

Name of meeting: **PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)**

Date: **20 APRIL 2017**

Title of report: **A REVIEW OF PLANNING APPEAL DECISIONS
 (January 2016 - December 2016)**

The purpose of the report is to provide Members with an annual overview of planning appeal decisions relating to the Huddersfield Area between 1st January 2016 to 31st December 2016.

Key Decision - Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards?	No
Key Decision - Is it in the Council's Forward Plan (key decisions and private reports)?	No
The Decision - Is it eligible for "call in" by Scrutiny?	No
Date signed off by Assistant Director & name	Paul Kemp, Assistant Director of Place – 6 April 2017
Is it also signed off by the Assistant Director for Financial Management, IT, Risk and Performance?	No financial implications
Is it also signed off by the Assistant Director - Legal Governance and Monitoring?	No legal implications
Cabinet member portfolio	Economy, Skills, Transportation and Planning (Councillor McBride)

Electoral wards affected: **All**

Ward councillors consulted: **No**

Public or private: **PUBLIC**

1. Summary

This report is for information only. It provides an annual overview of the decisions of the Planning Inspectorate, in respect of appeals submitted against the decision of the Local Planning Authority.

2. Information to note

2.1 Between 1st January 2016 and 31st December 2016, there were 34 planning application appeals submitted relating to the Huddersfield Area. Of these 74% were dismissed. Appendix 1 provides a list of relevant appeals and the level of decision.

2.2 Figure 1 below shows a breakdown of planning application appeals, whether dismissed or upheld.

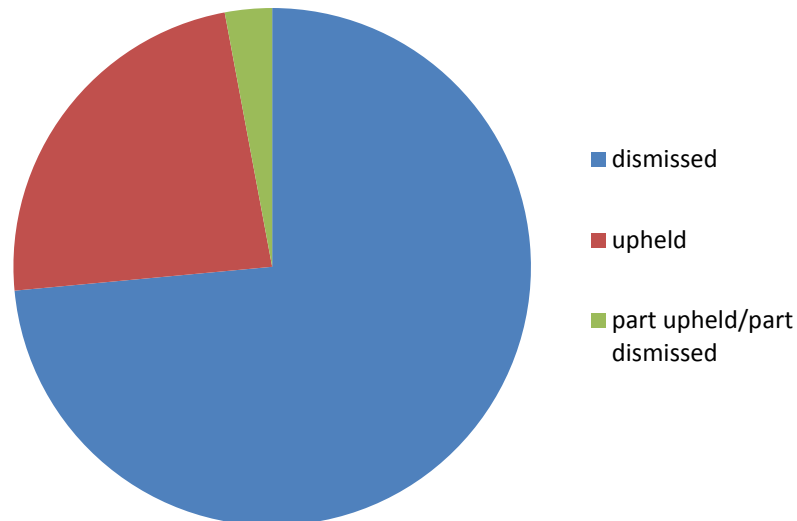


Figure 1: Breakdown of appeal decisions in the Huddersfield area.

2.4 Of the planning application appeals, 29 decisions were delegated to officers, of which 86% were dismissed. 5 were decided by the planning committee – of which 80% were in accordance with officer recommendation. Of the decisions made by planning committee, 20% were dismissed.

3. Implications for the Council

3.1 There will be no impact on the four main priority areas listed below

- Early Intervention and Prevention (EIP)
- Economic Resilience (ER)
- Improving outcomes for Children
- Reducing demand of services

4. Consultees and their opinions

Not applicable, the report is for information only

5. Next steps

Not applicable, the report is for information only

6. Officer recommendations and reasons

To note

7. **Cabinet portfolio holder recommendation**
Not applicable
8. **Contact officer**
Simon Taylor – Head of Development Management
Simon.taylor@kirklees.gov.uk
9. **Background Papers and History of Decisions**
Not applicable
10. **Service Director responsible**
Paul Kemp

Appendix 1 – List of planning application appeals between 1st January 2016 and 31st December 2016 (Huddersfield area)

1. 2014/93192 - Outline application for erection of 2 semidetached dwellings with off road parking at Land adj Sude Hill Terrace, New Mill, Holmfirth, HD9 7BL (committee decision in accordance with officer recommendation – appeal upheld)
2. 2014/93807 - Erection of one dwelling (within a Conservation Area) at adj Hillcrest, Whitegate Road, Honley, Holmfirth, HD9 6RB (delegated decision – appeal dismissed)
3. 2015/92129 - Outline application for residential development at land between 5 & 37, Hall Bower Lane, Hall Bower, Huddersfield, HD4 6RP (delegated decision – appeal dismissed)
4. 2015/91455 - Erection of storage building at Shepherds Thorn Lane, Bradley, Huddersfield, HD6 3TU (delegated decision – appeal dismissed)
5. 2015/91541 – Erection of detached dwelling at Adj, 1, Yew Green Avenue, Lockwood, Huddersfield, HD4 5EW (delegated decision – appeal dismissed)
6. 2015/90851 -Erection of detached dwelling, formation of new access and demolition of existing dwelling at 124, Rowley Lane, Lepton, Huddersfield, HD8 0EJ (delegated decision – appeal dismissed)
7. 2015/90539 - Use of land for caravan/mobile home storage area and associated landscaping at Land at, Mount Pleasant Farm, 4, Jackroyd Lane, Upper Hopton, Mirfield, WF14 8EH (delegated decision – appeal dismissed)
8. 2014/93692 - Outline application for erection of 2 dwellings at Land Adjacent, 720, New Hey Road, Outlane, Huddersfield, HD3 3YQ (delegated decision – appeal dismissed)
9. 2015/91317 - Erection of detached dwelling with integral garage at rear of 17, Darnley Close, Meltham, Holmfirth, HD9 4BT (delegated decision – appeal upheld)
10. 2015/90804 –Erection of detached dwelling at Carlin Farms, Oldfield Road, Honley, Holmfirth, HD9 6RN (delegated decision – appeal dismissed)
11. 2015/94102 - Erection of detached garage at 20, Woodroyd Avenue, Honley, Holmfirth, HD9 6LG (delegated decision – appeal dismissed)
12. 2015/90452 - Outline application for erection of 22 dwellings and garages, and formation of access at Land Adjacent to Spotted Cow, New Hey Road, Salendine Nook, Huddersfield, HD3 4GP (decision by committee in accordance with officer recommendation – appeal upheld)
13. 2015/93625 – Erection of front extensions with dormer at 45, Clara Street, Fartown, Huddersfield, HD1 6EN (delegated decision – appeal dismissed)
14. 2015/93626 - Erection of front extensions with dormer at 47, Clara Street, Fartown, Huddersfield, HD1 6EN (delegated decision – appeal dismissed)
15. 2014/92739 - Outline application for erection of 5 dwellings at adj, 8, Miry Lane, Netherthong, Holmfirth, HD9 3UQ (delegated decision – appeal allowed)
16. 2015/92055 - Change of use of shop to taxi booking office (Listed Building within a Conservation Area) at Video Tech, 2, Cross Church Street, Huddersfield, HD1 2PT (delegated decision – appeal dismissed)
17. 2015/92507 - Outline application for erection of two dwellings at rear of 392/394, Bradley Road, Bradley, Huddersfield, HD2 1PU (delegated decision – appeal dismissed)
18. 2015/93731 - Two storey rear extension and alterations to roof to form rooms in roof space at 19, Fir Road, Paddock, Huddersfield, HD1 4JE (delegated decision – appeal dismissed)
19. 2015/91776 - Erection of 1no. dwelling at 37, Oakes Avenue, Brockholes, Holmfirth, HD9 7EE (delegated decision – appeal dismissed)

20. 2015/93052 - Erection of detached dwelling and new entrance gates (Listed Building) at Fenay Lodge, Thorpe Lane, Almondbury, Huddersfield, HD5 8TA (decision by committee against officer recommendation – appeal dismissed)
21. 2015/91523 - Engineering works to form public area at Woodhouse Farm, Woodhouse Lane, Holmbridge, Holmfirth, HD9 2QR (decision by committee in accordance with officer recommendation – appeal in relation to condition allowed)
22. 2016/90010 - Variation condition 4 (opening hours) at Master Pizza Bar, 75, Huddersfield Road, Holmfirth, HD9 3AS (decision by committee in accordance with officer recommendation – appeal allowed)
23. 2015/93760 - Erection of 2 dwellings and demolition of existing building at adj 1, Highroyd, Lepton, Huddersfield, HD8 0EB (delegated decision – appeal dismissed)
24. 2016/90975 - Erection of first floor rear extension (within a Conservation Area) at 133, Helme Lane, Meltham, Holmfirth, HD9 5RL (delegated decision – appeal allowed)
25. 2016/90095 - Erection of single storey rear extension (Listed Building) at 4, Clough Hall, Clough Hall Lane, Almondbury, Huddersfield, HD4 6TF (delegated decision – appeal dismissed)
26. 2016/90092 - Listed Building Consent for erection of single storey rear extension at 4, Clough Hall, Clough Hall Lane, Almondbury, Huddersfield, HD4 6TF (delegated decision – appeal dismissed)
27. 2015/92881 - Erection of 2 no. one bed flats at 79, Greenhead Road, Huddersfield, HD1 4EZ (delegated decision – appeal allowed)
28. 2016/91030 - Erection of one detached dwelling at adjacent to, 2, Lightenfield Lane, Netherton, Huddersfield, HD4 7WJ (delegated decision – appeal dismissed)
29. 2016/91381 - Erection of garden room and fence at 10A, Penistone Road, New Mill, Holmfirth, HD9 7JR (delegated decision – part upheld/part dismissed).
30. 2016/91438 - Erection of attached garage and lobby (within a Conservation Area) at 23, Midway, South Crosland, Huddersfield, HD4 7DA (delegated decision – appeal dismissed)
31. 2016/90624 – Erection of detached dwelling at adj 322 Cowcliffe Hill Road, Fixby HD2 2HN (delegated decision – appeal dismissed).
32. 2016/90959 – Erection of triple garage with storage above at land adj 10 Meal Hill, Slaithwaite HD7 5UR (delegated decision – appeal dismissed)
33. 2016/91872 – Prior notification for single storey rear extension at 44 Syringa Street, Marsh HD1 4PD (delegated decision – appeal dismissed)
34. 2016/92517 – Erection of two storey and single storey rear extensions at 107 Thornton Lodge Road, Thornton Lodge HD1 3SB (delegated decision – appeal dismissed).