

Contact Officer: Sheila Dykes

KIRKLEES COUNCIL

STRATEGIC PLANNING COMMITTEE

Thursday 21st October 2021

Present: Councillor Steve Hall (Chair)
Councillor Donna Bellamy
Councillor Terry Lyons
Councillor Carole Pattison
Councillor Andrew Pinnock
Councillor Mohan Sokhal
Councillor Mark Thompson

Apologies: Councillor Charles Greaves

1 Membership of the Committee

Councillor Terry Lyons substituted for Councillor Charles Greaves.

2 Minutes of the Previous Meeting

The minutes of the meeting of the Committee held on 23rd September 2021 were agreed as a correct record.

3 Declaration of Interests and Lobbying

Councillors Bellamy, Pinnock, Sokhal and Thompson advised that they had been lobbied in relation to Application 2020/90640.

Councillor Pinnock advised that he had been lobbied in relation to Application 2021/92801.

Councillor Bellamy advised that she had been lobbied in relation to Application 2021/92465.

Councillor Hall advised that he had been lobbied in relation to Application 2021/91508.

4 Admission of the Public

All items on the agenda were taken in public session.

5 Public Question Time

No questions were asked.

6 Deputations/Petitions

No deputations or petitions were received.

7 Site Visit - Application No. 2021/91508

Site visit undertaken.

8 Site Visit - Application No. 2021/92801

Site visit undertaken.

9 Planning Application - Application No. 2021/91508

The Committee considered Application 2021/91508 relating to the demolition of part of the former college buildings and erection of a police station, including conversion of the Oldroyd Building and erection of new buildings comprising police custody suite, associated support services buildings, decked and surface car parking, vehicle access point, boundary treatments and landscaping at Kirklees College, Halifax Road, Dewsbury.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Clare Plant and Julie Sykes (on behalf of the applicant).

RESOLVED –

That approval of the application and issue of the decision notice be delegated to the Head of Planning and Development in order to complete the list of conditions, including those contained within the report, as set out below:

1. Time limit for implementation.
2. Development carried out in accordance with the plans and specifications.
3. Construction Environmental Management Plan (including consultation with surrounding residents and details of construction access points).
4. Details of materials, including samples.
5. Large scale details of replacement windows and doors to the Oldroyd Building.
6. Details of the Halifax Road gate and new door.
7. Detailed scheme for the improved visibility at the Halifax Road/Stonefield Street junction (including the relocation of the bus stop).
8. Car park management plan.
9. Full Travel Plan.
10. Defects survey of the condition of the highway along the Halifax Road, Stonefield Street and Pyrah Street site frontages before and after development and the reinstatement of any defects as a consequence of development.
11. Electric Vehicle Charging Points
12. Submission of a Phase 2 Intrusive Site Investigation Report
13. Submission of Remediation Strategy
14. Implementation of the Remediation Strategy
15. Submission of Validation Report
16. Implement Agreed Noise Mitigation Measures
17. Limited on the combined noise from fixed plant & equipment
18. Tree protection measures during construction
19. Landscape scheme – detailed soft and hard landscaping
20. Details of boundary treatment
21. Details of the Halifax Road gate and new door
22. Bio-diversity enhancement measures in accordance with Biodiversity Plan (BEMP) to include new nesting opportunities for swift the potential for faunal boxes for other species integral to the new buildings.
23. Landscape and Ecology Management Plan (LEMP).

Strategic Planning Committee - 21 October 2021

24. Drainage details
25. Details of overland flow routing
26. Construction phase surface water plan
27. Separate systems for the drainage of foul and surface water
28. No piped discharge of surface water until the completion of surface water drainage works.
29. Details of measures to promote carbon reduction and enhance resilience to climate change prior to the commencement of construction on site.
30. Details of the solar array.

A recorded vote was taken, in accordance with Council Procedure Rule 42(5) as follows:

For: Councillors Hall, Lyons, Pattison, Pinnock, Sokhal and Thompson
(6 votes)

Against: Councillor Bellamy (1 vote)

10 **Planning Application - Application No. 2020/90640**

The Committee considered Application 2020/90640 in respect of the formation of an artificial grass pitch with associated features, including eight 15m high floodlights, fencing up to 4.5m, pedestrian circulation and access route, vehicular maintenance and emergency access with Springwood Road, erection of store, grass mounds, retaining structures and landscaping works at Holmfirth High School, Heys Road, Thongsbridge, Holmfirth.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Mark Young, Karen Franklin and Lauren Potts (in objection) and Rob Wilks, Daniel Hermann, Andrew Watson, Phil Keeley and Ben Stitchman (in support).

Under the provisions of Council Procedure Rule 36(1), the Committee received representations from Councillors Donald Firth and Nigel Patrick.

RESOLVED –

That approval of the application and issue of the decision notice be delegated to the Head of Planning and Development in order to complete the list of conditions, including those contained within the report, as set out below:

1. Commencement of development within 3 years
2. Development should be undertaken in accordance with the plans
3. Submission of specification details of the design of lighting columns, fencing, gates, barriers, equipment store and handrails.
4. Submission of finished floor levels and site sections.
5. Submission of a community use agreement
6. Artificial Grass Pitch management plan
7. Submission of a site specific noise management plan
8. The perimeter fencing to the pitch shall be fixed to support posts with a neoprene (or similar) isolator to fully isolate the panels from the posts to eliminate unnecessary noise

Strategic Planning Committee - 21 October 2021

9. The sports pitch hereby permitted shall not be used for any sports activities outside the agreed hours.
10. Before the development is brought into use any external artificial lighting shall be installed in accordance with the approved details.
11. Scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles
12. Noisy construction, demolition and site clearance operations shall not take place outside the hours of: 0800 to 1900 Monday to Friday; 0800 to 1300 on Saturdays
With no noisy activities on Sundays or Public Holidays
13. Ecological measures and/or works shall be carried out in accordance with the Ecological Appraisal
14. Submission of a "lighting design strategy for biodiversity" to show the levels of lighting to be installed on the site and to provide details of mitigative measures where any light spill onto the retained trees is anticipated
15. The development shall be carried out in accordance with the approved Landscape and Ecological Design Strategy
16. The development shall be completed in accordance with the advice and directions (recommendations) contained in the Arboricultural Impact Assessment
17. Details of all hard and soft landscaping measures, including circulation areas
18. Car Park Management Plan providing details of signing and markings to ensure customers are aware of the proposed parking provision, details of literature and advertising to be aimed at ensuring the use of the car park and details of the supervision and marshalling of the car park at peak times.
19. Proposed design and construction details for all new retaining walls adjacent to the existing highway including any modifications to the existing highway retaining wall on Springwood Road/ Heys Road
20. Submission of a Construction Environmental Management Plan
21. Details of cycle storage facilities
22. Detailed finalised design of the soakaway scheme
23. Details of the maintenance and management programme of the detailed soakaway scheme

A recorded vote was taken, in accordance with Council Procedure Rule 42(5) as follows:

For: Councillors S Hall, Lyons, Pattison, and Sokhal (4 votes)

Against: Councillors Bellamy and Thompson (2 votes)

Abstain: Councillor A Pinnock

11 **Planning Application - Application No. 2021/92945**

The Committee considered Application 2021/92945 for the demolition of existing buildings and erection of a day care facility, centre of excellence and demonstration bungalow, formation of associated parking and landscaping, alterations to pedestrian access and formation of new pedestrian access to Knowl Park from Crowlees Road at Knowl Park House, Crowlees Road, Mirfield.

RESOLVED –

That approval of the application and issue of the decision notice be delegated to the Head of Planning and Development in order to complete the list of conditions, including those contained within the report, as set out below:

Strategic Planning Committee - 21 October 2021

1. Three years to commence development.
2. Development to be carried out in accordance with the approved plans and specifications
3. New access into Knowl Park to be provided prior to old access being closed.
4. Material samples to be provided, including coursing details.
5. Works to be done in accordance with Arboricultural Method Statement
6. Boundary treatment to be as per submitted plan.
7. North facing side windows to be obscure glazed.
8. Hours of use 0600 – 2200, 7 days a week.
9. Limitation on external plant noise.
10. Kitchen extraction / odour assessment.
11. Lighting strategy to be submitted, to include signage.
12. Construction Environmental Management Plan (CEMP) to be submitted and approved.
13. Parking / highways arrangement to be implemented as per the submitted details.
14. Construction Management Plan (CMP) to be submitted and approved.
15. Surface water interceptor details to be provided.
16. Detailed surface water attenuation strategy, with management and maintenance arrangements.
17. Temporary drainage provision during the construction phase
18. Electric Vehicle Charging Point details to be provided
19. Contaminated land conditions from phase 2 onwards.
20. Coal legacy investigation conditions
21. No clearance of vegetation within the bird breeding season
22. Submission of Biodiversity Enhancement Management Plan (BEMP) to secure identified level of net gain.
23. Landscaping strategy to be provided which replaces potentially invasive species

A recorded vote was taken, in accordance with Council Procedure Rule 42(5) as follows:

For: Councillors Bellamy, S Hall, Lyons, Pattison, A Pinnock, Sokhal and Thompson (7 votes)

12 Planning Application - Application No. 2021/91172

The Committee considered Application 2021/91172 in relation to the change of use from former petrol filling station, car and van repairs/part sales and car sales pitch to hot food take-away (sui generis) at Crown Motors, Waterloo Road, Waterloo, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Michael Beaumont (in objection) and Nick Willock, George Brown and Simon Docherty (in support).

Under the provisions of Council Procedure Rule 36(1), the Committee received representations from Councillors Musarrat Khan and Alison Munro.

RESOLVED –

That consideration of the application be deferred to allow for further consideration/provision of further information in respect of:

- the highways issues, including the potential for closure of one of the access points, the arrangements within the forecourt for the movement of vehicles and traffic movements in and around the site
- the potential for shortening the proposed hours of use, with advice from Environmental Health Officers

A recorded vote was taken, in accordance with Council Procedure Rule 42(5) as follows:

For: Councillors Bellamy, S Hall, Lyons, Pattison, A Pinnock, Sokhal and Thompson (7 votes)

13 Planning Application - Application No. 2021/92465

The Committee considered Application 2021/92465 for the change of use from agricultural land to private dog exercise facility at land south of Chain Road, Slaithwaite, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Alan Senior (in support).

RESOLVED –

That approval of the application and issue of the decision notice be delegated to the Head of Planning and Development in order to complete the list of conditions, including those contained within the report, as set out below:

1. Hours of operation from 07:00am - 22:00pm Monday - Sundays including Bank Holidays.
2. No external lighting at the site.
3. Replacement of modern pressure treated fencing to the front of the site (within 3 months).
4. Ecological enhancements to be provided within 3 months as recommended within Ecological Impact Assessment (April 2021) undertaken by MAB Environment & Ecology Ltd.
5. A scheme for the disposal of animal waste shall be submitted to the council for agreement

A recorded vote was taken, in accordance with Council Procedure Rule 42(5) as follows:

For: Councillors Bellamy, S Hall, Lyons, Pattison, A Pinnock, Sokhal and Thompson (7 votes)

Strategic Planning Committee - 21 October 2021

14 **Position Statement - Application No. 2021/92801**

The Committee received a position statement in respect of Application 2021/92801 relating to the erection of 284 dwellings with associated works and access from Hunsworth Lane and Kilroyd Drive on land at Merchant Fields Farm, off Hunsworth Lane, Cleckheaton.

A representative of the applicant was in attendance to respond to questions from Members.

The contents of the position statement were noted.