

PLANNING COMMITTEE NOTES

Date of Committee: 07/06/2011

Officer presenting: PM/RAS

Application number: 11/00200

Site: SBCV

Applicant/Agent present: Yes

Objector present: Yes

Ward/Parish C'llor present: Yes

Presentation made: Yes

Changes to conditions?:

Decision:

Mr Thomas: Query re Lloyds parking.

TR: Covered by condition - can be covered temporarily.

Mr Thomas: What happens after temporary ip?

TR: Construction operation needs space - car will return after contractors.

Mr Coomb: Are jobs at p 85 separate?

RAS: Yes

Mr Coomb: Will flood defences improve works?

HE: Lots of work with EA. Marginal decrease in flood level at Copley. No detriment or minor improvement.

Mr Goldtop: Can you explain position on Copley Lane?

TR: Difficult to mitigate for pedestrians. SV showed difficulties of pedestrians on Copley lane. Have tried to find improved safety measures but very difficult. Meaningful improvement would need purchase of 3rd party land. Possibility of cantilevered footway or railway bridge, but very costly. Increase of 30 up+ down per hour on Copley lane. 1: a material concern.

Mr Keel: Could existing bridge near Refine tip be improved?

TR: One on Helm Rd? Cannot be improved without significant expenditure.

Mr Thomas: Large shortfall on Education - can you elaborate?

RAS: Unfortunate that dev. can't generate contribution required. Viability has been tested independently. Larger contributions would undermine viability. Needs to be balanced.

Mr Pillai: Will this cause the Council difficulties?

RAS: Yes — is matter for Committee, but as is employment, continuation etc. No policies for leave provision. Calderdale pop is projected to grow so needs to be planned for anyway.

Mr Pillai: Is Air Quality a problem?

RC: Copy Vally has no problem with AQ, but SB town centre does as does Salford. No adverse impact arising from AQ. Travel Plan includes promotion of such as electric-powered vehicles.

Mr Goldthorpe: Should be relying reliance on cars, improving public transport. Any measures for extra public transport?

TR: Yes — find for steering group. Will help to deliver sustainably/assembly operations. Have tried increasing frequency of bus service, but it is only 1 per week. Viable means that cannot increase bus service. But developer is exploring possibility of link into Wg's data centre + provide extended service.

Objector: Issue on Wakefield Rd. Have to Q. to park ahead. This will increase congestion. Will impede emergency vehicles. Better bus tailbacks (ASMA). Electric vehicles are pie in sky. Risk to primary schools on Wakefield Rd unacceptable. Copy have safer routes to school, but still pedestrians being clipped. Already tailbacks on Copy have. Mini-bus pass has narrow tunnel at Dugdals on a narrowing of road. All street holders suffer noise + fumes. 207 vehicles more at Salford — already a problem. Could become grid lock if no improvement. Developer should pay. School at full — need £1.2m for improvement. Tax payers of Calderdale will have to make up difference. Scheme is massive gamble. Proposal also included listed staff, so can than 577. Scheme offers a gamble not worth the risk. Must not grant the application.

Mr Keel: Are you aware of problems that main employers in Caldbeck are in
unsustainable premises + may move out of Caldbeck?

Objector: This scheme depends on new jobs not transferred jobs. Plans at Anley's.

RAS: Report refers to not additional jobs. Calculations include transfer of exist jobs.

Mr Coomb: Query re hotel jobs.

2nd Objector: Applicant is development partner, senior partner is planning own regeneration
team - not surprising.

Dodgy Dossier: Policy E20 is about South Bank in the town centre.
Hog was only to introduce cyclists in town centre
- not part of complete scheme.
- plan not consistent with E20

PPS 25 - sequential test - key points are all done out of flood risk areas.

" " Text book example of maladministration.

Mr Draycott:
(Ward - SB) Report refers to 'finely balanced' issues relating to viability. Will there be further
discussion on S106 matters? Aff. Hog currently ^{report says right change} zero. Can we be assured this
will be pursued. Will there be further discussion on Education + Open Space
Contributions?

Can we be assured that sealed contractors will not be located? No
intention to widen tunnel - so will not relieve pressure in SB town centre.
Report says no alterations proposed. Note concern of H + E - several
bottlenecks. Congestion at tunnel. AS ward would feel difficult have
to be addressed: What are liabilities referred to? Feels like a
scheme that is underfunded - would be left with education / traffic / AQ
issues which would be left.

RAS: Liability - p85 sets out planning constraints. No weight given to other liabilities.
On planning obligations - amount on table is £90,000 for Hogs £145,000 for Education -
considered to be optimum split. On Aff Hog - HHE has not objected - refer
to report - attached weight to ~~report~~ development agreement.

Chair: Has climate change been factored in to FRA?

AG: Yes - in an indirect way.

TR: Analysis for term 'mini-bypass'. There are 2 bottle necks on the access road. Alternative ~~route~~ route better phrase. Will self-regulate. Sometimes will be better route sometimes won't.

Clb Peel: Decision must be based on what is in front of us - is that right?

RBS: Already significant negotiations - must consider what is in front of them.

Clb Goldthorpe: What is separated text?

AG: Are there alternative sites for the development. Need to consider exception test.

Clb Hardy: Coppy campaign group very active over many years. Been going since 2004/5. (Award-sh). Have always said would speak out against projects - have always tried to give honest replies. App must be considered on its merits. Flood risk has been considered. Main issues for Coppy + Shirel is traffic. Traffic will get worse anyway proposed will make worse. Speeds on Wakefield Rd too high. Reducing risk. Measures need to be taken onto Woodhouse Lane + Coppy lane. Education is a worrying issue. Don't know how many children of ages. If young aged will be necessary to consider invest in Coppy school. Public transport locally is dreadful. Parking is critical due to Lloyd's data centre. Hope if app is approved - all these matters will be looked at.

Clb Atash(?): Refer to health in Covid. Has rumbled on since 2004/5. People have been misled by misinformation. No guarantee will result in safe + secure home + jobs. Flood approval is 0.09m! No guarantee of jobs. House likely to go further with children of all ages. Big issue about school places. 570 coppy spaces - dispute ARUP findings. Lloyd's car park has 2-300 places. No spare capacity on site. Local transport is a joke. Traffic will asphyxiate people.

Applicant: Several key benefits: regeneration of contaminated land. Around 600 jobs. Around 200 high quality homes. Nature reserve.

Site is high priority for regeneration. Very challenging. Constraints:-
Stance Hill 150 years using industrial process.
Sewage treatment works over 60 years. Extensive infrastructure still here.
Landfill site until 1980's.
Contaminated debris is liability to Council.

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Stone Bridge in poor condition + contributes to flood control.
Development would be submitted by Govt grant + cross-subsidy from development.

Objector: absolute joke -
Chair: will be rejected if content

Of site: don't care, is absolute joke

Chair: have room then

Objector: No

Chair: Agree for 10 month then.

Applicant: Market Town Remains in 2002 full consent site
UDP 2006 took on site under E20.
Applicant are regeneration specialists. Aim to deliver site as in E20.
Key conclusions show meet EA requirements, Town plan, more diverse habitat,
clean up of contaminated site, deliver modern employment space. Range + mix
of uses conform + will allow future development of Holmes Rd. Investment will
give approx £17m added value to local economy - jobs, houses + brownfield will
reduce need to build on greenfield. Nature reserve. 2 new bridges. Contamination
leadship addressed. £10m of infrastructure.
Scheme does not address every aspiration. But development agreement allows average
to public sector.
Pleased with SB Comtg Forum comments.
Applicant has much merit. Conforms with Dev Plan.

Objector: Interruptions -

Chair: Intervention.

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Clb Coombs: Aff Hoy - not ideal in this.

App: Viability of scheme stretched. Had to make clones. Cannot take AH too.

Clb Thonder: Education costed - big difference. ~~states~~

App: Under New Home Base, fund would be made to Council approx £2m.

RAS: New Home Base is outside what is covered under plan, but App is correct.

Clb Keel: In 1970's, was police office in SB, has been mooted need for traffic scheme for SB. & has resulted or ever since. Early ended up as desert team when jobs left. Regen in Caldecott has been ongoing success, but need it to continue.

Clb Adley: Proper refusal - against on Congestion, road safety - BES + BEB, + especially safety on Coppy home.

No second.

Chair: Any other proposals?

Clb Coombs: In list of benefits - to do with Flood Risk - why is it a benefit? Number of things are uncomfortable with. Feel a though being held over a barrel?

HG: On Flood Risk - benefit decision, is construction of new bridge - will give security compared with existing bridge which may collapse + cause problems.

Clb Coombs: Still reassured but still uncomfortable with app. If deferred, could there be further negotiation re Coppy home?

TR: Have spent long time but ~~no~~ have not been able to support the application because no real way of addressing concerns without substantial outlay.

RAS: Extensive discussion on highly issues + discussion has gone as far as it can. Recommendation is balanced. If deferred could not be able to provide anything substantive on this.

Clb Coombs: Have officer recommendation

Second?: Chair.

Vote: Motion carried.