

KIRKLEES COUNCIL
LIST OF PLANNING APPLICATIONS DECIDED BY
PLANNING SUB-COMMITTEE (HUDDERSFIELD)
31 MARCH 2016

APPLICATION NO.	DESCRIPTION, LOCATION OF PROPOSAL AND DECISION
2015/93052	<p data-bbox="528 215 1433 322">J Harris- Erection of detached dwelling and new entrance gates (Listed Building) - Fenay Lodge, Thorpe Lane, Almondbury, Huddersfield</p> <p data-bbox="528 362 1444 618">REFUSAL – CONTRARY TO OFFICER RECOMMENDATION (THE SUB COMMITTEE CONSIDERED THE DESIGN OF THE PROPOSED DEVELOPMENT WOULD BE INAPPROPRIATE IN THE GROUNDS OF A LISTED BUILDING; THAT IT WOULD IMPACT ON HIGHWAY SAFETY; AND WOULD HAVE A DETRIMENTAL IMPACT ON THE VISUAL AMENITY OF THE NEIGHBOURING PROPERTIES)</p> <p data-bbox="528 658 1410 730">A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS;</p> <p data-bbox="528 770 1219 808">(1) A vote to support the officer recommendation</p> <p data-bbox="528 848 1278 887">FOR: Councillors Pattison and AU Pinnock (2 Votes)</p> <p data-bbox="528 927 1374 1025">AGAINST: Councillors Armer, Bellamy, Calvert, D Firth, Hemingway, Lyons, Marchington, Sarwar, Sokhal, J Taylor, Ullah and Wilkinson (12 Votes)</p> <p data-bbox="528 1066 804 1104">(2) A vote to refuse</p> <p data-bbox="528 1144 1433 1243">FOR: Councillors Armer, Bellamy, Calvert, D Firth, Hemingway, Lyons, Marchington, Sarwar, Sokhal, J Taylor, Ullah and Wilkinson (12 Votes)</p> <p data-bbox="528 1283 1353 1321">AGAINST: Councillors Pattison and AU Pinnock (2 Votes)</p>
2015/92993	<p data-bbox="528 1357 1378 1464">Acumen Designers & Architects Ltd - Outline application for erection of residential development - land off, Butt Lane, Hepworth, Holmfirth</p> <p data-bbox="528 1505 1410 1688">DEFERRED (TO PROVIDE THE OPPORTUNITY FOR THE ENVIRONMENT AGENCY TO BE RE-CONSULTED ON THE ADDITIONAL INFORMATION RELATING TO DRAINAGE ISSUES AND TO BE CONSIDERED BY THE SUB COMMITTEE AT A FUTURE MEETING)</p> <p data-bbox="528 1729 1410 1800">A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS;</p> <p data-bbox="528 1841 1433 1939">FOR: Councillors Armer, Bellamy, Calvert, D Firth, Hemingway, Lyons, Marchington, Pattison, AU Pinnock, Sarwar, Sokhal, J Taylor, Ullah and Wilkinson (14 Votes)</p> <p data-bbox="528 1980 820 2018">AGAINST: (0 Votes)</p>

APPLICATION NO.	DESCRIPTION, LOCATION OF PROPOSAL AND DECISION
2016/90010	<p data-bbox="528 215 1422 360">Mr A Latif - Variation condition 4 (opening hours) on previous permission 2009/93008 for change of use from bakery to pizza take-away (within a Conservation Area) - Master Pizza Bar, 75, Huddersfield Road, Holmfirth</p> <p data-bbox="528 398 1442 618">REFUSED – CONTRARY TO OFFICER RECOMMENDATION (THE SUB COMMITTEE CONSIDERED THAT HAVING OPENING HOURS LATER THAN 11PM WOULD CREATE AN UNACCEPTABLE INCREASE IN DISTURBANCE AND DETRIMENTAL IMPACT ON THE RESIDENTIAL AMENITY OF THE ADJACENT RESIDENTIAL PROPERTIES)</p> <p data-bbox="528 656 1409 730">A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS;</p> <p data-bbox="528 768 1414 842">FOR: Councillors Armer, Bellamy, D Firth, Hemingway, Lyons, Marchington, AU Pinnock, J Taylor and Wilkinson (9 Votes)</p> <p data-bbox="528 880 1418 954">AGAINST: Councillors Calvert, Pattison, Sarwar and Sokhal (4 Votes)</p> <p data-bbox="528 992 954 1021">ABSTAINED: Councillor Ullah</p>
2015/94008	<p data-bbox="528 1059 1409 1205">S & G Kelly C/O Agent - Reserved matters application for erection of 18 dwellings pursuant to appeal no APP/Z4718/A/12/2180238 - Land to rear of 101 to 111, Banks Road, Linthwaite, Huddersfield</p> <p data-bbox="528 1243 1102 1272">APPROVAL OF RESERVED MATTERS</p> <p data-bbox="528 1310 1449 1496">(1) The development hereby permitted shall be carried out in complete accordance with the plans and specifications listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.</p> <p data-bbox="528 1534 1449 1753">(2) A comprehensive schedule of landscape maintenance, pursuant to the details indicated on plan ref 3930-13-06, shall be submitted to and approved in writing by the Local Planning Authority before the superstructure of any dwelling is first commenced. The scheme shall include the method of site improvement,</p> <ul data-bbox="528 1792 1437 1944" style="list-style-type: none"> * Where relevant removal of weed species, * ground preparation and details of new tree and shrub planting, seeding and maintenance, and * timescales and arrangements for its implementation. <p data-bbox="528 1982 1393 2085">The development shall thereafter be carried out in complete accordance with the approved schedule and timescales. The approved landscaping scheme shall, from its completion, be</p>

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2015/94008 Cont'd	<p data-bbox="528 215 1442 327">maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species.</p> <p data-bbox="528 360 1442 696">(3) A landscape management plan for the accessibility and long term maintenance of the areas of Public Open Space detailed on plan Reference 3930-13-06 shall be submitted to and approved in writing by the Local Planning Authority before the superstructure of any dwelling is commenced. The management plan shall include details of public use in perpetuity, together with any land transfers and management responsibilities. The areas of Public Open Space shall thereafter be maintained in accordance with the approved landscape management plan.</p> <p data-bbox="528 730 1442 954">4. Notwithstanding the provisions of section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Act or Order with or without modification) no doors, windows or other openings shall be created in the elevations or roofs of the approved dwellings.</p> <p data-bbox="528 987 1410 1066">A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS:</p> <p data-bbox="528 1099 1442 1178">FOR: Councillors Calvert, Lyons, Pattison, AU Pinnock, Sarwar, Sokhal and Ullah (7 Votes)</p> <p data-bbox="528 1211 1386 1290">AGAINST: Councillors Armer, Bellamy, D Firth, Hemingway, Marchington, J Taylor and Wilkinson (7 Votes)</p> <p data-bbox="528 1323 1378 1402">Councillor Lyons used the Chairs casting vote to accept the officer recommendation.</p>
2015/92227	<p data-bbox="528 1424 1450 1581">Parkview Property (Lancashire) Ltd - Erection of 19 single storey dwellings including development of associated access and hard and soft landscaping - Land to rear of Row Street, Crosland Moor, Huddersfield</p> <p data-bbox="528 1615 1331 1693">CONDITIONAL FULL PERMISSION SUBJECT TO THE DELEGATION OF AUTHORITY TO OFFICERS TO:</p> <p data-bbox="528 1727 1426 1872">(1) ENTER INTO A SECTION 106 AGREEMENT TO SECURE ON SITE AFFORDABLE HOUSING AND A FINANCIAL CONTRIBUTION TOWARDS THE IMPROVEMENT OF OFF-SITE PUBLIC OPEN SPACE</p> <p data-bbox="528 1872 1315 1984">(2) IMPOSE ALL NECESSARY AND APPROPRIATE CONDITIONS WHICH MAY INCLUDE THOSE IN THE SUBMITTED REPORT AND THE UPDATE LIST; AND</p> <p data-bbox="528 1984 1426 2096">(3) SUBJECT TO THERE BEING NO SUBSTANTIVE CHANGES THAT WOULD ALTER THE RECOMMENDATION, TO ISSUE THE DECISION NOTICE.</p>

APPLICATION NO.	DESCRIPTION, LOCATION OF PROPOSAL AND DECISION
2015/92227 Cont'd	<p>A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS:</p> <p>FOR: Councillors Armer, Bellamy, Calvert, D Firth, Hemingway, Lyons, Marchington, Pattison, AU Pinnock, Sarwar, Sokhal, J Taylor, Ullah and Wilkinson (14 Votes)</p> <p>AGAINST: (0 Votes)</p>
2015/92802	<p>Mr L Johal - Modified proposals for erection of extensions and boundary treatment - 9, Prince Wood Lane, Birkby, Huddersfield, HD2 2DG</p> <p>CONDITIONAL FULL PERMISSION</p> <p>(1) The development hereby permitted shall be begun within three years of the date of this permission.</p> <p>(2) The development hereby permitted shall be carried out in complete accordance with the plans and specifications listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.</p> <p>(3) The development shall not be brought into use until all areas indicated to be used for hardstanding on the approved plans have been laid out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 as amended or any successor guidance; Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) this shall be so retained.</p> <p>(4) Notwithstanding the submitted plans, the gate piers to all sides shall be externally faced in natural stone to harmonise with the existing boundary wall.</p> <p>(5) The railings and gates shall have a factory applied painted/powder coated black finish and retained as such thereafter.</p> <p>A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS:</p> <p>FOR: Councillors Calvert, Lyons, Marchington, Pattison, AU Pinnock, Sarwar, Ullah and Wilkinson (8 Votes)</p> <p>AGAINST: Councillor Hemingway (1 Vote)</p>

APPLICATION NO.	DESCRIPTION, LOCATION OF PROPOSAL AND DECISION
2015/92802 Cont'd	ABSTAINED: Councillors Armer, Bellamy, D Firth and J Taylor
2016/90383	<p>S Wilkinson - Outline application for erection of 18 dwellings (amended access) - adj 23, Ashford Park, Golcar, Huddersfield</p> <p>CONDITIONAL OUTLINE PERMISSION SUBJECT TO THE DELEGATION OF AUTHORITY TO OFFICERS TO:</p> <p>(1) IMPOSE ALL NECESSARY AND APPROPRIATE CONDITIONS WHICH MAY INCLUDE THOSE SET IN THE SUBMITTED REPORT; AND</p> <p>(2) SUBJECT TO THERE BEING NO SUBSTANTIVE CHANGES THAT WOULD ALTER THE RECOMMENDATION TO ISSUE THE DECISION NOTICE</p> <p>A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS:</p> <p>FOR: Councillors Calvert, Lyons, Pattison, AU Pinnock, Sarwar, Sokhal and Ullah (7 Votes)</p> <p>AGAINST: Councillors Bellamy, D Firth, Marchington and Wilkinson (4 Votes)</p> <p>ABSTAINED: Councillors Armer, Hemingway and J Taylor</p>
2015/93001	<p>Eliston Homes Ltd, c/o agent - Conversion and extensions of offices and coach house to form 2 dwellings and erection of 3 dwellings - Woodville, Calf Hill Road, Thongsbridge, Holmfirth</p> <p>CONDITIONAL FULL PERMISSION SUBJECT TO THE DELEGATION OF AUTHORITY TO OFFICERS TO:</p> <p>(i) IMPOSE ALL NECESSARY AND APPROPRIATE CONDITIONS, WHICH MAY INCLUDE THOSE IN THE SUBMITTED REPORT, AND</p> <p>(ii) THERE BEING NO SUBSTANTIAL CHANGE THAT WOULD ALTER THE RECOMMENDATION, ISSUE THE DECISION NOTICE</p> <p>A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS:</p> <p>FOR: Councillors Armer, Bellamy, Calvert, D Firth, Hemingway, Lyons, Marchington, Pattison, AU Pinnock, Sarwar, Sokhal, J Taylor, Ullah and Wilkinson (14 Votes)</p> <p>AGAINST: (0 Votes)</p>

APPLICATION NO.**DESCRIPTION, LOCATION OF PROPOSAL AND DECISION**

2015/93534

Dartmouth, Rosscroft Ltd - Install a fixed sill and widen existing over flow channel to statutorily define the reservoir capacity just below 25,000 cubic meters - Cupwith Reservoir, Off New Hey Road, Slaithwaite, Huddersfield

CONDITIONAL FULL PERMISSION

(1) The development shall be begun not later than the expiration of three years beginning with the date on which permission is granted.

(2) The development hereby permitted shall be carried out in complete accordance with the with the plans and specifications schedule listed in this decision notice except as may be required by other conditions attached to this permission, which in all cases shall take precedence.

(3) No development shall commence until a joint condition survey involving the applicant and the Council's Public Rights of Way Team has been carried out and agreed in writing by the Local Planning Authority. This survey shall identify the existing condition of Public Right of Way (PROW) Col/187/60 and the extent of the PROW to be used to access the site.

4. Within one month of the completion of the construction works a further joint survey between the parties identified in condition 3 shall be carried out and the results agreed in writing by the Local Planning Authority. This survey shall establish:

- * The resultant condition of the PROW Col/187/60 following construction.

- * Any necessary remedial works required to restore PROW Col/187/60 to its condition prior to construction works

All remedial works identified in the approved survey shall be fully implemented and completed within one month of the date of approval.

5. No development shall take place until a landscape/restoration scheme has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include the following information:

- * Detail, extent and type of new planting (NB planting to be of native species)

- * Details of maintenance regimes

- * Details of any new habitat created on site

- * Details of treatment of site boundaries and/or buffers around water bodies

- * Details of the position of existing grips feeding the reservoir and the proposed method of grip blocking

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2015/93534 Cont'd

- * Baseline hydrological and botanical data on the area likely to be affected as a result of grip blocking
- * Details of proposals to monitor the impact of grip blocking once this has been completed
- * Details of management responsibilities
- * Remediation measures for any areas of semi-natural habitat damaged during construction works

The approved landscape/restoration scheme shall be implemented within the first available planting season following the commencement of development

(6) No development shall commence until a construction plan has been submitted to and approved in writing by the Local planning Authority. The construction plan shall include the following information:

- * Hours of construction work and delivery of materials
- * Location of any site management facilities
- * Any car parking facilities for construction workers
- * Wheel cleaning facilities
- * Method of preventing spillages from vehicles, plant and equipment
- * Details of any warning or directional signage

The approved construction plan shall be implemented in full before development commences and shall be kept in place, operated and adhered to at all times until the development is completed.

(7) No development shall take place at the site within the bird nesting season (March to August)

A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS:

FOR: Councillors Armer, Bellamy, D Firth, Hemingway, Lyons, Marchington, Pattison, AU Pinnock, Sarwar, Sokhal, J Taylor, Ullah and Wilkinson (13 Votes)

AGAINST: Councillor Calvert (1 Vote)