

KIRKLEES COUNCIL

STRATEGIC PLANNING COMMITTEE

Thursday 2nd March 2017

Present: Councillor Steve Hall (Chair)
Councillor Bill Armer
Councillor Donald Firth
Councillor Paul Kane
Councillor Carole Pattison
Councillor Andrew Pinnock

1 Membership of the Committee

There were no substitutions of membership.

2 Minutes of the Previous Meeting

Approved as a correct record.

3 Interests and Lobbying

Councillors Kane, Pattison, A Pinnock, D Firth, Armer and S Hall all declared they had been lobbied on application 2016/93428.

Councillor D Firth declared an other interest in applications 2016/93428 and 2016/94262 on the grounds that he is a member of the Holme Valley Parish Council.

4 Admission of the Public

It was noted that the Committee would hold an informal discussion on matters relating to agenda item 10 at the conclusion of the meeting.

5 Public Question Time

No questions were asked.

6 Deputations/Petitions

No deputations or petitions were received.

7 Site Visit - Application No: 2016/92887

Site visit undertaken.

8 Site Visit - Application No: 2016/93428

Site visit undertaken.

9 Site Visit - Application No: 2016/94262

Site visit undertaken.

10 Local Planning Authority Appeal

That the report be noted.

11 Planning Application - Application No: 2016/92887

The Sub-Committee gave consideration to Planning Application 2016/92887 Erection of one dwelling and garage for use as bus depot and vehicle maintenance (within a Conservation Area) at Star Coaches of Batley Ltd, 2, George Street, Batley.

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

RESOLVED –

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

1. Timescale for development.
2. Development to be completed in accordance with approved plans.
3. A scheme that provides details of arrangements and specification for layout and parking.
4. A scheme that provides details of the design and construction of all retaining walls and building walls supporting the adjacent highway.
5. A scheme that provides details of foul and surface water drainage.
6. No pumped surface water discharge from the site to local drainage networks.
7. A scheme that provides details of the treatment of surface water flows from parking areas and hardstanding's through an oil interceptor.
8. A phase II Contaminated Land Report.
9. A Remediation Strategy.
10. The implementation of a Remediation Strategy.
11. A Validation Report.

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12. A Landscaping Plan to include details of the boundary treatment.
 13. The development to be carried out in accordance with the Acoustic Report J2526-R3-RR and all mitigation measures to be completed before the site is first brought into use.
 14. The LA1 (15 min) from the site shall not exceed 60dB on street outside 29 George Street between 11.00pm and 7.00am when measured at typical first floor bedroom level. The LAmax from the site shall not exceed 70dB on street outside 29 George Street between 11.00pm and 7.00am when measured at typical first floor bedroom level.
 15. The 1 hour LAeq from the site shall not exceed 37dB on the street outside 29 George Street when measured at typical first floor Bedroom level between 11.00pm and 7.00am.
 16. The 1 hour LAeq from the site shall not exceed 37dB on the street outside 29 George Street between 11.00pm and 7.00am.
 17. The 1 hour LAeq from the site shall not exceed 44dB on the street outside the site entrance on Victoria Avenue when measured at typical first floor Bedroom level between 11.00pm and 7.00am.
 18. The 1 hour LAeq from the site shall not exceed 43dB on the street outside the site entrance on Victoria Avenue.
 19. The LA1(15 min) from the site shall not exceed 60dB on street outside the entrance on Victoria Avenue between 11.00pm and 7.00am when measured at typical first floor bedroom level.
 20. The LAmax from the site shall not exceed 70dB on street outside the site entrance on Victoria Avenue between 11.00pm and 7.00am when measured at typical first floor bedroom level.
 21. The 1 hour LAeq from the site shall not exceed 45dB on the street outside 197 Taylor Street between between 11.00pm and 7.00am.
 22. The LA1(15 min) from the site shall not exceed 60dB on street outside 197 Taylor Street between 11.00pm and 7.00am when measured at typical first floor bedroom level.
 23. The 1 hour LAeq from the site shall not exceed 43dB on the street outside 197 Taylor Street when measured at typical first floor bedroom level between 11.00pm and 7.00am.
 24. The LAmax from the site shall not exceed 70dB on street outside 197 Taylor Street between 11.00pm and 7.00am when measured at typical first floor bedroom level.
- 2) An additional condition to restrict access for coaches via George Street.

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

For: Councillors Armer, D Firth, S Hall, Kane, Pattison and A Pinnock (6 Votes).

Against: (0 votes)

12 Planning Application - Application No: 2016/93428

The Sub-Committee gave consideration to Planning Application 2016/93428 Part demolition of existing mills and erection of 48 dwellings and 16 apartments. Re-use of existing mill building and alterations to form workshop, car storage, restaurant,

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function suite and ancillary office space and formation of car park. Conversion of mills to hotel and offices (Listed Building) Washpit Mills, Choppards Lane, Cartworth Moor, Holmfirth.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Charles Woodcock (speaking on behalf of the Neighbours of Washpit Group) and Roger Lee (speaking on behalf of the applicant). Under the provisions of Council Procedure Rule 36 (1) the Committee received representations from Cllr Nigel Patrick and Cllr Ken Sims (Local Ward Members).

RESOLVED –

That the application be deferred to allow officers to obtain the missing information that must be provided by the applicant.

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

For: Councillors Armer, D Firth, S Hall, Kane, Pattison and A Pinnock (6 Votes).

Against: (0 votes)

13 Planning Application - Application No: 2016/92254

Planning Application 2016/92254 Erection of 24 dwellings at Land off Colders Lane, Meltham, Holmfirth.

RESOLVED –

The Committee agreed to defer the item in line with the reasons detailed in the update list of planning applications.

14 Planning Application - Application No: 2016/94262

The Sub-Committee gave consideration to Planning Application 2016/94262 Erection of industrial development of suis-generis, B1 and B8 floorspace adj Neiley Garage, New Mill Road, Honley, Holmfirth.

RESOLVED –

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

1. The 3 year standard condition for the commencement of development.
2. The Standard condition for the development to be completed in accordance with the approved plans.
3. The approval of boundary treatments.
4. The implementation of crime prevention measures.

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5. A highways condition to cover sight lines, car parking, surfacing material that must be completed prior to building works starting.
6. An Environment Agency condition on finished floor levels.
7. A Drainage Strategy to include surface water run off; flow routing; and temporary drainage solutions.
8. That finished floor levels must be set no lower than 104.8m above Ordnance Datum (AOD).
9. The hours of use of the facility on site to be 7.00 am - 6.30 pm Monday to Friday, 8.00 am - 6.30 pm Saturday and 11.00 am – 5.00 pm Sunday.
10. The hours of operation of floodlights shall not operate outside the hours of 7.00 am to 6.30 pm on any day.
11. The implementation of the Remediation Strategy.
12. The submission of Validation Report.
13. An Acoustic Barrier.
14. Fixed plant.
15. Construction Site Operation hours.
16. Electric Vehicle Charge Points.
17. A landscaping scheme and implementation.
18. Details of external cladding to industrial units to be agreed.
19. Construction method statement to be approved.

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

For: Councillors Armer, D Firth, S Hall, Kane, Pattison and A Pinnock (6 Votes).

Against: (0 votes)

15 **Planning Application - Application No: 2016/92866**

The Sub-Committee gave consideration to Planning Application 2016/92866 Erection of 6 no. industrial units with office accommodation, formation of car parking and service yards and associated works at Colne Bridge Road, Colne Bridge, Huddersfield.

RESOLVED –

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

1. The standard condition allowing 3 years to implement the permission.
2. The standard condition requiring development to accord with approved plans.
3. No development on the buildings superstructure until samples of facing and roofing materials have been approved.
4. Development not to be brought into use until 2.4m x 43m sightlines have been implemented.
5. Development not to be brought into use until areas to be used by vehicles and pedestrians have been surfaced and drained.
6. Development not to be brought into use until vehicle turning facilities have been implemented.

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7. No development to commence until an Arboricultural Method Statement has been submitted and approved.
8. No building works to commence until measures to protect noise sensitive properties in the vicinity from the operation of the completed development have been approved.
9. The submission of a scheme assessing whether air quality will be affected in the area as a result of this proposal and any how impacts on air quality would be mitigated.
10. The submission of a scheme providing drainage details for the site.
11. Measures to deal with any contamination not previously identified.
12. The submission and approval of a revised landscaping scheme which includes the provision of living walls and compensatory tree planting.
13. Prior to the development being brought into use, the submission of a scheme indicating how the site will be artificially lit.

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

For: Councillors Armer, D Firth, S Hall, Kane, Pattison and A Pinnock (6 Votes).

Against: (0 votes)