

Contact Officer: Richard Dunne

KIRKLEES COUNCIL

PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)

Thursday 19th January 2017

Present: Councillor Terry Lyons (Chair)
Councillor Donna Bellamy
Councillor Jean Calvert
Councillor Donald Firth
Councillor James Homewood
Councillor Christine Iredale
Councillor Manisha Roma Kaushik
Councillor Musarrat Khan
Councillor Bernard McGuin
Councillor Ken Sims
Councillor Mohan Sokhal
Councillor Sheikh Ullah
Councillor Rob Walker
Councillor Linda Wilkinson

Apologies: Councillor Mohammad Sarwar

In attendance:

Observers:

1 Membership of the Committee

There were no substitutions of membership.

2 Minutes of previous meeting

The Committee was informed of the following correction to the minutes of the meeting held on 8 December 2016.

That Cllr McGuin was not present for the vote on application 2016/92180.

That subject to the above amendment, that the minutes of the meeting held on 8 December 2016 be approved as a correct record.

3 Interests and Lobbying

Members declared interests and identified planning applications on which they had been lobbied as follows:

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Councillors Bellamy, Sims, Wilkinson, Calvert, Khan, and Homewood declared they had been lobbied on application 2016/93365.

Councillors Bellamy, McGuin, D Firth, Sims, Wilkinson, Sokhal, Walker, Calvert, Khan, Homewood and Lyons declared they had been lobbied on application 2016/92983.

Councillors Bellamy and D Firth declared an 'other' interest in applications 2016/93365 and 2016/92983 on the grounds that they were members of the Holme Valley Parish Council.

Councillors Calvert and Homewood declared they had been lobbied on application 2016/91688.

Councillor Lyons declared he had been lobbied on applications 2016/91479 and 2016/93142.

4 Admission of the Public

All items 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: 2016/91688

Site visit undertaken.

8 Site Visit - Application No: 2016/91479

Site visit undertaken.

9 Site Visit - Application No: 2016/92983

Site visit undertaken.

10 Site Visit - Application No: 2016/93365

Site visit undertaken.

11 Local Planning Authority Appeals

That the report be noted.

12 Planning Application - Application No: 2016/91688

The Sub-Committee gave consideration to Planning Application 2016/91688 – Outline application for erection of 9 dwellings land off, Upper Quarry Road and Bradley Road, Bradley, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received a representation from Nick Willock (Agent).

RESOLVED –

1) That Conditional Outline Planning Permission be granted subject to the delegation of authority to the Head of Development Management to finalise conditions including:

1. Detailing the required standard conditions to secure Reserved Matters.
2. A scheme of the proposed internal adoptable estate roads.
3. A scheme for the provision of an improved access from Bradley Road into the development site.
4. A schedule of the means of access to the site for construction traffic.
5. An Intrusive Site Investigation Report covering Phase II of the development.
6. A Remediation Strategy.
7. A revised Remediation Strategy where other contamination is encountered.
8. A Validation Report.
9. An agreement to secure a Public Open Space contribution.
10. A scheme for providing low emission charging points.
11. A Biodiversity Plan.
12. A scheme to restrict the rate of surface water discharge from the site to a maximum of 5 litres per second.
13. Conditions to secure a scheme relating to drainage, method statement and lighting as requested by Network Rail.
14. That no more than 10 dwellings shall be served off the access as shown on the approved plans.

2) An additional condition to require that footways and access road improvements are in place before the superstructure of the dwellings commences.

A Recorded Vote was taken in accordance with Council Procedure Rule 42 (5) as follows:

For: Councillors Calvert, Homewood, Iredale, Kaushik, Khan, Lyons, Sokhal, Ullah, Walker and Wilkinson (10 Votes).

Against: (0 votes)

Abstained: Councillors Bellamy, D Firth, McGuin and Sims

13 Planning Application 2016/91479

The Sub-Committee gave consideration to Planning Application 2016/91479 Outline application for erection of 22 dwellings Hart Street, Newsome, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Diane Sims (Local Resident) and Martin Devey (Applicant). Under the provisions of Council Procedure Rule 36 (1) the Committee received a representation from Cllr Julie Stewart-Turner (Local Ward Member).

RESOLVED –

That the application be refused in line with the following reasons that were included in the considered report:

The proposal would result in the loss of an area of open space and a habitat of principal importance that would detract from the character of the local area, contrary to Policies D1, D2 parts vii, and viii, NE6 of the Kirklees Unitary Development Plan, and the guidance contained in part 11 of the National Planning Policy Framework Conserving and enhancing the natural environment.

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

For: Councillors Bellamy, Calvert, D Firth, Homewood, Iredale, Kaushik, Khan, Lyons, McGuin, Sims, Sokhal, Ullah, Walker and Wilkinson (14 Votes).
Against (0 Votes).

14 Planning Application 2016/92983

The Sub-Committee gave consideration to Planning Application 2016/92983 Listed Building Consent for erection of two storey side extension, replacement windows and external and internal alterations Lydgate Parsonage, Holmfirth Road, New Mill, Holmfirth.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Jeanette Wittrick and Graham Wittrick (Applicants).

RESOLVED –

That the application be granted Listed Building Consent.

Contrary to the Officer's recommendation, the Committee considered that the public benefits of the works that had taken place to bring a derelict building back into use provided a significant visual improvement that outweighed the less than substantial harm created by the proposed timber window frames.

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A Recorded Vote was taken in accordance with Council Procedure Rule 42 (5) as follows:

For: Councillors Bellamy, Calvert, D Firth, Homewood, Iredale, Kaushik, Khan, Lyons, McGuin, Sims, Sokhal, Ullah and Walker. (13 Votes)

Against: Councillor Wilkinson (1 Vote).

15 Planning Application 2016/93365

The Sub-Committee gave consideration to Planning Application 2016/93365 Reserved matters application pursuant to outline permission 2014/91533 for erection of 30 dwellings at land off, St Mary's Avenue, Netherthong, Holmfirth.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Jenny Evans, Sarah MacDonald, Phil Kendall and Keith Johnson (Objectors) and Jonathan Ainley (speaking on behalf of the applicant).

RESOLVED -

Delegate approval to the Head of Development Management in order to complete the list of conditions contained within the considered report including:

1. Development to be completed in accordance with approved plans.
2. Details of the requirements for the planting of native species.
3. Details of the minimum boundary hedge height adjacent to plots 24 and 29

A Recorded Vote was taken in accordance with Council Procedure Rule 42 (5) as follows:

For: Councillors Calvert, Homewood, Kaushik, Khan, Lyons, Sokhal, Ullah, Walker and Wilkinson. (9 Votes)

Against: Councillors Bellamy, D Firth, Iredale, McGuin, and Sims (5 Votes).

16 Planning Application 2016/93142

The Sub-Committee gave consideration to Planning Application 2016/93142 Erection of single storey rear extension (Listed Building) 994, New Hey Road, Outlane, Huddersfield,

Under the provisions of Council Procedure Rule 37, the Committee received a representation from Craig Mitton (applicant).

RESOLVED –

That the application be granted Conditional Full Permission.

Contrary to the Officer's recommendation, the Committee considered that very special circumstances existed to clearly outweigh the harm caused to the green belt by reason of inappropriateness.

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The extension would enhance the character of the listed building without harm to the openness of the Green Belt.

For: Councillors Bellamy, Calvert, D Firth, Homewood, Iredale, Kaushik, Khan, Lyons, McGuin, Sims, Sokhal, Ullah, Walker and Wilkinson. (14 Votes)

Against: (0 Votes).