

Contact Officer: Andrea Woodside

## **KIRKLEES COUNCIL**

### **STRATEGIC PLANNING COMMITTEE**

**Thursday 10th August 2017**

Present: Councillor Steve Hall (Chair)  
Councillor Bill Armer  
Councillor Donald Firth  
Councillor Paul Kane  
Councillor Carole Pattison  
Councillor John Lawson

**1 Membership of the Committee**

Councillor Lawson substituted for Councillor A Pinnock.

**2 Minutes of the Previous Meeting**

Approved as a correct record.

**3 Interests and Lobbying**

There were no declarations of interests or lobbying.

**4 Admission of the Public**

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

**5 Public Question Time**

No questions were asked.

**6 Deputations/Petitions**

No deputations or petitions were received.

**7 Site Visit - Application No: 2017/91623**

Site Visit undertaken.

**8 Site Visit - Application No: 2016/91967**

Site Visit undertaken.

**9 Site Visit - Application No: 2017/91111**

Site Visit undertaken.

**10 Site Visit - Application No: 2017/91502**

Site Visit undertaken.

**11 Local Authority Planning Appeals**

The 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.

**12 Planning Application - Application No: 2017/91623**

The Committee gave consideration to Planning Application 2017/91623 – Erection of 59 dwellings and associated means of access at land at Dunford Road, Hade Edge, Holmfirth.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Penny Townsend, Martin Ingham, John Dalton, Julie McDonald and Steve Sykes (local residents) and Jonathan Ainley (applicant's agent).

Under the provisions of Council Procedure Rule 36 (1), the Committee received representations from Councillors Patrick and Sims (Ward Members).

**RESOLVED –**

That the application be deferred to allow further discussions to take place with the applicant regarding design and highways improvements, the details of section 106 agreement and consideration of the outstanding consultation response from the PEAK Park Authority.

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

For: Councillors S Hall, Lawson, Kane and Pattison (4 votes)

Against: Councillors Armer and D Firth (2 votes)

**13 Planning Application - Application No: 2016/91967**

The Committee gave consideration to Planning Application 2017/91967 – Outline application for residential development and convenience store, and provision of open space land at Dunford Road, Hade Edge, Holmfirth.

**RESOLVED –**

That the application be deferred to allow further discussions to take place with the applicant regarding design and highways improvements, the details of section 106 agreement and consideration of the outstanding consultation response from the PEAK Park Authority.

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

For: Councillors S Hall, Lawson, Kane and Pattison (4 votes)

Against: Councillors Armer and D Firth (2 votes)

**14 Planning Application - Application No: 2016/92702**

The Committee gave consideration to Planning Application 2016/92702 – Erection of training facility building with ancillary sports areas and demolition of existing pavilion at Woodfield Park Sports and Social Club, Meltham Road, Lockwood.

**RESOLVED –**

That authority be delegated to the Head of Development Management to approve the application, issue the decision notice and complete the list of conditions including; the development shall commence within three years of the date of the approval, the development shall be completed in accordance with the approved plans, samples of materials shall be inspected prior to the erection of the functional flood plain, submission of a survey of the location/size/depth/condition of the culverted ordinary watercourse, scheme detailing foul/surface water/land draining, a report specifying the measures to be taken to protect the occupants of nearby noise sensitive premises from noise, a lighting scheme, a low emissions travel plan, provision of charging plug in points, access improvements/surfacing/drainage/kerbing, layout and parking details including overflow parking, details of community use and access to facilities for local teams, and access and car park management plan.

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

For: Councillors D Firth, S Hall, Lawson, Kane and Pattison (5 votes)

Against: Councillor Armer (1 vote)

**15 Planning Application - Application No: 2017/91111**

The Committee gave consideration to Planning Application 2017/91111 – Outline application for erection of industrial development for B1 (business), B2 (general industry) and B8 (storage and distribution) uses at Station Road, Bradley, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received a representation from Andrew Windress (on behalf of the applicant).

**RESOLVED –**

That authority be delegated to the Head of Development Management to approve the application, issue the decision notice and complete the list of conditions including; standard condition outlining all reserved matters to be submitted, reference to approved plans, reserved matters to be submitted within 3 years and development commenced within 2 years of final reserved matters, drainage conditions covering details of existing culverts within the site to be submitted with reserved matters (layout), foul and surface water drainage to be submitted with reserved matters (layout), contaminated land conditions including a Phase 1 report, noise report, crime prevention measures, ecological enhancement measures to be incorporated into landscaping, boundary treatments, cycle parking, demolition method statement, finished floor levels, full details of proposed access including sections, reserved matters (layout) to include a link to Calder Valley Greenway, landscaping scheme shall include trees to be retained, and the submission of a traffic signal scheme, phasing and monitoring plan.

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

For: Councillors Armer, D Firth, S Hall, Lawson, Kane and Pattison (6 votes)

Against: (No votes)

**16 Planning Application - Application No: 2017/91502**

The Committee gave consideration to Planning Application 2017/91502 – Demolition of existing store and erection of extension to manufacturing unit (part-retrospective) at Whiteford Felt and Filings Ltd, Clough Mill, Grove Street, Longwood, Huddersfield.

**RESOLVED –**

That authority be delegated to the Head of Development Management to approve the application, issue the decision notice and complete the list of conditions including matters relating to ; approved plans, approved flood risk assessment, details of materials, noise report, unexpected contamination, soft landscaping scheme, ecological enhancement, the provision of parking spaces and stability of rear bank.

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

For: Councillors Armer, D Firth, S Hall, Lawson, Kane and Pattison (6 votes)

Against: (No votes)

**17 Planning Application - Application No: 2017/90096**

The Committee gave consideration to Planning Application 2017/90096 – Change of use of land as scrambler bike track and formation of hard standing for parking and access at land adjacent to New Hey Road, Scammonden, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received a representation from Susan Russell (local resident).

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Under the provisions of Council Procedure Rule 36 (1), the Committee received a representation from Councillor Bellamy (Ward Member).

### **RESOLVED -**

That application be refused on the grounds that;

- (i) the site lies within an area of designated Green Belt within which it is intended that new development be severely restricted. The proposals would constitute inappropriate development and it is considered that there are no very special circumstances which would clearly outweigh the harm to the Green Belt by reason of inappropriateness or any other harm. As such the proposals are considered contrary planning policy guidance in Section 9 of the National Planning Policy Framework.
- (ii) the applicant has failed to demonstrate that the proposed development would maintain the integrity of the nearby South Pennines Special Protection Area (SPA) which is a European Designated Site. In particular the impact upon bird breeding and foraging areas as a result of disturbance and displacement which would detrimentally impact upon the breeding bird assemblage of the South Pennines SPA. As there are no imperative overriding reasons to allow this development in this position, the proposal would therefore be contrary to Kirklees Publication Draft Local Plan policy PLP 30 and planning policy guidance contained in Section 11 of the National Planning Policy Framework.
- (iii) the applicant has failed to demonstrate that this development would not have a detrimental impact on the amenity of the area as a result of noise and dust resulting from the proposed activities. The proposal would therefore be contrary to Unitary Development Plan Policies EP4 and EP6, Kirklees Publication Draft Local Plan policies PLP51 and 52 and Section 11 of the National Planning Policy Framework.
- (iv) the applicant has failed to demonstrate that this development would not have a detrimental impact on Highway Safety in the vicinity of the site, including that of a public right of way which is contrary to Unitary Development Plan policies R13, T10 and Kirklees Publication Draft Local Plan policy PLP21.
- (v) it is considered that the proposed use in this prominent location would create discordant feature within the local landscape which would have a significant detrimental impact on the area's distinctive wild and remote landscape character and therefore adversely affect the visual amenity of the area. This would be contrary to Kirklees Publication Draft Local Plan policy PLP32 and planning policy guidance contained in Section 11 of the National Planning Policy Framework.

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

For: Councillors Armer, D Firth, S Hall, Lawson, Kane and Pattison (6 votes)

Against: (No votes)

**18 Planning Application - Application No: 2016/92664**

The Committee gave consideration to Planning Application 2016/92664 – Outline application for residential development at Oak Mill, Cliff Hollins Lane, East Bierley.

Under the provisions of Council Procedure Rule 37, the Committee received a representation from Andrew Windress (on behalf of the applicant).

**RESOLVED -**

- 1) That authority be delegated to the Head of Development Management to approve the application, issue the decision notice, secure a S106 agreement in regards to (i) an off-site contribution towards affordable housing, (ii) on site public open space and (iii) agreed maintenance and management for the drainage solution, and complete the list of conditions including; standard conditions to secure reserved matters, noise, contaminated land, sustainable transport, ecological design strategy, drainage details, watercourse enclosure/alterations, flood mitigation works, overland flood routing, temporary drainage provision, affordable housing, public open space, footway and road widening in addition to highway works, retaining walls and structures near or abutting the highway and construction traffic access.
- 2) That, pursuant to (1) above, in circumstances where the S106 has not been completed within 3 months of this decision, 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, be authorised to determine the application and consider whether it should be refused, and in such cases, impose appropriate reasons for refusal under delegated powers.

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

For: Councillors S Hall, Lawson and Pattison (3 votes)

Against: Councillors Armer, D Firth and Kane (3 votes)

The application was determined by virtue of the Chair's casting vote in accordance with Council Procedure Rule 42 (2).

**19 Planning Application - Application No: 2017/92026**

The Committee gave consideration to Planning Application 2017/92026 – Redevelopment of 3 dwellings and adjoining barn to create 2 dwellings with parking and gardens at 1-3 Sugden Street, Oakenshaw, Bradford.

**RESOLVED –**

That, in accordance with Section 101 (1) of the Local Government Act 1972, the application be delegated to Bradford Metropolitan Council for determination.

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

For: Councillors Armer, D Firth, S Hall, Lawson and Pattison (5 votes)

Against: (No votes)

**20 Pre-application - Co-operative Building, New Street, Huddersfield**

The Committee received a pre-application report and presentation in respect of a conversion of an existing mixed use building to 140 bedroom student accommodation with three storey rooftop extension and side extension at Co-operative Building New Street, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received a representation from Colin Blair, Director of Estates and Facilities, Huddersfield University.

**RESOLVED –**

That the pre-application presentation be received and noted.

**21 Position Statement - Application No: 2017/92235**

The Committee received a position statement in respect of the erection of a new education building with associated landscaping at the University of Huddersfield at Queen Street South, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received a representation from David Storrie (applicant's agent).

**RESOLVED –**

That the position statement be received and noted.