stud walls would be taken down to open up different parts of the building including creating a large open plan space.

3.4 The applicant has detailed that they have 13 staff and operate between the hours of 8.30 to 5.30 Monday to Friday with no weekend working.

4.0 RELEVANT PLANNING HISTORY (including enforcement history):

4.1 2018/92566- Listed Building Consent for change of use from residential institution (C2) to printing business (B1) and dwelling (C3) and associated works – Allied application for listed building consent

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

5.1 Planning Officers secured further information regarding the operation of the business including details for deliveries and collection of goods, details of bin storage and collection, amended access and parking arrangements including swept path analysis. The amended plans have not been re-advertised as they have sought to address points raised and do not propose to increase the scale of the development.

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 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 48 of the National Planning Policy Framework (2018). 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 (2018), these may be given increased weight. At this stage of the Plan making 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:

6.2

- **D2** – Unallocated land
- **BE1** – Design principles
- **BE2** – Quality of design
- **BE12** – Space about buildings
- **EP6** – Development and Noise
- **T10** – New development and access to highways
- **T19** – Parking.

Supplementary Planning Guidance / Documents:

6.3

- **PLP 3:** Location of new development
- **PLP 7:** Efficient and effective use of land and buildings
- **PLP9:** Supporting skilled and flexible communities and workforce
- **PLP 21:** Highway safety and access
- **PLP 22:** Parking
- **PLP 24:** Design
- **PLP30:** Ecology
- **PLP 35:** Historic environment
- **PLP52:** Protection and improvement of environmental quality

National Planning Guidance:

6.4

- **Chapter 6** – building a strong, competitive economy
- **Chapter 7** – Ensuing the vitality of town centres
- **Chapter 12** – Achieving well-designed places
- **Chapter 15** - Conserving and enhancing the natural environment
- **Chapter 16** – Conserving and enhancing the historic environment
-

7.0 PUBLIC/LOCAL RESPONSE:

7.1 13 representations have been received in total, a summary of the points raised is set out below:

7.2 *Highways*

- The proposal would lead to a significant increase in vehicular movements to and from the site from staff and deliveries. Traffic on Lascelles Hall Road is already heavy, is over capacity and vehicles travel in excess of the speed limit. The entrance is on a bend with poor visibility and there is potential for increased risk of accidents from the development with the increased movements that would be generated.
- There is on street parking on Lascelles Hall Road which makes access more difficult.
- Any use of the rear access should be prevented as this goes around 7 cottages, is single width and has experienced damage from vehicles trying to use the access.

- How will the site be serviced for deliveries, how many deliveries/collections will there be, what will the time for these? A restriction on vehicle size servicing the site should also be attached to the decision notice limiting it to a maximum of 7.5 tonnes to ensure that only suitably sized vehicles enter the site.

7.3 Amenity

- Operating hours at the site should be restricted to 6pm with no working on the weekends.
- There is potential for increase noise from the development which would be detrimental to local amenity. There is potential for toxic fumes from the proposed use, how will these be dealt with?
- Is the proposed business traditionally (noisy) or a digital business, and would the noise implications of either of these uses be?
- How will printing inks and solvents be appropriately dissolved of?
- How would the external appearance of the building be affected?
- Any advertising at the entrance would be inappropriate to the local area which is predominantly residential.

7.4 Principle

- The area is residential and not business and this should be retained. If the listed status of the building was removed there would be more potential for a residential development at the site. The proposal should be located in an appropriate purpose built development and not in a residential area.

7.5 Other

- How will noise and fumes affect any nearby wildlife?
- Will there for any future opportunities for local employment at the business?
- How many people will be employed at the site?
- Will the development retain the mature trees at the site?
- All materials should be stored internally in a safe location to prevent anti-social behaviour from occurring at the site which has happen since the building was left empty.

7.6 Cllr Munro has made the following comments as an Almondbury Ward Councillor:

I am concerned about access to the property which is off a narrow road on a hill. The printing company that is planning to be on the site is well known in Huddersfield and I am concerned about the rise in the number of vehicles using the road on a daily basis. Lascelles Hall Rd was built to serve the local villages only. Nowadays it is used as a cut through by many vehicles between Wakefield Rd and Kirkheaton and the shopping outlets at Waterloo.

Access to the site is gained just below a bend in the road and does not appear to be suitable for the number of planned parking places totalling 18. In addition to customer parking there will be deliveries too.

Additionally some business customers may be inclined to park on Lascelles Hall Rd which is too narrow, and would make the road more dangerous, so I ask that a condition be attached to the terms of the planning consent that parking on the roadside is prohibited.

There appear to be several objections ranging from access and egress onto Lascelles Hall Rd, a potential shared access problem with existing residents, there is no delivery plan and no storage plan. I am also concerned about the change of use from residential institution to printing business ...

7.7 Kirkburton Parish Council – no comments received.

8.0 CONSULTATION RESPONSES:

8.1 **Statutory:**
None

8.2 **Non-statutory:**

- **KC Highways DM** – No objections subject to conditions
- **KC Environmental Services** – no objections subject to conditions
- **KC Conservation and Design** – no objections

9.0 MAIN ISSUES

- Principle of development
- Economic Impact
- Design and Heritage
- Highway Safety
- Residential Amenity
- Ecology
- Environmental Issues

10.0 APPRAISAL

Principle of development

10.1 The site is located within land that is unallocated within the Unitary Development Plan and without designation in the Publication Draft Local Plan. Consequently there is a presumption in favour of sustainable development provided any proposed development accords with the development plan – unless material considerations indicate otherwise.

10.2 The main factors to be considered would be, in brief, the level of amenity the development would provide for future occupiers, any impacts on neighbouring land and buildings, and any implications for highway safety, heritage, ecology and drainage.

10.3 The following NPPF policies are relevant here:

- Achieving sustainable development – planning decisions drive and support sustainable economic development, promote mixed use developments, focus significant development on locations that are or can be made sustainable, secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Achieving well-designed places – planning decisions should aim to ensure that developments will function well, add to the overall quality of the area, optimise the potential of the site to accommodate development and create safe and accessible environments.
- Conserving and enhancing the natural environment – to minimise the impact on biodiversity and where possible enhance this.

- Conserving and enhancing the historic environment – The character and significance of heritage assets, including Listed Buildings, should be conserved and where possible enhanced.
- 10.4 Within the UDP, Policy D2 sets out the main factors to be considered in applications on land which is not subject to specific policies or allocations in the UDP, which include visual and residential amenity.
 - 10.5 Policies BE1 and BE2 require that development should respect visual and residential amenity, contribute to a sense of local identity, take into account the topography of the site, and incorporate existing or proposed landscaping features as part of the development. New dwellings (including those formed by conversion) should also adhere to the minimum distance standards in Policy BE12 unless other considerations such as changes in level indicate that these can be relaxed.
 - 10.6 Policy T10 requires that development should not be allowed to create or materially add to highway safety problems, while Policy T19 states that development should provide parking in accordance with UPD (appendix 2) standards unless they can be reduced without highway safety being affected.
 - 10.7 There are no policies in either the UDP or PDLP relating specifically to the change of use of existing residential homes.
 - 10.8 When making decisions on planning applications for development that would affect a Listed Building or its setting, there is a duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to have special regard to the desirability of preserving the building and its setting, and any features of interest it possesses. In this context preservation means not harming the interests of the building as opposed to keeping it unchanged.
 - 10.9 Within the Publication Draft Local Plan (PDLP), PLP7 is of relevance. This encourages the reuse or adaptation of vacant or underused land or properties. The other PLP policies listed above, 9, 20-21, 24, 30, 35 and 57, cover similar issues to the NPPF and UDP policies already listed.

Economic Impact

- 10.10 Consideration of the economic impact of the development is a key consideration given that the site is detached from a main local centre and is located on the edge of Huddersfield. Planning Officers consider that the proposed printing business represents a B1(c) use which covers light industry. Whilst it is noted that light industry can cover a variety of different uses and the proposed printing business would have a significant B1 (a) office element, in its operation, the printing business would require printing machines to create the goods for customers and this element is considered to take it beyond the sole B1 (a) office classification. Given that it is considered to represent a light industrial uses the proposal would not represent a main town centre use.

- 10.12 Whilst not repressing a main town centre use it is considered that the location is possibly not ideal from the point of view of accessibility by a range of means of transport. However the location is within an existing built-up area close to Huddersfield and it would involve the re-use of an existing building which is Grade II listed and which has been empty of a significant period of time thereby supporting the aims of PLP7.
- 10.11 In principle the use would benefit the local economy and protect jobs with the applicant currently employing 13 people it would support the aims of sustainable development, thereby supporting the aims of the National Planning Policy Framework, subject to an assessment of highway safety, design and heritage, amenity and all other material planning considerations.

Design and Heritage

- 10.12 The host property is Grade II listed and the impact of the development on the listed building is an important consideration. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act needs to be considered which requires special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
- 10.13 The allied listed building application 2018/92566 considers the works to the listed building in detail where the application has been assessed by KC Conservation and Design, Historic England and the Ancient Monuments Society.
- 10.14 The property's listed description is as follows:
Large detached house. Built late C18 for the Walker family on a site occupied by the Lascelles family c. 1175 (Redmonds). Later addition, in keeping, to left. Ashlar with raised quoins. Hipped stone slate roof with ashlar stacks. Moulded eaves cornice with blocking course. Two storeys. Symmetrical 5-bay facade. The centre bay breaks forward and is pedimented. Sash windows with no glazing bars. Central doorway with moulded surround is set in a rounded recess with 2 columns and flanking pilasters. These are surmounted by an entablature with a smaller segmental pediment. Stone stairs lead to the doorway with low side wall with large ball finials. To the left is a 2-bay later addition in keeping. Shuttered windows. Interior not inspected.
- 10.15 The Conservation and Design Officer and Historic England raise no objections to the proposal. There is only limited historic fabric left within the building after alterations to form the care home and these elements would be retained by the proposal. It is noted that the Ancient Monuments Society have objected to the development due to the limited detail provided with regard to the works to the building and further information has been provided by the applicant. The further information has described the extant of works.
- 10.16 In terms of the works proposed the application would entail the removal of the first floor flat roof fire escape reducing this in height and the installation of a lean too roof. It is considered that the removal of this element would enhance the appearance of the building and the heritage asset.

- 10.17 Internally works would include the removing a number of stud wall partitions at the ground floor level along with the removal of a lift, reinstating the floor plan into its original form which is supported by Officers. At first floor level the opening for the fire escape/extension would be blocked up and other stud walls would be taken down to open up different parts of the building including creating a large open plan space. The forming of the open plan space would have the most significant impact on the heritage asset and it is acknowledged that this would be have a harmful impact upon the significance of the listed building, though this is considered to lead to less than substantial harm.
- 10.18 The Conservation Officer has advised that the alterations in the main do not alter the significance of the building and as such do harm the building, in many cases the building will be brought back to the original floor plan. The area of harm is the work to open up the corridor of the first floor which is quite a major intervention. Where there is harm and in this case it is felt to be less than substantial harm as defined by the NPPF, such harm should be balanced against the public benefits the proposal brings including securing its optimum viable use. Where the harm occurs in this case it is for the purpose of creating a residence for the proprietor of the printing business that uses the ground floor. The hall was constructed as a residence and as such the alterations return it back to its original use, with the printing company using part of the building. It is considered that theses uses provide the optimum use for the site, which has been vacant for a considerable period, and this long term use balances the harm to the listed building.
- 10.19 In conclusion the proposed works to the listed building would comply with the aims of UDP Policies BE1-2, PLP35 of the PDLP paragraphs 190, 192 and 196 within Chapter 16 of the NPPF, and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act.

Highway Safety

- 10.20 With regards to highway safety the application has been assessed by Highways Development Management (HDM). It is noted that highway safety issues have been raised as a concern by local residents a local ward Councillor. In light of these concerns Planning Officers have secured additional highway information from the applicant to enable a more detailed assessment.
- 10.21 The proposal would employ 13 full time staff and 17 parking spaces have been provided. The applicant has also provided details of collection and delivery arrangements for the products which are produced and the materials which are used. They have stated:
- Collections and deliveries would be via the main entrance.
 - On average there would be between 2-3 collections per day with the majority of print runs being small scale and provided on a short turnaround.
 - Other finished products would be collected once per day by Parcel Force at 3.30pm in a long wheel base van.
 - In terms of other collections, paper recycling would be collected twice per week via short wheel base vans.
 - Supplies would be delivered throughout a month when needed, usually in vans with an estimate of one delivery per day.

- 10.22 The above additional information has been considered by Planning and Highway Officers and from the information available it is anticipated that the proposal would lead to between 4- 5 collections per day with one delivery per day. In addition there would be movements from staff coming to and from the site.
- 10.23 It is noted that the previous care home use at the site would have generated traffic from staff and visitor cars and there would have been deliveries to and from the site. Officers consider that based on the information provided that the trip generation for the proposed use would not be significantly greater than the previous use and the impact of the development on the local highway network would therefore be similar. It is noted that if the business were to expand this could potentially lead to additional movements, however the proposed parking arrangements are considered to meet the necessary parking standards and for the majority of access to and from the site is contained within the development site and away from adjacent residential properties.
- 10.24 The applicant has confirmed that the access which runs to the north of nos 78 – 78d Lascelles Hall Road would not be used for this proposal. They have however advised that building to the rear of the main hall which falls within the blue line ownership boundary will at some stage in the future be refurbished into accommodation for the parents of the applicant. Access to this dwelling will use the access to the north east which is the current arrangement. This is considered to be acceptable given that it would serve one dwelling only.
- 10.25 A restriction on hours of use to between 8 am to 6pm Monday to Friday is considered appropriate to limit unsocial hours of deliveries or collections as detailed in the amenity section below and would ensure that the highway arrangements for the site are compatible with the adjacent residential properties. In addition a scheme of details for signage to advise delivery drivers of the appropriate access to the site, including the use of the one-way system, will also be conditioned. It is envisaged that signs would be limited in number and of a small scale with the aim to aid delivery drivers attending the site. Finally to ensure that deliveries to the site are carried out in accordance with the details submitted and in the interests of highway safety but to permit some flexibility to allow the final arrangements to be established, the submission of a traffic management plan will be conditioned, to be provided before the use commences.
- 10.26 Turning to waste collection the applicant has provided a plan which details a bin storage enclosure that would be constructed from timber 1.8 metres high and swept path analysis to demonstrate that the site can be accessed by a refuse truck. These arrangements are considered to be acceptable for refuse at the site and the bin storage facility will be conditioned to be provided before the use beginning. The swept path analysis has also demonstrated that the site can be accessed by a fire tender which is considered to be acceptable. These arrangements are considered to be acceptable as the existing one way system will be retained by the development and will allow acceptable access to the site for the various different vehicles. A condition regarding the appropriate surfacing and marking out of parking areas is also attached to the recommendation in the interests of highway safety.
- 10.27 In conclusion it is considered that the proposal would comply with the aims of Policies T10 and T19 of the UDP and PLP21-22 of the PDLP.

Residential Amenity

- 10.28 In terms of residential amenity, the closest properties to the proposal are no.s 78 -78d located Lascelles Hall Road to the north east and 1 -7 Owl Mews to the east. The provision of a new residential dwelling needs to consider space about dwelling distances to these adjacent properties and impact of the proposed printing business from any potential noise or disturbance impact. The application has also been assessed by Environmental Services.
- 10.29 Distances from the Hall to the site boundaries are in excess of those required under Policy BE12, and as the building has an established residential use, it is not anticipated that the formation of an apartment would be problematic from a planning point of view, either in terms of providing an acceptable standard of living for future occupants, or in terms of the impact it would have on other properties in the vicinity of the site.
- 10.30 The proposed business on site, is not likely to generate high levels of noise, it is a digital printing business, and it is anticipated that on this basis it would be able to operate without giving rise to loss of amenity to residential properties in the vicinity of the site. It is noted that two extraction fans would be installed within the development on the rear elevation to serve the printing business. Limited information has been provided in relation to the noise that could be generated from the fans. In the interests of protecting local amenity a condition regarding the submission of specific details for the fans will be attached to the decision notice.
- 10.31 Environmental Services have raised no objections to the proposal but have advised that the two uses should be tied to ensure that the first floor apartment is not used as an independent unit, this can be conditioned. They have also raised concern regarding the future use of the rear cottage which is located within the blue line ownership boundary of the applicant but it is to be used by the applicant's parents as a dwelling at some point in the future. Given that the cottage is attached to the building in close proximity and to ensure the amenity of the future occupiers of the cottage is protected for the long term, a noise report will need to be submitted to demonstrate that there would be acceptable impact on residential amenity.
- 10.32 It is also advised that the hours of use at the site is restricted to protect wider amenity. The applicant has advised that the business would operate between 8.30 to 5.30 Monday to Friday, however to allow some additional flexibility whilst protecting local amenity hours of 8am to 6pm Monday to Friday with no actives on Saturday, Sundays or bank holidays are considered to be reasonable.
- 10.33 In conclusion the proposal subject to the conditions set out above is considered to have an acceptable impact on local amenity and would accord with Policies D2, PLP24 and PLP52.

Ecology

- 10.34 The site is located within the bat alert layer (meaning, an area in which bats have been sighted and in which they may forage and roost if the conditions are suitable). As the proposal is for change of use to a building that is already in a form of 'residential' use, it would seem very unlikely that it would have any impact on bats even if the building has bat roost potential. However as it is an offence for anyone intentionally to kill, injure or handle a bat, or disturb a roosting bat a note will be added to recommendation regarding bats.

Environmental issues

Air quality:

- 10.35 In accordance with guidance on air quality mitigation, outlined within the Planning Practice Guidance, West Yorkshire Low Emissions Strategy, Chapter 10 of the NPPF and PLP24, Environmental Services have recommended that an electric vehicle recharging point should be installed for the proposal. This request is considered reasonable given the policy context and a condition will be attached to the decision notice.

Representations

- 10.36 13 representations have been received in total, a summary of the points raised along with a response is set out below:

10.37 *Highways*

- The proposal would lead to a significant increase in vehicular movements to and from the site from staff and deliveries. Traffic on Lascelles Hall Road is already heavy, is over capacity and vehicles travel in excess of the speed limit. The entrance is on a bend with poor visibility and there is potential for increased risk of accidents from the development with the increased movements that would be generated.

Response: As set out above in the highways section, vehicular movements to and from the site are not considered to be materially greater than that of the properties previous use as a care home. The existing point of access would be utilised which provided acceptable sight lines given that the development is not considered to lead to a material intensification of the site. Lascelles Hall Road is a 30mph road and markings are present to advise drivers to 'slow' as the road goes round the bend. In light of these circumstances the proposal is considered to have an acceptable impact on highways safety.

- There is on street parking on Lascelles Hall Road which makes access more difficult.

Response: This point is noted, however the site provides 17 off street parking spaces within the site which is considered to be sufficient for the development and meets the necessary parking standards.

- Any use of the rear access should be prevented as this goes around 7 cottages, is single width and has experienced damage from vehicles trying to use the access.

Response: The road referred to would not be used by this development and falls outside of the application red line boundary. Access to the development would be via the front entrance with parking spaces as provided to the front of the building.

- How will the site be serviced for deliveries, how many deliveries/collections will there be, what will the time for these? A restriction on vehicle size servicing the site should also be attached to the decision notice limiting it to a maximum of 7.5 tonnes to ensure that only suitably sized vehicles enter the site.

Response: As set out above in the highways section, the applicant has provided additional information in relation to deliveries and collection to the site advising that there would be between 4-5 per day mainly via long wheeled based vehicles. Given the nature of the local road network a restriction on the use of vehicles is considered to be appropriate, however the most appropriate method to achieve this would be via a traffic management plan which can be secured by condition.

10.38 Amenity

- Operating hours at the site should be restricted to 6pm with no working on the weekends.

Response: Hours of use would be restricted to 8am to 6pm Monday to Friday with no working at weekends.

- There is potential for increase noise from the development which would be detrimental to local amenity. There is potential for toxic fumes from the proposed use, how will these be dealt with?
- Is the proposed business traditionally (noisy) or a digital business, and would the noise implications of either of these uses be?
- How will printing inks and solvents be appropriately dissolved of?

Response: The printing element of the business would be via photocopy type machines with computers used to process the work and there would be no fumes generated by the development. Paper, cardboard and ink cartridges would be disposed of in an 'environmentally friendly way with collections twice per week'.

- How would the external appearance of the building be affected?

Response: The only external works to the building would be the reduction of a side extension removing a first floor flat roof extension. It is considered that this alteration would improve the appearance of the building.

- Any advertising at the entrance would be inappropriate to the local area which is predominantly residential.

Response: No advertising at the entrance or on the host building is proposed and any sign would be subject to a separate application.

10.39 Principle

- The area is residential and not business and this should be retained. If the listed status of the building was removed there would be more potential for a residential development at the site. The proposal should be located in an appropriate purpose built development and not in a residential area.

Response: As set out above the location whilst predominantly residential in nature is considered to be acceptable and the development would also bring a currently empty listed building back into use. The building is listed due to predominantly due to its external features which are considered to have significant historic value.

10.40 Other

- How will noise and fumes affect any nearby wildlife?

Response: It is considered that the development would be a low generator of noise and it is not considered that it would lead to any adverse impact on local wildlife.

- Will there for any future opportunities for local employment at the business?
- How many people will be employed at the site?

Response: 13 people are employed at the site any future employment operations would be at the discretion of the applicant.

- Will the development retain the mature trees at the site?

Response: The majority of the trees at the site are covered by a preservation order, the applicant does not proposed to do any works to these trees under this development and has advised that they would look to enhance to the local landscape by appropriately maintaining the site.

- All materials should be stored internally in a safe location to prevent anti-social behaviour from occurring at the site which has happen since the building was left empty.

Response: Whilst no specific details have been provided, it is considered that materials for the development would be located internally within a safe and secure place.

10.41 Cllr Munro

Cllr Munro has made the following comments as an Almondbury Ward Councillor:

- *I am concerned about access to the property which is off a narrow road on a hill. The printing company that is planning to be on the site is well known in Huddersfield and I am concerned about the rise in the number of vehicles using the road on a daily basis. Lascelles Hall Rd was built to serve the local villages only. Nowadays it is used as a cut through by many vehicles between Wakefield Rd and Kirkheaton and the shopping outlets at Waterloo.*

Access to the site is gained just below a bend in the road and does not appear to be suitable for the number of planned parking places totalling 18. In addition to customer parking there will be deliveries too.

Additionally some business customers may be inclined to park on Lascelles Hall Rd which is too narrow, and would make the road more dangerous, so I ask that a condition be attached to the terms of the planning consent that parking on the roadside is prohibited.

There appear to be several objections ranging from access and egress onto Lascelles Hall Rd, a potential shared access problem with existing residents, there is no delivery plan and no storage plan. I am also concerned about the change of use from residential institution to printing business ...

Response: As set out above the parking and access arrangements are considered to be acceptable for the proposed development and sufficient parking provision is provided within the site. The proposed use is considered to be acceptable for the site and the development would have the benefit of being a Grade II listed building back into use.

The application provides sufficient space for employees and occupiers of the building to park on site. There is no justification for a Traffic Regulation Order to be sought to restrict parking on the roadside. A planning condition stating that parking on the roadside is prohibited would not meet the tests for conditions as set out in paragraph 55 of the NPPF.

11.0 CONCLUSION

11.1 In conclusion the proposal would bring an existing empty listed building back into use and support the expansion of a local business whilst also maintaining the protection of local amenity. As such the proposal is considered to represent sustainable development.

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

1. Development in 3 years
2. In accordance with the plans
3. Roofing tiles to match existing
4. Making good of stonework to matching existing walling.
4. Tying the use of business to the apartment
5. Hours of use for business, including deliveries, 8 am to 6pm Monday to Friday only.
6. Surfacing and marking out parking provision before use commencing.
7. Submission of traffic management plan before use commencing.
8. Submission of details for the installation of small scale directional signs for deliveries, including reference to the informal one-way system
9. Provision of electric vehicle parking point.
10. Submission of details of noise from fans before installation.
11. Provision of bin storage before use commencing and being retained thereafter.
12. Submission of a noise report to demonstrate the amenity of the cottage is protected by the proposed use.

Background Papers:

Application and history files.

Website link <http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2018%2f92565>

Certificate of Ownership – Certificate B: Notice served on the owner of the site.