

Contact Officer: Richard Dunne

KIRKLEES COUNCIL

PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)

Thursday 22nd June 2017

Present: Councillor Terry Lyons (Chair)
Councillor Donna Bellamy
Councillor James Homewood
Councillor Bernard McGuin
Councillor Mohammad Sarwar
Councillor Ken Sims
Councillor Mohan Sokhal
Councillor Sheikh Ullah
Councillor Rob Walker
Councillor Linda Wilkinson
Councillor Andrew Marchington

1 Membership of the Committee

Councillor Andrew Marchington substituted for Councillor Christine Iredale.

2 Minutes of previous meeting

That the Minutes of the meeting of the Committee held on 20 April 2017 be approved as a correct record.

3 Interests and Lobbying

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

Councillor Bellamy declared an 'other' interest in application 2016/90477 on the grounds that the applicants partner was her sister-in-law.

Councillor Bellamy declared an 'other' interest in applications 2016/90477 and 2017/90201 on the grounds that she was a member of Holme Valley Parish Council.

Councillors Sims, Ullah and Lyons declared they had been lobbied on application 2016/90477.

Councillors Ullah and Lyons declared they had been lobbied on application 2017/90201.

Councillor Sokhal declared he had been lobbied on application 2017/91235

4 Admission of the Public

All items on the agenda were taken in public session.

5 Deputations/Petitions

No deputations or petitions were received.

6 Public Question Time

No questions were asked.

7 Site Visit - Application No: 2017/91235

Site visit undertaken.

8 Site Visit - Application No:2017/90642

Site visit undertaken.

9 Site Visit - Application No: 2017/90201

Site visit undertaken.

10 Site Visit - Application No: 2016/90477

Site visit undertaken.

11 Site Visit - Application No: 9016/92203

Site visit undertaken.

12 Local Planning Authority Appeals

That the report be noted.

13 Planning Application - Application No: 2016/90477

The Sub-Committee gave consideration to Planning Application 2016/90477
Alterations to convert outbuilding to holiday accommodation adj 1, Wheat Close,
Holmbridge, Holmfirth.

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Under the provisions of Council Procedure Rule 37, the Committee received representations from Jane Gledhill, Caroline Kane, Stephen Ransby and Sandra Doyle (objectors) and Andy Rushby (Agent). Under the provisions of Council Procedure Rule 36 (1) the Committee received representations from Cllr Nigel Patrick and Cllr Donald Firth (Local Ward Members).

RESOLVED –

That the application be refused.

Contrary to the Officer's recommendation, the Committee considered the development would be inappropriate in the green belt and did not demonstrate very special circumstances that would clearly outweigh the harm to the green belt. In addition the development was out of character to the surrounding area and would have a detrimental impact on the visual amenity of the neighbouring properties.

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

For: Councillors Homewood, Lyons, Marchington, McGuin, Sarwar, Sims, Sokhal, Ullah, Walker and Wilkinson (10 Votes).

Against: (0 vote)

14 Planning Application - Application No: 2016/92203

The Sub-Committee gave consideration to Planning Application 2016/92203 Demolition of existing dwelling and erection of 2 detached dwellings with integral garages 65, Colders Lane, Meltham, Holmfirth.

RESOLVED –

Consideration of the application be deferred to allow officers to liaise with the applicant to discuss pre and post construction surveys for Colder Lane and appropriate repairs for any damage caused.

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

For: Councillors Bellamy, Homewood, Lyons, Marchington, McGuin, Sarwar, Sims, Sokhal, Ullah, Walker and Wilkinson (11 Votes).

Against: (0 vote)

15 Planning Application - Application No: 2017/90201

The Sub-Committee gave consideration to Planning Application 2017/90201 Variation of conditions 2 (Materials) 4 (Opening Hours) 8 (Retailing) 12 (Trees) 13 (Vehicular Access) and 17 (Storage Height) on previous application 2001/90843 for use of former salt stocking yard for storage and dressing of building stone, erection of portal framed building, widening of access including resurfacing of entrance and

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erection of 2.4m-high palisade gate Hagg Wood Stone Quarry, Woodhead Road, Honley, Holmfirth.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Joanna Martin and Darren Oldham (objectors) and Ashley Bamford (speaking on behalf of the applicant). Under the provisions of Council Procedure Rule 36 (1) the Committee received a representation from Cllr Nigel Patrick (Local Ward Member).

RESOLVED –

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

1. No development shall commence on the building's superstructure until samples of all facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed of the approved materials.
2. All hardstandings which have been formed within the site shall be retained in a condition which is fit for purpose and kept free from all obstructions to their use in connection with vehicle parking and manoeuvring.
3. No activities shall take place at the site outside the following hours:
07:00 to 18:00 Mon to Fri; and 08:00 to 13:00 on Sat.
No activities shall take place at the site on Sundays or Bank/Public Holidays
4. Facilities shall be provided and retained at the exit from the site for the washing of vehicle wheels.
5. There shall be no retailing of redressed stone, reclaimed materials or any other associated materials from the site.
6. The existing stone wall piers, in the positions marked 'X' and 'Y' on the approved plans, shall be reduced to a maximum height of one metre above road carriageway level within 2 months of the date of this permission. These wall piers shall thereafter be so retained
7. Details of the type, design and position of traffic warning signs to alert drivers to the site entrance shall be submitted to, and agreed in writing by, the Local Planning Authority and the approved signs shall be installed within 2 months of the date of the permission hereby granted.
8. Trees within or on the boundary of the site shall be neither felled, topped or lopped except with the prior written approval of the Local Planning Authority, nor shall they be damaged or killed by fire or by the application of toxic or injurious substances.
9. There shall be no activity or storage on, or any vehicular access to or over, those areas of the site coloured yellow on the approved plans.

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10. Notwithstanding the details shown on the submitted plans, details of the position, height, design and strength of any proposed floodlights shall be submitted to, and approved in writing by, the Local Planning Authority before any such lighting is first installed. Any lighting agreed shall only be illuminated during the operating hours permitted by Condition 3.

11. The site and building shall only be used for the storage and dressing of stone and associated ancillary activities.

12. The storage of stone or any materials/equipment within the whole of the site shall not exceed 3m in height from the level of the former quarry floor or above the height of the former quarry void within the area hatched green on plan GW1 whichever is the greater.

13. The dropped crossing to Woodhead Road, which extends for the full width of the site entrance, shall be retained for the duration of the development.

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

For: Councillors Homewood, Lyons, Marchington, McGuin, Sarwar, Sims, Sokhal, Ullah, Walker and Wilkinson (10 Votes).

Against: Councillor Bellamy (1 vote)

16 Planning Application - Application No: 2017/91235

The Sub-Committee gave consideration to Subject: Planning Application 2017/91235 Change of use of dwelling to mixed use dwelling and catering (to operate meals on wheels service) 29, Clay Butts, Birkby, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Suki Nater (applicant).

RESOLVED –

1) Delegate approval of the application, for a temporary trial period, and the issuing of the decision notice to the Head of Strategic Investment in order to complete the list of conditions contained within the considered report including:

1. Permission to be for a period of 12 months from the date permission is granted.

2. No cooker or cooking appliance shall be installed on the property except within the existing kitchen serving the property.

2) An additional condition that no food can be stored in the garage except in a fridge or freezer.

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

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For: Councillors Bellamy, Homewood, Lyons, Marchington, McGuin, Sarwar, Sims, Sokhal, Ullah, Walker and Wilkinson (11 Votes).

Against: (0 vote)

17 Planning Application - Application No: 2017/90642

The Sub-Committee gave consideration to Planning Application 2017/90642
Erection of rear and side extensions 46, Meltham Road, Honley, Holmfirth.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Jayne Eley (objector) and Jake Clayton (speaking on behalf of the applicant).

RESOLVED –

Consideration of the application be deferred to allow officers to discuss with the applicants an amendment to the scheme that will mitigate the impact on the residential amenity of the neighbouring property.

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

For: Councillors Bellamy, Homewood, Lyons, Marchington, McGuin, Sarwar, Sims, Sokhal, Ullah, Walker and Wilkinson (11 Votes).

Against: (0 vote)