

Contact Officer: Richard Dunne

KIRKLEES COUNCIL

PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)

Thursday 20th April 2017

Present:

- Councillor Terry Lyons (Chair)
- Councillor Donna Bellamy
- Councillor Jean Calvert
- Councillor James Homewood
- Councillor Christine Iredale
- Councillor Manisha Roma Kaushik
- Councillor Musarrat Khan
- Councillor Bernard McGuin
- Councillor Mohammad Sarwar
- Councillor Mohan Sokhal
- Councillor Sheikh Ullah
- Councillor Rob Walker
- Councillor Linda Wilkinson

1 Membership of the Committee

There were no substitutions of membership.

2 Minutes of previous meeting

Subject to noting that Councillor Musarrat Khan had given her apologies for being unable to attend the 9 March meeting, that the minutes of the meeting held on 9 March 2017 be approved as a correct record.

3 Interests and Lobbying

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

Councillors Bellamy and Walker declared they had been lobbied on applications 2016/94061 and 2017/90819.

Councillor Bellamy declared she had been lobbied on application 2016/92830.

Councillor Lyons declared he had been lobbied on application 2017/90375.

4 Admission of the Public

All items on the agenda were taken in public session.

5 Deputations/Petitions

No deputations were received. In relation to planning application 2016/94061 a petition was presented by Councillor Nicola Turner from local residents of the Scapegoat area which asked the Baptist Church to keep Scapegoat Hill Burial Ground for future generations.

6 Public Question Time

No questions were asked.

7 Site Visit - Application No: 2017/90375

Site visit undertaken.

8 Site Visit - Application No: 2016/91900

Site visit undertaken.

9 Site Visit - Application No: 2016/94061

Site visit undertaken.

10 Site Visit - Application No: 2017/90819

Site visit undertaken.

11 Local Planning Authority Appeals

That the report be noted.

12 Review of Planning Appeal Decisions

That the report be noted.

13 Planning Application - Application No: 2017/90375

The Sub-Committee gave consideration to Planning Application 2017/90375 Alterations and extension to convert public house to 6 no. self-contained apartments Newsome Tap, 1a, St Johns Avenue, Newsome, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received a representation from Mr. S. Smith (Applicant). Under the provisions of Council Procedure Rule 36 (1) the Committee received a representation from Cllr Andrew Cooper (Local Ward Member).

RESOLVED –

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

1. A 3 year time limit for commencement of development.
2. An Electric vehicle charging point.
3. Boundary treatment.
4. Bin storage details.
5. The formation and retention of parking.
6. Retention of high level windows with obscure glazing.
7. Roof lights to be flush with the roof.
8. Dormers to be clad in slates to match the main roof.
9. Provision of bat box.
10. Withdrawal of Permitted Development rights for any openings to side elevations.

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

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

Against: Councillor Sokhal (1 vote)

Abstained: Councillors Bellamy and Lyons.

14 Planning Application - Application No: 2016/91900

The Sub-Committee gave consideration to Planning Application 2016/91900 Change of use and alterations from B2 (general industrial) to B8 (storage or distribution) The Pink Link Ltd, Crosland Road, Oakes, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received a representation from Catherine Hoy (Objector).

RESOLVED –

1. Delegate approval of the application and the issuing of the decision notice to the Head of Development Management in order to complete the list of conditions contained within the considered report including:

1. Development in accordance with the approved plans.

2. Development in accordance with the approved night-time noise management plan.
3. Details of the layout and surfacing of the car park for visitors and staff to be submitted within 4 weeks of approval and provided within four weeks following approval of the details.
4. Details of a turning area for 16.5 metre long service vehicle to be submitted within 4 weeks of approval and provided within 3 weeks of approval of details.

2. Secure a S106 Obligation (Unilateral Undertaking) for a financial contribution towards the upgrade of front facing bedroom windows within 11 Crosland Road.

3. that, pursuant to (2) above, In the circumstances where the S106 agreement has not been completed within 3 months of the date of the Committee's resolution then the Head of Development Management shall consider whether permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits that would have been secured; if so, the Head of Development Management is authorised to determine the application and impose appropriate reasons for refusal under Delegated Powers.

In addition it was also agreed that a report would be submitted to the Committee in 6 months' time to assess adherence to the terms of the permission.

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

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

Against (0 Votes).

15 Planning Application - Application No: 2016/94061

The Sub-Committee gave consideration to Planning Application 2016/94061
Erection of two dwellings Land at Old Lane/ Taylor Lane, Scapegoat, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Glennis Lennon (objector) and Jamie Pyper (Agent). Under the provisions of Council Procedure Rule 36 (1) the Committee received a representation from Cllr Nicola Turner (Local Ward Member).

RESOLVED –

That the application be refused.

Contrary to the Officer's recommendation, the Committee considered that despite the proposed road improvements to widen Old Lane and Taylor Lane these would not outweigh the highway safety concerns associated with the narrow highway infrastructure in the area.

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

For: Councillors Bellamy, Homewood, Iredale, Kaushik, Khan, McGuin, Sawar, Sokhal, Ullah, Walker and Wilkinson (11 Votes).

Against: (0 Votes).

Abstained: Councillors Calvert and Lyons

16 Planning Application - Application No: 2017/90819

The Sub-Committee gave consideration to Planning Application 2017/90819 Prior notification for erection of 15m monopole telecommunications antennae and installation of 2no. dishes and 4no. ground based equipment cabinets (within a Conservation Area) Marsden Football Club, 6 Carrs Road, Marsden, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Warren Copland and Peter Toon (Objectors) and Edward Senior (Agent). Under the provisions of Council Procedure Rule 36 (1) the Committee received a representation from Cllr Nicola Turner (Local Ward Member).

RESOLVED –

Delegate approval of siting and appearance and the issuing of the decision notice to the Head of Development Management in order to complete the list of conditions contained within the considered report including:

1. Prior approval for siting and appearance subject to works being undertaken in accordance with restrictions and conditions outlined in Part 16 Class A. This includes the development being completed in accordance with the plans and commencement time.

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

1. A motion to refuse the application

For: Councillors Bellamy, McGuin, Walker and Wilkinson (4 Votes).

Against: Councillors Homewood, Kaushik, Khan, Lyons, Sawar, Sokhal, and Ullah (7 Votes).

Abstained: Councillors Calvert and Iredale.

2. A motion to accept the Officer recommendation.

For: Councillors Homewood, Kaushik, Khan, Lyons, Sawar, Sokhal, and Ullah (7 Votes).

Against: Councillors Bellamy, Walker and Wilkinson (3 Votes).

Abstained: Councillors Calvert, Iredale and McGuin.

17 Planning Application - Application No: 2016/92830

The Sub-Committee gave consideration to Planning Application 2016/92830 Reserved matters application pursuant to permission 2015/92205 for outline application for erection of one dwelling Land off, Round Ings Road, Outlane, Huddersfield.

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

RESOLVED –

Delegate approval of the reserved matters and the issuing of the decision notice to the Head of Development Management in order to complete the list of conditions contained within the considered report including:

1. Development in accordance with approved plans.
2. Samples of materials to be provided.
3. Packaged sewage treatment plant to be installed and operated as approved.
4. Development to be done in accordance with approved Noise Report

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

For: Councillors Bellamy, Calvert, Homewood, Iredale, Kaushik, Khan, Lyons, McGuin, Sawar, Sokhal, Ullah, Walker and Wilkinson (13 Votes).
Against (0 Votes).

18 Planning Application - Application No: 2017/90438

The Sub-Committee gave consideration to Planning Application 2017/90438 Formation of car park and erection of security cameras and lighting Acre Mill, Acre Street, Lindley, Huddersfield.

RESOLVED –

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

1. A 3 year temporary time limit condition.
2. Development in accordance with the approved plans.
3. An Operation / usage time limit condition.
4. A Scheme for lighting.

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

For: Councillors Bellamy, Calvert, Homewood, Iredale, Kaushik, Khan, Lyons, McGuin, Sawar, Sokhal, Ullah, Walker and Wilkinson (13 Votes).
Against (0 Votes).

19 Planning Application - Application No: 2017/90423

The Sub-Committee gave consideration to Planning Application 2017/90423
Erection of two storey extension to side and rear (modified proposal) 82, Heaton
Road, Paddock, Huddersfield.

RESOLVED –

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

1. A 3 year time limit permission.
2. The development to be carried out in complete accordance with the approved plans.
3. Materials to comprise coursed natural stone to the ground floor, render to the first floor and red flat profiled tiles for the roof covering.
4. Removal of PR Rights for window and door openings.

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

For: Councillors Bellamy, Calvert, Homewood, Iredale, Kaushik, Khan, Lyons, McGuin, Sawar, Sokhal, Ullah, Walker and Wilkinson (13 Votes).
Against (0 Votes).