



**Service Director – Legal, Governance and  
Commissioning**

**Julie Muscroft**

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## **Decision Summary**

**Committee:  
(HUDDERSFIELD AREA)**

**Date:**

**Committee Clerk:**

**TEL:**

**PLANNING SUB-COMMITTEE**

**THURSDAY 22 FEBRUARY 2018**

**Richard Dunne**

**01484 221000**

### **Chair**

Councillor Terry Lyons

### **Councillors Attended**

Councillor Donna Bellamy

Councillor James Homewood

Councillor Bernard McGuin

Councillor Mohammad Sarwar

Councillor Ken Sims

Councillor Mohan Sokhal

Councillor Sheikh Ullah

Councillor Rob Walker

Councillor Linda Wilkinson

Councillor Andrew Marchington

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### **1: Membership of the Committee**

This is where Councillors who are attending as substitutes will say for whom they are attending.

All members of the Committee were present.

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### **2: Minutes of previous meeting**

To approve the Minutes of the meeting of the Committee held on 4 January 2018.

The Minutes of the meeting held on 4 January 2018 were approved as a correct record.

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### **3: Interests and Lobbying**

The Councillors will be asked to say if there are any items on the Agenda about which they might have been lobbied. The Councillors will be asked to say if there are any items on the Agenda in which they have disclosable pecuniary interests, which would prevent them from participating in any discussion of the item or participating in any vote upon the item, or any other interests.

Councillor McGuin declared an 'other interest' in item 17 on the grounds that he had been involved in a local group that had wanted to establish a village green on the land at Clayton Fields.

Councillor Ullah declared an 'other interest' in item 17 on the grounds that he had been involved in facilitating a number of meetings between the developer and objectors.

Councillor Sokhal declared an 'other interest' in item 17 on the grounds that he had previously commented on and supported local residents to maintain the public rights of way footpath

Cllrs McGuin and Sims declared that they had been lobbied on application 2017/93444.

Cllr McGuin declared that he had been lobbied on application 2017/93483.

Cllr Sims declared that he had been lobbied on applications 2017/94242.

Cllr Bellamy declared an 'other interest' in item 19 and application 2017/94242 on the grounds that she was a member of the Holme Valley Parish Council.

Cllr Marchington declared an 'other interest' in application 2017/93444 on the grounds that he was a student minister at Almondbury Methodist Mission.

Cllr Marchington declared an 'other interest' in application 2017/93638 on the grounds that he knew the applicants.

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### **4: Admission of the Public**

Most debates take place in public. This only changes when there is a need to consider certain issues, for instance, commercially sensitive information or details concerning an individual. You will be told at this point whether there are any items on the Agenda which are to be discussed in private.

All items on the agenda were taken in public session.

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## **5: Deputations/Petitions**

The Committee will receive any petitions and hear any deputations from members of the public. A deputation is where up to five people can attend the meeting and make a presentation on some particular issue of concern. A member of the public can also hand in a petition at the meeting but that petition should relate to something on which the body has powers and responsibilities.

In accordance with Council Procedure Rule 10 (2), Members of the Public should provide at least 24 hours' notice of presenting a deputation.

No deputations or petitions were received.

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## **6: Public Question Time**

The Committee will hear any questions from the general public.

No questions were asked.

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## **7: Site Visit - Application No: 2017/93399**

Change of use and alterations, including erection of boundary fence, to former mill (B1 Business) to 30 student bedrooms (C4) Office, Britannia Mills, Colne Road, Huddersfield.

(Estimated time of arrival at site – 09.05am)

Contact Officer: Nick Hirst

Site visit undertaken.

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## **8: Site Visit - Application No: 2017/93444**

Replacement roof (within a Conservation Area) Almondbury Methodist Church, Westgate, Almondbury, Huddersfield.

(Estimated time of arrival at site – 09.20am)

Contact Officer: Francis Davies, Planning Services

Site visit undertaken.

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**9: Site Visit - Application No: 2017/91618**

Change of use and erection of extension and alterations to former club/pub to form 7 apartments 14, New Road, Kirkheaton, Huddersfield.

(Estimated time of arrival at site – 09.35am)

Contact Officer :Farzana Tabasum, Planning Services

Site visit undertaken.

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**10: Site Visit - Clayton Fields, Edgerton**

Application for a definitive map modification order to add a public footpath to the definitive map and statement, Clayton Fields, Edgerton. (Application reference 183).

(Estimated time of arrival at site – 10.00am)

Contact Officer: Giles Cheetham, Definitive Map Officer

Site visit undertaken.

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**11: Site Visit - Application No: 2016/92466**

Erection of two dwellings adj 2, Romsey Close, Lindley, Huddersfield.

(Estimated time of arrival at site – 10.20am)

Contact Officer: Farzana Tabasum, Planning Services

Site visit undertaken.

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**12: Site Visit - Application No: 2017/93515**

Erection of 16 dwellings with associated access and parking facilities. Land adj, Lower Gate, Paddock, Huddersfield.

(Estimated time of arrival at site – 10.35am)

Contact Officer: Victor Grayson, Planning Services

Site visit undertaken.

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**13: Site Visit - Application No: 2017/93638**

Outline application for residential development with details of point of access only (within a Conservation Area) Land off Fullwood Drive (West site), Golcar, Huddersfield.

(Estimated time of arrival at site – 10.55am)

Contact Officer: Victor Grayson, Planning Services

Site visit undertaken.

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**14: Site Visit - Application No: 2017/93719**

Outline application for residential development with details of access only (within a Conservation Area) Land off Fullwood Drive (East site), Golcar, Huddersfield.

(Estimated time of arrival at site – 10.55am)

Contact Officer: Victor Grayson, Planning Services

Site visit undertaken.

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**15: Site Visit - Application No: 2017/94242**

Erection of side extensions and dormer windows, raise roof and alterations Crow Wood, 17, Broad Lane, Upperthong, Holmfirth.

(Estimated time of arrival at site – 11.45am)

Contact Officer: Aimee Proctor, Planning Services

Site visit undertaken.

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**16: Local Planning Authority Appeals**

The Sub Committee will receive a report detailing the outcome of appeals against decisions of the Local Planning Authority, as submitted to the Secretary of State.

Contact: Mathias Franklin –Development Management Group Leader

That the report be noted.

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**17: Application for a definitive map modification order to add a public footpath to the definitive map and statement, Clayton Fields, Edgerton. (Application reference 183)**

The Planning Sub-Committee will consider an application to record a public footpath to the definitive map and statement, Clayton Fields, Edgerton.

Contact Officer: Giles Cheetham, Definitive Map Officer

That the Service Director, Legal, Governance and Commissioning be authorised to:

- (1) To make a definitive map modification order (“DMMO”) to record a public footpath between points A and B on appended plan App Y, under section 53 (3) c (i) of the Wildlife & Countryside Act 1981.
  - (2) Confirm the order or if opposed, to submit it to the Secretary of State at DEFRA to determine.
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**18: Application for a definitive map modification order to add a public footpath to the definitive map and statement, Cellars Clough, Marsden**

The Planning Sub-Committee will consider an application to record a public footpath to the definitive map and statement, Cellars Clough, Marsden.

Contact Officer: Giles Cheetham, Definitive Map Officer

That the Service Director, Legal, Governance and Commissioning be authorised to:

- (1) To make a definitive map modification order (“DMMO”) to record a public footpath between points A and D via point C, and from points C – B shown on appended plan App A1, under section 53 (3) c (i) of the Wildlife & Countryside Act 1981.
  - (2) Confirm the order or in the event the order is opposed, to submit it to the Secretary of State at DEFRA to determine.
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**19: Clarification of decision on item 13 of Planning sub-committee (Huddersfield area) of 4 January 2018. Bridge Lane to Sands recreation, Holmfirth. Application for a definitive map modification order to add a public bridleway to the definitive map and statement. (Application reference 169)**

The Planning Sub-Committee will be asked to note a clarification of the sub-committee’s previous decision and to reaffirm the decision that was made.

Contact Officer: Giles Cheetham, Definitive Map Officer

That the Committee:

- (1) Notes the typographic errors in the recommendation presented at the meeting on 4 January 2018 for the definitive map modification order to add a public bridleway to the definitive map and statement - Bridge Lane to Sands recreation, Holmfirth.
  - (2) Confirm the Committee decision to make and seek confirmation of an order under section 53 (3) c (i) of the Wildlife & Countryside Act 1981.
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**20: Planning Application - Application No: 2017/93483**

Erection of single storey rear extension and rear dormer windows 152, Ravensknowle Road, Dalton, Huddersfield.

Contact Officer : Francis Davies

Delegate to the Head of Strategic Investment to approve as detailed within the considered report.

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**21: Planning Application - Application No: 2017/93444**

Replacement roof (within a Conservation Area) Almondbury Methodist Church, Westgate, Almondbury, Huddersfield.

Contact Officer: Francis Davies, Planning Services

Conditional full permission subject to the delegation of authority to the Head of Strategic Investment.

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**22: Planning Application - Application No: 2017/93399**

Change of use and alterations, including erection of boundary fence, to former mill (B1 Business) to 30 student bedrooms (C4) Office, Britannia Mills, Colne Road, Huddersfield.

Contact Officer: Nick Hirst

Delegate to the Head of Strategic Investment to approve as detailed within the considered report and update list.

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**23: Planning Application - Application No: 2017/91618**

Change of use and erection of extension and alterations to former club/pub to form 7 apartments 14, New Road, Kirkheaton, Huddersfield.

Contact Officer :Farzana Tabasum, Planning Services

Deferred.

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**24: Planning Application - Application No: 2016/92466**

Erection of two dwellings adj 2, Romsey Close, Lindley, Huddersfield.

Contact Officer: Farzana Tabasum, Planning Services

Refused in line with the reasons outlined in the considered report.

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**25: Planning Application - Application No: 2017/93515**

Erection of 16 dwellings with associated access and parking facilities. Land adj, Lower Gate, Paddock, Huddersfield.

Contact Officer: Victor Grayson, Planning Services

Delegate to the Head of Strategic Investment to approve as detailed within the considered report.

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**26: Planning Application - Application No: 2017/93638**

Outline application for residential development with details of point of access only (within a Conservation Area) Land off Fullwood Drive (West site), Golcar, Huddersfield.

Contact Officer: Victor Grayson, Planning Services

Delegate to the Head of Strategic Investment to approve as detailed within the considered report.

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**27: Planning Application - Application No: 2017/93719**

Outline application for residential development with details of access only (within a Conservation Area) Land off Fullwood Drive (East site), Golcar, Huddersfield.

Contact Officer: Victor Grayson, Planning Services

Delegate to the Head of Strategic Investment to approve as detailed within the considered report.

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**28: Planning Application - Application No: 2017/94242**

Erection of side extensions and dormer windows, raise roof and alterations Crow Wood, 17, Broad Lane, Upperthong, Holmfirth.

Contact Officer: Aimee Proctor, Planning Services

Delegate to the Head of Strategic Investment to approve as detailed within the considered report.



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**29: Planning Application - Application No: 2017/93846**

Demolition of existing public house and erection of 32 residential dwellings Land Adjacent to Spotted Cow Public House, New Hey Road, Salendine Nook, Huddersfield.

Contact Officer: Bill Topping, Planning Services

Delegate to the Head of Strategic Investment to approve as detailed within the considered report.

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**30: Planning Application - Application No: 2016/90524**

Outline application for erection of three dwellings (Within the curtilage of a Listed Building) Middle Burn Farm, Burn Road, Birchcliffe, Huddersfield.

Contact Officer: Adam Walker, Planning Services

Delegate to the Head of Strategic Investment to approve as detailed within the considered report.

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