

Contact Officer: Richard Dunne

## KIRKLEES COUNCIL

### STRATEGIC PLANNING COMMITTEE

**Thursday 8th June 2023**

Present: Councillor Steve Hall (Chair)  
Councillor Moses Crook  
Councillor Carole Pattison  
Councillor Mohan Sokhal  
Councillor Bill Armer  
Councillor Mark Thompson  
Councillor Andrew Pinnock

- 1 Membership of the Committee**  
All members of the Committee were present.
- 2 Minutes of the Previous Meeting**  
The minutes of the meetings of the Committee held on the 11 May 2023 and the 24 May 2023 were approved as a correct record.
- 3 Declaration of Interests and Lobbying**  
No interests or lobbying was declared.
- 4 Admission of the Public**  
All items were considered 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: 2023/90024**  
Site visit undertaken.
- 8 Site Visit - Application No: 2022/92097**  
Site visit undertaken.
- 9 Site Visit- Application No: 2022/91789**  
Site visit undertaken.
- 10 Planning Applications**  
The following applications were considered.

**11 Planning Application - Application No: 2023/90024**

The Committee gave consideration to Planning Application 2023/90024 Partial demolition of Listed Building to facilitate refurbishment and extension of the George Hotel to form 90+ room C1 hotel with associated ancillary uses (including bar, restaurant, gym, conference room) (within a Conservation Area) George Hotel, St George's Square, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received a representation from Simon Taylor (On behalf of the applicant).

Under the provisions of Council Procedure Rule 36(3) the Committee received a representation from Councillor Graham Taylor (Cabinet Member – Regeneration).

**RESOLVED –**

Delegate approval of the application and the issuing of the decision notice to the Head of Planning and Development in order to:

1. complete the list of conditions, including those contained within the considered report, as set out below:

1. Timescale – three years
2. Development in accordance with approved plans
3. Pre commencement condition for details for the proposed canopy to Block A – scaled drawings 1:20.
4. Pre-commencement condition for details of dropped kerb to be provided on John William Street adjacent to the hotel site into a full loading bay along with the footway being widened with a pedestrian crossing.
5. Pre-commencement condition for a waste management plan.
6. Prior to construction commencing, a schedule of the means of access to the site for construction traffic shall be submitted.
7. Pre-commencement condition for further / specific details of green roof (including substrate depth, watering details and confirmation that a sedum mat is not proposed).
8. Pre-commencement condition for the management of newly establishing trees.
9. Pre-commencement condition method statement regarding the protection of the existing trees and planting bed during the works.
10. Submission of a Travel Plan.
11. Pre-commencement condition for details of any works to retaining walls abutting the highway.
12. Pre-commencement condition for drainage scheme.
13. Pre-commencement condition for an Ecological Design Strategy (EDS) to ensure that a 15.80% biodiversity net gain is achieved.
14. Pre-commencement conditions for contaminated land investigation and remediation.
15. Pre-commencement conditions for intrusive site investigation with regard to the historic coal mining legacy.
16. Submission of a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development with regard to the coal mining legacy.

## Strategic Planning Committee - 8 June 2023

17. Pre-commencement condition for a Construction Environmental Management Plan (CEMP).

18. No site clearance works shall take place between 1st March and 31st August inclusive due to bird nesting.

19. No operational use of the doors on John William Street outside the hours of 0700hrs and 2300hrs Monday to Saturday and 0900hrs to 2300hrs Sunday.

20. The combined noise from any fixed mechanical services and external plant and equipment shall not exceed the background sound level at any time.

An additional condition to establish a cycle storage facility for hotel employees.

2. To secure an agreement to cover the following matter:

Sustainable Transport - A financial contribution of £10,000 for a Travel Plan assessment and monitoring for five years.

3. In the circumstances where the requisite agreement has not been completed within three months of the date of the Committee's resolution then the Head of Planning and Development shall consider whether permission should be refused on the grounds that the proposals are unacceptable in the absence of the mitigation and benefits that would have been secured; if so, the Head of Planning and Development is authorised to determine the application and impose appropriate reasons for refusal under Delegated Powers.

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

For: Councillors Armer, Crook, Pattison, A Pinnock, Sokhal, Thompson and S Hall (7 votes).

Against: (0 votes)

### 12 **Planning Application - Application No: 2022/91789**

The Committee gave consideration to Planning Application 2022/91789 Erection of four industrial units for E(g)(iii) (light industry) use with associated parking and turning facilities with 10 storage units (within a Conservation Area) Land south of railway line, Scar Lane, Milnsbridge, Huddersfield.

#### **RESOLVED –**

Delegate approval of the application and the issuing of the decision notice to the Head of Planning and Development in order to:

1. complete the list of conditions, including those contained within the considered report, as set out below:

- 1) Time limit (three years).
- 2) Development in accordance with the approved plans.
- 3) Noise Impact Assessment.
- 4) Hours of use of the site (including deliveries and opening times).

## Strategic Planning Committee - 8 June 2023

- 5) Contaminated land investigation conditions.
- 6) Submission of a Lighting Strategy – outlining hours of operation and candelas (Environmental Health).
- 7) Tree Protection – in accordance with the submitted Arboricultural Method Statement.
- 8) Implementation of Landscape Management Plan for a period of five years.
- 9) Submission of a Construction Environmental Management Plan (including a schedule of the means of access to the site for construction traffic), and engagement with residents prior to submission.
- 10) Submission of a Stage 1 Safety Audit and Designer's Response.
- 11) Submission of a scheme detailing foul, surface water and land drainage.
- 12) Site developed with separate systems of drainage for foul and surface water on and off site.
- 13) Submission of a drainage scheme to restrict the rate of surface water discharge from the site.
- 14) Submission of a drainage scheme which details temporary surface water drainage for the construction phase.
- 15) Submission of a Lighting Strategy (Biodiversity).
- 16) Submission and approval of samples of external materials.
- 17) No site clearance between 1st March and 31st August unless checked by a competent ecologist and approved by the Council.
- 18) 10% net gain to be achieved post-development in accordance with the Kirklees Biodiversity Net Gain Technical Advice Note.
- 19) Implementation of the submitted Ecological Design Strategy.
- 20) Conditions requested from Network Rail.
- 21) Provision of electric vehicle charging points.
- 22) Submission of details of hard landscaping throughout the site, including retention of stone setts to the entrance of the site.
- 23) Stone boundary wall at the site entrance to be retained (if this cannot be retained it should be rebuilt to match the layout and materials of the existing wall).

### 2. Secure a section 106 agreement to cover the following matter:

1. Management – The establishment of a management company for the management and maintenance of any land not within private curtilages or adopted by other parties, and of infrastructure (including surface water drainage until formally adopted by the statutory undertaker).

3. In the circumstances where the Section 106 agreement has not been completed within three months of the date of the Committee's resolution then the Head of Planning and Development shall consider whether permission should be refused on the grounds that the proposals are unacceptable in the absence of the mitigation and benefits that would have been secured and, if so, the Head of Planning and Development be authorised to determine the application and impose appropriate reasons for refusal under delegated powers.

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

## Strategic Planning Committee - 8 June 2023

For: Councillors Armer, Crook, Pattison, A Pinnock, Sokhal, Thompson and S Hall (7 votes).

Against: (0 votes)

### 13 **Planning Application - Application No: 2023/90853**

The Committee gave consideration to Planning Application 2023/90853 Erection of catering pod North Huddersfield Trust School, Woodhouse Hall Road, Fartown, Huddersfield.

#### **RESOLVED –**

Delegate approval of the application and the issuing of the decision notice to the Head of Planning and Development in order to complete the list of conditions, including those contained within the considered report, as set out below:

1. Three years to commence development.
2. Approved plans and documents.

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

For: Councillors Armer, Crook, Pattison, A Pinnock, Sokhal, Thompson and S Hall (7 votes).

Against: (0 votes)

### 14 **Planning Application - Application No: 2022/92097**

The Committee gave consideration to Planning Application 2022/92097 Erection of two storey extension and alterations The Veterinary Hospital, 131, Somerset Road, Almondbury, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Bryn Moore and Paul Sumner (objectors) and Martin Paterson (on behalf of the applicant).

Under the provisions of Council Procedure Rule 36(3) the Committee received a representation from Councillor Andrew Cooper.

#### **RESOLVED-**

Delegate approval of the application and the issuing of the decision notice to the Head of Planning and Development in order to:

1. complete the list of conditions, including those contained within the considered report, as set out below:

1. Standard three year commencement deadline.
2. Development in accordance with Approved Document Schedule.
3. Requirement that the materials of construction accord with the details submitted.

## Strategic Planning Committee - 8 June 2023

4. Submission of a Construction Environmental Management Plan, and engagement with residents prior to submission.
5. Submission of a Travel Plan.
6. Submission of a lighting design strategy for biodiversity.
7. Submission of land quality assessment should unexpected contamination be encountered.

2. Secure a section 106 agreement to cover the following matter:

1. Financial contribution of £5,200 towards a Traffic Regulation Order to restrict on-street parking to mitigate the impacts of the development.

3. In the circumstances where the Section 106 agreement has not been completed within three months of the date of the Committee's resolution then the Head of Planning and Development shall consider whether permission should be refused on the grounds that the proposals are unacceptable in the absence of the mitigation and benefits that would have been secured and, if so, the Head of Planning and Development be authorised to determine the application and impose appropriate reasons for refusal under delegated powers.

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

For: Councillors Crook, Pattison, Sokhal, Thompson and S Hall (5 votes).

Against: (0 votes)

Abstained: Councillors Armer and A Pinnock.