

Contact Officer: Richard Dunne

## **KIRKLEES COUNCIL**

### **PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)**

**Thursday 20th July 2017**

Present: Councillor Terry Lyons (Chair)  
Councillor Bernard McGuin  
Councillor Mohammad Sarwar  
Councillor Ken Sims  
Councillor Mohan Sokhal  
Councillor Sheikh Ullah  
Councillor Rob Walker  
Councillor Linda Wilkinson  
Councillor Andrew Marchington  
Cllr S Hall

Apologies: Councillor Donna Bellamy

#### **1 Membership of the Committee**

Councillor Steve Hall substituted for Councillor James Homewood.

#### **2 Minutes of previous meeting**

The minutes of the meeting held on 22 June 2017 be approved as a correct record.

#### **3 Interests and Lobbying**

Councillor Wilkinson declared she had been lobbied on application 2013/93746.

#### **4 Admission of the Public**

All items 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: 2015/92291**

Site visit undertaken.

**8 Site Visit - Application No: 2013/93746**

Site visit undertaken.

**9 Site Visit - Application No: 2014/90001**

Site visit undertaken.

**10 Site Visit - Application No: 2017/91308**

Site visit undertaken.

**11 Site Visit - Application No: 2016/93249**

Site visit undertaken.

**12 Site Visit - Application No: 2017/91173**

Site visit undertaken.

**13 Site Visit - Application No: 2017/90602**

Site visit undertaken.

**14 Local Planning Authority Appeals**

That the report be noted.

**15 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 –**

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 and the update list including

1. The standard 3 year deadline for commencement of development.
2. Development to be in accordance with the approved plans.
3. Samples of facing and roofing materials to be inspected and approved.
4. All side facing windows in the new dwellings to be obscurely glazed and non-opening except for the kitchen windows which can be screened.

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5. No additional windows to be formed in the side elevations of the dwelling on Plot 1.
6. Details of boundary treatment for side boundaries to be submitted and provided before first occupation.
7. The removal of permitted development rights for extensions or outbuildings on Plot 1.
8. All the parking and turning arrangements, for the new dwellings, shown on the site plan, to be formed before either new dwelling first occupied and thereafter retained without obstruction.
9. Parking spaces to have permeable surfacing.
10. Shared bin collection point to be provided.
12. Garages not to be converted to living accommodation.
13. Provision of electric vehicle charging points.
14. A scheme for the parking and unloading of construction vehicles and protection of public path users during development works to be submitted to and approved in writing before development commences.
15. Colders Lane pre-construction condition survey and method statement.
16. Colders Lane post-construction condition survey, including list of repairs.

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

For: Councillors S Hall, Marchington, McGuin, Sarwar, Sims, Sokhal, Ullah, Walker and Wilkinson (9 Votes).

Against: (0 vote)

Abstained: Councillor Lyons

### **16 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 a representation from David McGowan (applicant).

#### **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 including:

1. A 3 year time limit to commence development.
2. Development to be carried out in accordance with the approved plans.
3. Materials to match existing dwelling.
4. Removal of Permitted Development rights for outbuildings.
5. Side facing WC window to be obscurely glazed

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

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

Against: (0 vote)

**17 Planning Application - Application No: 2013/93746**

The Sub-Committee gave consideration to Planning Application 2013/93746 Partial Demolition of existing Listed Building and erection of 1no. A1 retail store and 2no units (A1/A2/A3 use class) at ground floor and offices (B1 use class) at first floor level with associated parking, servicing and landscaping (Within a Conservation Area) 43, Northgate, Almondbury, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Dimitris Papadimitriou and Jean Doherty (Objectors) and Richard Wood (Agent). Under the provisions of Council Procedure Rule 36 (1) the Committee received a representation from Cllr Bernard McGuin (Local Ward Member).

**RESOLVED –**

- 1) Delegate approval of the application and the issuing of the decision notice to the Head of Strategic Investment in order to negotiate further amendments to the submitted scheme to ensure that the parking spaces along the proposed access are altered/removed in order that vehicles can be safely accommodated within the site and complete the list of conditions contained within the considered report and the update list including:
  1. A 3 year time limit to commence development.
  2. Development to be accordance with the submitted plans.
  3. The method of demolition.
  4. A schedule of works for the repair of the building.
  5. Materials to be agreed, including surface of new courtyard.
  6. Roof plan to be provided.
  7. Details of the boundary treatments.
  8. Details of use for Unit B and C to be provided prior to occupation and retained thereafter.
  9. Parking to be laid out prior to use commencing.
  10. Limit to hours of use of units.
  11. Limit hours of use of courtyard area to between hours of 0800 and 1800 (outdoor seating area).
  12. Details of odour abatement equipment.
  13. Submission and implementation of remediation strategy (contaminated land).
  14. Foul, surface water and land drainage details to be provided.
  15. Landscaping details.
  16. Gate/fencing details concerning Unit C and No55 Northgate.
  17. Bat boxes to be installed.
  18. Details of crossing point on Northgate to be provided.
  19. Construction Management Plan.
  20. Details of air conditioning and refrigeration units.

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21. Restriction on deliveries to between 0730-1800 Monday to Friday and 0800-1300 Saturdays.
22. Provision of electric vehicle charging points.
23. Details of finished floor levels to be provided.
24. Details of bin collection area to be provided.

2) An additional condition that a timescale for the repairs to the listed buildings is provided to ensure that these take place at an appropriate stage of the construction process.

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

For: Councillors S Hall, Lyons, Marchington, Sarwar, Sims, Sokhal, Ullah, Walker and Wilkinson (9 Votes).

Against: (0 vote)

**18 Planning Application - Application No: 2014/90001**

The Sub-Committee gave consideration to Planning Application 2014/90001 Listed Building Consent for partial demolition of a building (within a Conservation Area) 43, Northgate, Almondbury, Huddersfield.

Under the provisions of Council Procedure Rule 36 (1) the Committee received a representation from Cllr Bernard McGuin (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 including:

1. A 3 year time limit to commence development.
2. Development to be in accordance with the submitted plans.
3. Method of demolition.
4. Schedule of works for the repair of the building.
5. Materials to be agreed.
6. Roof plan to be provided

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

For: Councillors S Hall, Lyons, Marchington, Sarwar, Sims, Sokhal, Ullah, Walker and Wilkinson (9 Votes).

Against: (0 vote)

**19 Planning Application - Application No: 2017/91173**

The Sub-Committee gave consideration to Planning Application 2017/91173 Reserved matters application for erection of 19 dwellings pursuant to outline permission 2015/90507 for outline application for residential development (within a Conservation Area) Land off, Carr Top Lane, Golcar, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received a representation Mark Noblet (objector) and Carl Stott (Agent). Under the provisions of Council Procedure Rule 36 (1) the Committee received a representation from Cllr Hilary Richards (Local Ward Member).

**RESOLVED –**

Consideration of the application be deferred to allow officers to discuss with the applicants amendments to the scale and layout of the development

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

For: Councillors S Hall, Lyons, McGuin, Sarwar, Sims, Sokhal, Ullah and Walker (8 Votes).

Against: (0 vote)

Abstained: Councillors Marchington and Wilkinson

**20 Planning Application - Application No: 2017/90602**

The Sub-Committee gave consideration to Planning Application 2017/90602 Demolition of existing public house and erection of 26no. dwellings land adjacent to Spotted Cow Public House, New Hey Road, Salendine Nook, Huddersfield.

**RESOLVED –**

Consideration of the application be deferred at the request of the applicant due to a potential amendment to the layout of the scheme.

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

For: Councillors S Hall, Lyons, McGuin, Sarwar, Sims, Sokhal, Ullah, Walker and Wilkinson (9 Votes).

Against: (0 vote)

Abstained: Councillor Marchington.

**21 Planning Application - Application No: 2016/93249**

The Sub-Committee gave consideration to Planning Application 2016/93249  
Erection of garden store, decking, sauna and single storey extension 55, Church Lane, South Crosland, Huddersfield.

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

**RESOLVED –**

That the application be approved subject to the delegation of authority to the Head of Strategic Investment to include the imposition of all necessary and appropriate conditions.

This was contrary to the Officer's recommendation although a requirement of the approval is that officers negotiate the removal of the outbuilding and the rear extension from the development and include a condition to remove permitted development rights. This is in order to comply with green belt policy.

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

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

Against: (0 vote)

**22 Planning Application - Application No: 2015/92291**

The Sub-Committee gave consideration to Planning Application 2015/92291  
Variation of condition 3 (extractor flue) on previous permission 2012/92279 for change of use from newsagent (A1) to hot food takeaway (A5) and installation of flue 48, Bradley Road, Bradley, Huddersfield.

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

**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 including:

1. The use hereby permitted shall not begin until the arrangements for air treatment and extraction detailed in the supporting information from M and M Metal Fabrications, including technical data sheet from Northern Fan Supplies submitted - 29th June 2017, and including the flue shown on the approved drawings, have been installed in complete accordance with these details. Such works shall thereafter be retained, operated at all times when the takeaway is in use and maintained in accordance with the manufacturer's instructions.

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2. No activities shall be carried out on the premises, including deliveries to or dispatches from the premises or service to customers outside the hours of 10:00 to 23:30 on any day.
3. The external flue shall be retained in a matt black painted finish for the lifetime of the development.

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

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

Against: (0 vote)

**23 Planning Application - Application No: 2017/91308**

The Sub-Committee gave consideration to Planning Application 2017/91308 Erection of extensions to dwelling, erection of garden room to rear of existing garage and extension to patio area Ridgewood, Oakes Avenue, Brockholes, Holmfirth.

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

**RESOLVED –**

- 1) 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 including:
  1. A 3 year time limit to commence development.
  2. The development shall be carried out in complete accordance with the approved plans.
  3. The walling and roofing materials (where relevant) to the single storey front, side and rear extensions to the main dwelling house shall be constructed from materials to match.
  4. The new parking space to the front of the dwelling to be constructed/surfaced in accordance with national guidance on the permeable surfacing of front gardens
- 2) The inclusion of the following two additional conditions:
  - a) The removal of all permitted development rights.
  - b) That a scheme demonstrating the disposal of surface water drainage from the garden room be submitted for approval.

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

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

Against: (0 vote)