

Contact Officer: Andrea Woodside

KIRKLEES COUNCIL

PLANNING SUB-COMMITTEE (HEAVY WOOLLEN AREA)

Thursday 23rd February 2017

Present: Councillor Paul Kane (Chair)
Councillor Donna Bellamy
Councillor Nosheen Dad
Councillor Michelle Grainger-Mead
Councillor Andrew Pinnock
Councillor Cathy Scott
Councillor Kath Taylor
Councillor Graham Turner

1 Membership of the Committee

Councillor Armer substituted for Councillor Smith
Councillor Wilkinson substituted for Councillor Lawson
Councillor Fadia substituted for Councillor Akhtar
Councillor S Hall substituted for Councillor O'Neil

2 Minutes of Previous Meeting

RESOLVED –

That the minutes of the meeting held on 15 December 2016 be approved as a correct record.

3 Interests and Lobbying

Councillor Armer declared that he had been lobbied on Agenda Item 15 (minute no. 15 refers), and that he would be speaking on the item in his capacity as Ward Member. He advised therefore that he would not therefore participate in the debate or vote to determine the application.

Councillor Fadia declared that she had been lobbied on Agenda Item 13 (minute no. 13 refers).

Councillor Dad declared that she had been lobbied on Agenda Item 11 (minute no. 11 refers).

Councillor Pervaiz declared that she had been lobbied on Agenda Item 13 (minute no. 13 refers).

Councillor Scott declared that she had been lobbied on Agenda Item 13 (minute no. 13 refers).

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Councillor Kane declared that she had been lobbied on Agenda Items 10, 11, 13 and 15, and advised that he would not participate in the vote to determine Agenda Item 10 (minute no's. 10, 11, 13 and 15 refer).

4 Admission of the Public

It was noted that all agenda items would be considered in public session.

5 Deputations/Petitions

No deputations or petitions were received.

6 Site Visit - Application 2016/92041

Site visit undertaken.

7 Site Visit - Application 2016/93946

Site visit undertaken.

8 Local Planning Authority Appeals

The Sub-Committee received a report which set out decisions which had been taken by the Planning Inspectorate in respect of decisions submitted against the decisions of the Local Planning Authority.

RESOLVED -

That the report be noted.

9 Planning Application 2016/92041

The Sub-Committee gave consideration to Application 2016/92041 – Demolition of existing buildings and erection of three no. dwellings at Poplar Farm, Bristfield, Dewsbury.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received a representation from Gary Grayson (on behalf of the applicant).

RESOLVED –

That authority be delegated to the Head of Development Management to approve the application (subject to the resolution of any outstanding drainage matters), issue the decision notice, and finalise the list of conditions including matters relating

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to; a three year time frame for implementation of development, development to be carried out in accordance with approved plans, details of existing and proposed site, road and building levels, dwellings to be constructed from regular coursed natural stone (samples to be submitted for approval), roofing materials to be natural slate (samples to be submitted for approval), all doors and windows to be timber/timber framed with painted finish, guttering to be supported on stone corbels (and fascias, soffits, and barge boards not to be used), surfacing of parking and turning areas to be in accordance with Environment Agency guidance, driveway/parking/turning areas to be surfaced in rustic regatta brett paving, as shown on plan reference 1541_14, provision of sight lines of 2.4m x site frontage, windows in the north east elevation of plot 3 (drawing 1541_SK03_02_F) and south east elevation of plot 1 (drawing 1541_10_E) shall be obscurely glazed, removal of permitted development rights for any new door or window openings in the north west and south east elevations of the proposed dwellings, full details of all boundary treatments, submission of a Phase II Intrusive Site Investigation Report, submission of a Remediation Strategy (if required), remediation to be carried out in accordance with approved strategy, submission of a validation report, removal of permitted development rights for any additional buildings or extensions, provision of an electric vehicle re-charging point to serve each dwelling, submission of a landscape and ecological management plan, installation of one bat box per dwelling, installation of one woodcrete sparrow terrace nest box per dwelling and foul and surface water drainage.

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

For: Councillors Armer, Bellamy, Dad, Fadia, Grainger-Mead, S Hall, Kane, Pervaiz, A Pinnock, Scott, K Taylor, G Turner and Wilkinson (13 votes)

Against: (No votes)

10 Planning Application 2016/93946

The Sub-Committee gave consideration to Application 2016/93946 – Demolition of existing building and erection of detached dwelling Bell Cabin, opposite 17 Long Lane, Earlsheaton.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received representations from Amanda Yates (applicant) and Andy Oldroyd (on behalf of the applicant).

RESOLVED –

That the application be refused on the grounds that (i) the application site is located within designated Green Belt and is regarded as inappropriate development (ii) the development would harm the openness of the green belt by introducing additional built form that would diminish the open space between the existing buildings and thus harm the character of the street scene in this Green Belt location, and no very special circumstances have been demonstrated to outweigh this harm (iii) to approve the application would be contrary to the aims of Chapter 9 of the National

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Planning Policy Framework, and (iv) due to the proposed driveway gradients, in addition to the acute angle at which the access meets the highway (Long Lane), the access serving the site is not acceptable and would result in sub-standard sightlines to the detriment of means of access and highway safety, contrary to Policy T10 of the Kirklees Unitary Development Plan.

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

For: Councillors Armer, Bellamy, Dad, Fadia, Grainger-Mead, S Hall, Pervaiz, A Pinnock, Scott, K Taylor, G Turner and Wilkinson (12 votes)

Against: (No votes)

Abstained: Councillor Kane

11 Planning Application 2015/92174

The Sub-Committee gave consideration to Application 2015/92174 – Demolition of existing dwelling and erection of three storey extension and interval alterations to extend existing mosque at 21-29 Warren Street, Savile Town, Dewsbury.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received representations from Mr Auzar (mosque treasurer), Mr Amin (local resident) and Mr Neki (applicant's agent).

RESOLVED –

That authority be delegated to the Head of Development Management to approve the application, issue the decision notice, and finalise the list of conditions including matters relating to; a three year time frame for implementation of development, development to be carried out in accordance with approved plans, facing stone to match that used on existing building, roof slate to match that used on the existing building, reporting of any unexpected land contamination, restriction on the use of the fire exit, development to be carried out in accordance with the details and aims of the submitted travel plan, maximum number of attendees for Friday prayer not to exceed 150 worshippers and the maximum number of children in the madressah classrooms not to exceed 100 children at any one time as detailed in the submitted travel plan.

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

For: Councillors Armer, Bellamy, Dad, Fadia, Kane, S Hall, Pervaiz, A Pinnock, Scott, K Taylor, G Turner and Wilkinson (12 votes)

Against: (No votes)

Abstained: Councillor Grainger-Mead

12 Planning Application 2016/93112

The Sub-Committee gave consideration to Application 2016/93112 – Outline application for erection of 37 dwellings and demolition of existing industrial unit in Calder Mould Services, Headlands Road, Liversedge.

RESOLVED –

That authority be delegated to the Head of Development Management to approve the application, issue the decision notice, and finalise the list of conditions including matters relating to; a three year time limit permission for submission of reserved matters, reserved matters of layout/scale/external appearance/landscaping to be applied for, development to commence within two years of the date of approval of the last reserved matters to be approved, development to be in accordance with approved plans, affordable housing contribution, education contribution, public open space provision, phase I desk study, phase II intrusive investigation as necessary, remediation as recommended in the phase II, remediation strategy, validation, noise attenuation, ventilation, separate systems of drainage, drainage details, surface water drainage, submission of an ecological impact assessment and enhancement measures.

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

For: Councillors Armer, Bellamy, Dad, Fadia, Grainger-Mead, Kane, S Hall, Pervaiz, A Pinnock, Scott, K Taylor, G Turner and Wilkinson (13 votes)
Against: (No votes)

13 Planning Application 2016/93910

The Sub-Committee gave consideration to Application 2016/93910 – Change of use of shop to snooker and games room Dual House, Wellington Street, Batley.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received representations from local residents Ms Quayum, Ms Rashid (in objection) Mr Saddiq, Mr Sabir, Mr Chunara, Mr Baig, Mr Adam, and Mr Anwar (in support), and Mr Ayoub (applicant).

RESOLVED –

That the application be deferred to request further information relating to how the premises would be managed, including hours of use, CCTV provision, parking provision and Travel Plan details, and that discussions shall include local residents.

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

For: Councillors Armer, Bellamy, Dad, Grainger-Mead, Kane, S Hall, Pervaiz, A Pinnock, Scott, K Taylor and G Turner (11 votes)
Against: (No votes)
Abstained: Councillors Fadia and Wilkinson

14 Planning Application 2016/93244

The Sub-Committee gave consideration to Application 2016/93244 – Erection of detached dwelling 53 Far Bank, Shelley, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received a representation from Nick Jones (applicant's architect).

RESOLVED -

That authority be delegated to the Head of Development Management to approve the application, issue the decision notice, and finalise the list of conditions including matters relating to; the standard time limit for the implementation of development (3 years), development to be carried out in accordance with the approved plans, materials to be natural stone walling and zinc roof (samples to be submitted to and approved in writing), implementation of landscape scheme, removal of permitted development rights for extensions including Juliette balconies, laying out of areas to be used by vehicles, the submission of a scheme detailing foul, surface water and land drainage, an assessment of the effect of 1 in 100 year storm events, an investigation into the location/size/condition/flows within piped or culverted watercourses within the site, no removal of hedgerows/trees/shrubs within nesting season, ecological design strategy, and scheme for provision of electric vehicle charging points.

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

For: Councillors Armer, Bellamy, Dad, Fadia, Grainger-Mead, Kane, S Hall, Pervaiz, A Pinnock, Scott, K Taylor, G Turner and Wilkinson (13 votes)

Against: (No votes)

15 Planning Application 2016/93177

The Sub-Committee gave consideration to Application 2016/93177 – Erection of detached dwelling (within a Conservation Area) adjacent to 14 Manor Road, Farnley Tyas.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received representations from Rob Goodwin, Dawn Goodwin and Richard Wood (local residents), David Storrie and Clare Parker Hugill (applicant's agents) and Cllr Armer (ward member).

RESOLVED -

That the application be refused on the grounds that the proposal (i) would result in the loss of an important open space between two distinct clusters of development which makes a positive contribution to the significance of the conservation area and

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(ii) provides no public benefit to outweigh the harm caused to the character of the conservation area and as such would not constitute sustainable development, contrary to Policy BE5 of the Kirklees Unitary Development Plan and government guidance contained within Chapter 12 of the National Planning Policy Framework.

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

For: Councillors Bellamy, Dad, Fadia, Grainger-Mead, Kane, S Hall, Pervaiz, A Pinnock, Scott, K Taylor, G Turner and Wilkinson (12 votes)
Against: (No votes)

16 Planning Application 2017/90098

The Sub-Committee gave consideration to Application 2016/90098 – Erection of eight dwellings at land adjacent to 3 Field Head, Shepley, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received a representation from Hamish Gledhill (applicant's agent).

RESOLVED –

That authority be delegated to the Head of Development Management to approve the application and issue the decision notice, resolve any outstanding drainage issues, and finalise the list of conditions including matters relating to; the standard time limit for the implementation (3 years), development to be in accordance with approved plans, samples of facing and roofing materials to be inspected and approved, removal of permitted development rights for extensions or outbuildings, provision of electric charging points, landscaping scheme, full detail of boundary treatments, reporting of any unexpected contamination, and highway works for the provision of visibility splays/turning facilities/appropriate surfacing/drainage to be completed prior to first application.

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

For: Councillors Armer, Bellamy, Dad, Fadia, Grainger-Mead, Kane, S Hall, Pervaiz, A Pinnock, Scott, K Taylor, G Turner and Wilkinson (13 votes)
Against: (No votes)