

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY

PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)

17 DECEMBER 2019

Planning Application 2019/92646

Item 10 – Page 41

Outline application for erection of residential development

Spurn Point, Manchester Road, Linthwaite, Huddersfield, HD7 5RF

Ecology

Given that this is an allocated housing site with no specific ecological constraints identified and the proposal is in outline form with all matters reserved except for access, it is considered that ecology issues can be addressed through conditions. Conditions for a preliminary ecological appraisal and an ecological impact assessment are recommended.

Planning Application 2019/91083

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Demolition of existing dwelling and erection of detached dwelling with detached garage/gym/store

345, Bradley Road, Bradley, Huddersfield, HD2 1PR

7.0 PUBLIC/LOCAL RESPONSE:

Two additional representations have been received raising the following points:

- Further amendments have been received, where neighbours have not been informed.
Response: It was not considered necessary to re-advertise the revised details as there were no significant changes to the proposals or plans. Comments received previously were considered to remain relevant.
- The difference show that ground levels are to be lowered in order to reduce the height adjacent to neighbouring properties. It is likely significant excavation would be required due to changes in land levels.
Response: The plans indicate that there will be some excavation in order that the ground floor is in line with the neighbouring driveway it is understood to be 0.5 metres.

- All points in previous objections should be taken into account. The applicant is ignoring previous conditions that the site should not be overdeveloped.
Response: Concerns raised previously are outlined in the report to Members.
 - The proposals are an overdevelopment of the site.
Response: The proposed development is unacceptable for the reasons outlined in the report to Members.
 - The Committee request is not clear as Officers have advised the scheme should be scaled back as it is an overdevelopment of the site contrary to Policy LP24 (a) and (b) of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.
Response: The proposed development is unacceptable for the reasons outlined in the report to Members.
 - As Councillor Uppal sits on the Committee would this not be a conflict of interest? Had the neighbouring residents been made aware that the support of a councillor can be canvassed in respect of a development then we would have taken this course of action and approached Councillor Uppal ourselves.
Response: Members are entitled to bring matters to the attention of the planning committee provided they give an acceptable planning reason with the agreement Chair. This is in accordance with the Council's Constitution and the Protocol for Planning Committees
 - What does Protocol for Planning Committees mean?
Response: The aim of the protocol is to ensure that the planning process operates transparently, properly, legally and effectively, and there are no grounds for suggesting that a decision has been biased, partial or not properly considered.
 - The development goes against the manifesto that Councillor Uppal stood for (Labour Council manifesto 2018 under the section Housing – Extra Care:) - “We do not have homes that meet the needs of an ageing population , or for people with disabilities. We need to use all means at our disposal including land ownership or planning system to redress the balance”.
Response: Point noted However, this general political comment is not material to the determination of the planning application.
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