



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

Julie Muscroft

The Democracy Service

Civic Centre 3

High Street

Huddersfield

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Please ask for: Richard Dunne

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Wednesday 5 December 2018

Notice of Meeting

Dear Member

Planning Sub-Committee (Huddersfield Area)

The **Planning Sub-Committee (Huddersfield Area)** will meet in the **Council Chamber - Town Hall, Huddersfield** at **1.30 pm** on **Thursday 13 December 2018**.

(A coach will depart the Town Hall, at 8.55am to undertake Site Visits. The consideration of Planning Applications will commence at 1.30 pm in the Council Chamber.)

This meeting will be webcast live and will be available to view via the Council's website.

The items which will be discussed are described in the agenda and there are reports attached which give more details.

A handwritten signature in black ink, appearing to read "Julie Muscroft".

Julie Muscroft

Service Director – Legal, Governance and Commissioning

Kirklees Council advocates openness and transparency as part of its democratic processes. Anyone wishing to record (film or audio) the public parts of the meeting should inform the Chair/Clerk of their intentions prior to the meeting.

The Planning Sub-Committee (Huddersfield Area) members are:-

Member

Councillor Terry Lyons (Chair)
Councillor Donna Bellamy
Councillor Nell Griffiths
Councillor James Homewood
Councillor Mohammad Sarwar
Councillor Ken Sims
Councillor Mohan Sokhal
Councillor Sheikh Ullah
Councillor Harpreet Uppal
Councillor Bernard McGuin
Councillor Gemma Wilson

When a Planning Sub-Committee (Huddersfield Area) member cannot be at the meeting another member can attend in their place from the list below:-

Substitutes Panel

Conservative

B Armer
V Lees-Hamilton
M Thompson

Green

K Allison
A Cooper

Independent

C Greaves

Labour

E Firth
S Hall
N Mather
H Richards
R Walker

Liberal Democrat

C Iredale
A Munro
A Pinnock

Agenda

Reports or Explanatory Notes Attached

Pages

1: Membership of the Committee

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

2: Minutes of previous meeting

1 - 10

To approve the Minutes of the meeting of the Committee held on 1 November 2018.

3: Interests and Lobbying

11 - 12

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.

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.

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.

6: Public Question Time

The Committee will hear any questions from the general public.

7: Site Visit - Application No: 2018/91542

Erection of two storey rear extension, porch to front and alterations to roof 9, Inglewood Avenue, Birkby, Huddersfield.

(Estimated time of arrival at site – 9.15am)

Contact Officer: Neal Bearcroft, Planning Services

Wards

Affected: Lindley

8: Site Visit - Application No: 2018/92934

Outline application for erection of residential development former Gees Garage, New Hey Road, Outlane, Huddersfield.

(Estimated time of arrival at site – 9.35am)

Contact Officer: Matthew Woodward, Planning Services

Wards

Affected: Colne Valley

9: Site Visit - Application No: 2018/92935

Outline for residential development - former Gees Garage, New Hey Road, Outlane, Huddersfield.

(Estimated time of arrival at site – 9.35am)

Contact Officer: Matthew Woodward, Planning Services

Wards

Affected: Colne Valley

10: Site Visit - Application No: 2018/90501

Change of use and alterations to part of mill to form 42 residential units and 8 light industrial units (use class B1c) and retention of part of existing retail use (revised description and amended plans) Stanley Mills, Britannia Road, Milnsbridge, Huddersfield.

(Estimated time of arrival at site – 9.55am)

Contact Officer: Matthew Woodward, Planning Services

Wards

Affected: Golcar

11: Site Visit - Application No: 2016/91573

Demolition of existing redundant mill buildings and erection of 55 dwellings with associated parking and access from Manchester Road Cellars Clough Mill, Manchester Road, Marsden, Huddersfield.

(Estimated time of arrival at site – 10.20am)

Contact Officer: Farzana Tabasum, Planning Services

Wards

Affected: Colne Valley

12: Site Visit - Application No: 2018/92937

Erection of 51 dwellings and associated works Land south of, Helme Lane, Meltham, Holmfirth.

(Estimated time of arrival at site – 10.40am)

Contact Officer: Matthew Woodward, Planning Services

Wards

Affected: Holme Valley North

13: Site Visit - Application No: 2018/93508

Reserved matters application pursuant to outline permission 2016/91502 for erection of one detached dwelling Adj Spring Lane, Holmfirth.

(Estimated time of arrival at site – 11.15am)

Contact Officer: Nick Hirst, Planning Services

Wards

Affected: Holme Valley South

14: Site Visit - Application No: 2018/92785

Change of use of land to pub garden and play area The Sun, 137, Highgate Lane, Lepton, Huddersfield.

(Estimated time of arrival at site – 11.50am)

Contact Officer: Francis Davies, Planning Services

Wards

Affected: Almondbury

15: Site Visit - Application No: 2017/93847

Outline application for erection of 36 dwellings land off, Upper Quarry Road and Bradley Road, Bradley, Huddersfield.

(Estimated time of arrival at site – 12.20pm)

Contact Officer: Victor Grayson, Planning Services

Wards

Affected: Ashbrow

16: Local Planning Authority Appeals

13 - 28

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

Wards

Affected: Dalton; Newsome

Planning Applications

29 - 32

The Planning Sub Committee will consider the attached schedule of Planning Applications.

Please note that any members of the public who wish to speak at the meeting must register no later than 5.00pm (for phone requests) or 11:59pm (for email requests) by no later than Monday 10 December 2018.

To pre-register, please contact richard.dunne@kirklees.gov.uk or phone Richard Dunne on 01484 221000 (Extension 74995)

An update, providing further information on applications on matters raised after the publication of the Agenda, will be added to the web Agenda prior to the meeting.

17: Council stance on the definitive map modification order 33 - 38

submitted to DEFRA. Public rights of way and their status at Huddersfield 231, Nether Moor, Huddersfield

To consider the report.

Contact: Public Rights of Way publicrightsofway@kirklees.gov.uk

Wards Affected: Crosland Moor & Netherton

- 18: Application for a definitive map modification order to add a public footpath to the definitive map and statement, Clayton Fields, Edgerton. (Application reference 204)** 39 - 46

To consider the report.

Contact officer: Giles Cheetham, Definitive Map Officer. 01484 221000, giles.cheetham@kirklees.gov.uk

Wards: Greenhead

**18.1 Clayton Fields Background Papers & Appendices
Background Papers and History of Decisions**

9.1 872/1/MOD/30 & 31 & 183 & 184 & 185 & 186 & 187

9.2 Links to previous reports/decisions

Item 12 on TCPA s257 - deferred at August 2017

<https://democracy.kirklees.gov.uk/ieListDocuments.aspx?CId=149&MId=5286&Ve r=4>

Item 10 on TCPA s257 - authority October 2017

<https://democracy.kirklees.gov.uk/ieListDocuments.aspx?CId=149&MId=5287&Ve r=4>

Item 17 on File 183 DMMO - decision February 2018

<https://democracy.kirklees.gov.uk/ieListDocuments.aspx?CId=149&MId=5290&Ve r=4>

Item 14 on Files 30, 31, 184, 185, 186 & 187 DMMO - deferred at May 2018 AND

Item 15 on TCPA s257 authority amendment - deferred at May 2018

<https://democracy.kirklees.gov.uk/ieListDocuments.aspx?CId=149&MId=5292&Ve r=4>

Item 13 on Files 30, 31, 184, 185, 186 & 187 DMMO - decisions June 2018 AND

Item 14 on TCPA s257 authority - amended June 2018

[https://democracy.kirklees.gov.uk/ieListDocuments.aspx?CId=149&MId=5622&Ve
r=4](https://democracy.kirklees.gov.uk/ieListDocuments.aspx?CId=149&MId=5622&Ve
r=4)

9.3 Appendices

https://drive.google.com/open?id=1w7rVBr2fNi-_vTdeVpwe0-9d79fQHNOX

Appendix 1 – guidance for members.

- 9.3.1 Plan 1 – Plan depicting application route 204
- 9.3.2 App A – DMMO application form & plan (file 204)
- 9.3.3 App B – Application video file
- 9.3.4 App C – Other plans from CBH records
- 9.3.5 App D – Mr Adamson’s submissions
- 9.3.6 App E – Application 204 submission marking claimed route on site plan R/1954/1C.
- 9.3.7 App W – Comparison plan showing routes in DMMO applications 183 and 204, as well as footpath 477 in the opposed October 2018 DMMO.
- 9.3.8 App X – October 2018 DMMO
- 9.3.9 App Y – October 2018 s257 extinguishment order.

19: Planning Application - Application No: 2016/91573 47 - 70

Demolition of existing redundant mill buildings and erection of 55 dwellings with associated parking and access from Manchester Road Cellars Clough Mill, Manchester Road, Marsden, Huddersfield.

Contact Officer: Farzana Tabasum, Planning Services

Wards

Affected: Colne Valley

20: Planning Application - Application No: 2018/92934 71 - 84

Outline application for erection of residential development former Gees Garage, New Hey Road, Outlane, Huddersfield.

Contact Officer: Matthew Woodward

Wards

Affected: Colne Valley

- 21: Planning Application - Application No: 2018/92935** 85 - 96
- Outline application for erection of residential development former Gees Garage, New Hey Road, Outlane, Huddersfield, HD3 3YJ.
- Contact Officer: Matthew Woodward
- Wards**
Affected: Colne Valley
-
- 22: Planning Application - Application No: 2018/92937** 97 - 114
- Erection of 51 dwellings and associated works Land south of, Helme Lane, Meltham, Holmfirth.
- Contact Officer: Matthew Woodward
- Wards**
Affected: Holme Valley North
-
- 23: Planning Application - Application No: 2018/90501** 115 - 134
- Change of use and alterations to part of mill to form 42 residential units and 8 light industrial units (use class B1c) and retention of part of existing retail use (revised description and amended plans) Stanley Mills, Britannia Road, Milnsbridge, Huddersfield.
- Contact Officer: Matthew Woodward, Planning Services
- Wards**
Affected: Golcar
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- 24: Planning Application - Application No: 2017/93847** 135 - 156
- Outline application for erection of 36 dwellings land off, Upper Quarry Road and Bradley Road, Bradley, Huddersfield.
- Contact Officer: Victor Grayson, Planning Services
- Wards**
Affected: Ashbrow
-
- 25: Planning Application - Application No: 2018/92785** 157 - 168
- Change of use of land to pub garden and play area The Sun, 137, Highgate Lane, Lepton, Huddersfield.
-

Contact Officer: Francis Davies

Wards

Affected: Almondbury

26: Planning Application - Application No: 2018/93508 169 - 180

Reserved matters application pursuant to outline permission 2016/91502 for erection of one detached dwelling Adj Spring Lane, Holmfirth.

Contact Officer: Nick Hirst ,Planning Services

Wards

Affected: Holme Valley South

27: Planning Application - Application No: 2018/92216 181 - 206

Erection of 5 dwellings land off, Netherley Drive, Marsden, Huddersfield.

Contact Officer: Nick Hirst

Wards

Affected: Colne Valley

28: Planning Application - Application No: 2018/91838 207 - 226

Outline application for erection of residential development Land off, Burn Road, Birchenccliffe, Huddersfield.

Contact Officer: Adam Walker, Planning Services

Wards

Affected: Lindley

29: Planning Application - Application No: 2018/91542 227 - 240

Erection of two storey rear extension, porch to front and alterations to roof 9, Inglewood Avenue, Birkby, Huddersfield.

Contact Officer: Neal Bearcroft, Planning Services

Wards

Affected: Lindley

30: Planning Application - Application No: 2018/93226

241 -
252

Erection of two storey and single storey extensions Brigsteer, 402,
Birkby Road, Birkby, Huddersfield

Contact Officer: William Simcock, Planning Services

Wards

Affected: Lindley

Planning Update

The update report on applications under consideration will be added to the web agenda prior to the meeting.