

PLANNING STATEMENT
APPENDIX 6

PARTIAL DEMOLITION, REBUILDING AND ALTERATIONS TO LISTED MILL TO
FORM 38 APARTMENTS TOGETHER WITH 25 NEW APARTMENTS AND 64
NEW DWELLINGHOUSES

AT

WESTWOOD MILL, LOWESTWOOD LANE, HUDDERSFIELD

WESTWOOD WILSON LTD

PROJECT ARCHITECTS:
MICHAEL WILSON RESTORATIONS
IN COMBINATION WITH
PRIME MERIDIAN LIMITED

MALCOLM SIZER PLANNING LIMITED

February 2020

Pre-application 2018/20130

Matthew Woodward <Matthew.Woodward@kirklees.gov.uk>

Tue 10/07/2018 15:32

To: guyboyer@btinternet.com <guyboyer@btinternet.com>; Malcolm <malcolmsizer@hotmail.com>;
mjlw@mwrestorations.co.uk <mjlw@mwrestorations.co.uk>

Cc: Nigel Hunston <Nigel.Hunston@kirklees.gov.uk>; David Wordsworth <David.Wordsworth@kirklees.gov.uk>

📎 11 attachments (4 MB)

Committee Report.pdf; FB68F9827F5C11E8BF6500A0C6000017.pdf; A23CBD35380B11E8AAD700A0C6000017.pdf;
281C0FD63E6411E887C600A0C6000017.docx; F8F2593A418611E8A285D8FC93162145.pdf;
2DD741CB417B11E8A285D8FC93162145.pdf; 6596CE17422A11E8B6CA00A0C6000017.pdf;
92E24864577D11E883E400A0C6000017.pdf; 7CA7611F73A911E89884D8FC93162145.pdf;
FD9F0A0F738911E89884D8FC93162145.pdf; Car parking dimensions;

Dear Sirs,

2018/20130

Pre-application for part demolition and part conversion to form 64 apartments and 62 dwellings

Westwood Mill, Lowestwood Lane, Linthwaite, Huddersfield, HD7 5UN

I refer to the enquiry above.

Prior to submitting any subsequent planning application you should contact officers to clarify the level of detail and additional reports required. Any subsequent application should be accompanied by a Heritage Impact and additional detailed plans and information to correspond with the level of significance of the heritage assets in relation to your proposed development.

Please find attached to this e-mail a number of documents which include:

- 1) Officer report presented to Strategic Planning Committee on Thursday 5th July.
- 2) Officer report update presented to Strategic Planning Committee on Thursday 5th July.
- 3) Consultee responses

Below is a copy of the planning committee resolution and details of applicable planning policies. A copy of the committee discussion will shortly be available in the following link:

<https://kirklees.public-i.tv/core/portal/home>

Committee comments:

Members were generally supportive of the principal of very special circumstances existing for securing restoration of the existing Grade 2 Listed Buildings through some enabling development within the Green Belt. Cllr Bellamy required details and figures for viability before supporting development within the Green Belt and strongly recommended the use of natural stone and slate. Cllr Walker commented upon the historical importance of the buildings and the local issues/problems with derelict buildings on the site. Cllr Firth*

however, was opposed to the principle of the enabling development in the Green Belt. Cllr Pinnock suggested the council provide a list of housebuilders recommended for sensitive conservation projects and mill conversions

Kirklees Unitary Development Plan (UDP) Saved Policies 2007:

BE1 – Design principles
BE2 – Quality of design
BE11 – Materials
BE9 – Archaeological value
BE10 – Archaeological evaluation
BE12 – Space about buildings
BE23 – Crime prevention
T1 – Transport strategy
T10 – Highway safety
T16 – Safe pedestrian routes in new developments
T19 – Parking standards
H1 – Housing Needs of district
H18 – Provision of open space
G6 – Land contamination
EP4 – Development and noise
EP11 – Landscaping and ecology

Kirklees Publication Draft Local Plan Policies: Submitted for examination April 2017 (to be given substantial weight at this stage)

PLP1 Presumption in favour of sustainable development
PLP3 Location of new development
PLP7 Efficient and effective use of land and buildings
PLP8 Safeguarding employment land and premises
PLP 20 Sustainable travel
PLP21 Highway safety and access
PLP22 Parking
PLP23 Core walking and cycling network
PLP24 Design
PLP27 Flood Risk
PLP28 Drainage
PLP30 Bio diversity and geodiversity
PLP32 Landscape
PLP33 Trees
PLP35 Historic Environment
PLP51 Protection and improvement of air quality
PLP52 Protection and improvement of environmental quality
PLP 53 Contaminated and unstable land
PLP57 Replacement, alteration, extension of existing buildings in Green Belt
PLP60 Reuse and conversion of existing buildings in Green Belt
PLP63 New open space

National Planning Policy Framework:-

Core planning Principles

NPPF Chapter 1 Building a strong, competitive economy

NPPF Chapter 2 Ensuring the vitality of town centres

NPPF Chapter 3 Supporting a prosperous rural economy

NPPF Chapter 4 Promoting sustainable transport

NPPF Chapter 6 Delivering a wide choice of high quality homes

NPPF Chapter 7 Requiring good design

NPPF Chapter 8 Promoting healthy communities

NPPF Chapter 9 Protecting Green Belt land

NPPF Chapter 10 Meeting the challenge of climate change, flooding and coastal change

NPPF Chapter 11 Conserving and enhancing the natural environment

NPPF Chapter 12 Conserving and enhancing the historic environment

Supplementary Planning Guidance / Documents:

West Yorkshire Air Quality and Emissions Technical Guidance

Strategic Flood Risk Assessment - <http://www.kirklees.gov.uk/beta/planning-policy/strategic-flood-risk-assessment.aspx>

National Planning Guidance:

Planning Practice Guidance

Kind regards

Matthew Woodward
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Development Management
Investment & Regeneration Service
Kirklees MBC

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