

Contact Officer: Richard Dunne, Tel. richard.dunne@kirklees.gov.uk

KIRKLEES COUNCIL

STRATEGIC PLANNING COMMITTEE

Thursday 15th June 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 John Lawson substituted for Councillor Andrew Pinnock.

2 Minutes of the Previous Meeting

Approved as a correct record.

3 Interests and Lobbying

Councillor S Hall declared that he had been lobbied on application 2016/93746.

4 Admission of the Public

All items on the agenda were taken in public session.

5 Public Question Time

The Committee received a question from Peter Schofield on behalf of the Lindley Moor Action Group in regards to the Local Planning Authority's approach to Air Quality Management. The Development Management Group Leader responded to the question.

6 Deputations/Petitions

No deputations or petitions were received.

7 Site Visit - Application No: 2017/90340

Site visit undertaken.

8 Site Visit - Application No: 2016/90261

Site visit undertaken.

9 Site Visit - Application No: 2016/93746

Site visit undertaken.

10 Planning Application - Application No:2016/92055

The Committee gave consideration to Planning Application 2016/92055 Erection of 109 dwellings with associated works Land to the east of Crosland Road, Lindley, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Peter Schofield and Mike Chalker (Objectors) and Chris Darley (Agent).

Under the provisions of Council Procedure Rule 36 (1) the Committee received a representation from Cllr Gemma Wilson (Local Ward Member).

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. A 3 year Time limit for commencing the conditions.
2. Highways conditions to include: junction provision; provision of footpath; and internal parking secured.
3. Environmental Health Conditions to include: Noise attenuation (facing onto Crosland Road, and boundary treatments on northern boundary; Remediation; and Air Quality (provision of charging points).
4. Landscape and biodiversity management plan.
5. Samples of materials / boundary treatments.
6. Drainage conditions.
7. Development to be carried out in accordance with the approved plans.

2) That the Head of Development Management be authorised to secure a S106 agreement to cover the following matters as detailed in the considered report and following the expiry of the extended publicity period:

1. Affordable housing (15% of total number of units);
2. Education Contribution (£269,347)
3. Public Open Space contribution (On site POS and contribution of £112,750 for off site equipped play provision)
4. Sustainable Travel Fund £47,826
5. Travel Plan Monitoring £15,000
6. Bus Stop Improvements £10,000

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 and be authorised to determine the application and 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, Kane and Pattison (3 votes)

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

The Chair used his casting vote to support the officer recommendation.

11 Planning Application - Application No: 2017/90340

The Committee gave consideration to Planning Application 2017/90340 Erection of builders merchants building, formation of access, car parking and associated external storage Neiley Wastewater Treatment Works, New Mill Road, Brockholes, Holmfirth.

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 for commencement.
2. Development to be in accordance with the plans.
3. Surface Water from parking/hardstanding areas.
4. Foul and surface water drainage details.
5. Rate of Surface Water Discharge.
6. Vehicle charging points.
7. Land Contamination Phase 1.
8. Remediation Strategy for contaminated Land.
9. Implementation of remediation strategy.
10. Validation Report.

11. Hours of opening.
12. Delivery hours.
13. Hours of construction.
14. Security Measures.
15. Details of cladding.
16. Landscaping scheme.
17. Highways-visibility Splay.
18. Footway surfacing.
19. Access for construction traffic.
20. Gates set back from highway.
21. A 3 metre height restriction of goods stored within external storage areas.

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

For: Councillors Armer, D Firth, S Hall, Kane, Lawson and Pattison. (6 votes).
Against: (0 votes)

12 Planning Application - Application No: 2016/90261

The Committee gave consideration to Planning Application 2016/90261 Erection of warehousing unit Brookfield Mill, Penistone Road, Kirkburton, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Matthew Robinson (Agent) and Charles Smith (applicant),

RESOLVED –

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

1. Development to be completed in three years.
2. Development to be completed in accordance with approved plans.
3. The approved access and turning facilities shall be provided in accordance with the approved details.
4. The car parking areas shall be laid out surfaced, marked out into bays and drained
5. A Scheme demonstrating an adequately designed soak away or alternative scheme.
6. Development to be carried out in accordance with the approved FRA, with finished floor levels to be set no lower than 98.8m above Ordnance Datum (AOD).
7. Samples of facing materials to be approved.

2) In addition the Committee agreed that there was no requirement to include the additional condition that related to the restriction of vehicle or stock movements as detailed in the update list.

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

For: Councillors Armer, D Firth, S Hall, Kane, Lawson and Pattison (6 votes).
Against: (0 votes)

13 Planning Application - Application No 2016/93746

The Committee gave consideration to Planning Application 2016/93746 Outline application for erection of up to 200 dwellings and formation of public open space (within a Conservation Area) Fieldhead Farm, White Lee Road, White Lee, Batley.

RESOLVED –

To Inform the Planning Inspectorate (appeal APP/Z4718/W/17/3171852) that the Local Planning Authority would have been minded to refuse the application for the following reasons:

1. The application site is allocated as urban greenspace on the Kirklees Unitary Development Plan (UDP) proposals map and the Kirklees Draft Local Plan (KDLP) proposals map. The proposed development is contrary to Policy D3 of the UDP and Policy PLP61 of the KDLP which relates to development on such sites. The site forms part of a larger area of urban greenspace which has been assessed as having high value as open space and as such is not deemed surplus to requirements. The development is therefore contrary to Policy D3 of the UDP, and Policy PLP61 of the KDLP. The loss of the value of the urban greenspace is considered to outweigh all other material considerations, including the delivery of new housing.
2. The proposed development would lead to the loss of a large tract of open land within an otherwise built up area which plays an important strategic role as a green wedge separating the distinctive communities and settlements of Heckmondwike and Healey and provides valuable open land for local amenity and visual relief to the built up area. To develop this area for up to 200 dwellings would be harmful to the character and appearance of the local area, the wider local landscape and would erode the local sense of place by the coalescence of settlements. To permit such a development would be contrary to Policies BE1 and BE2 of the Kirklees Unitary Development Plan, Policies PLP24 (a) and PLP 32 (b) of the Kirklees Draft Local Plan and the Core Planning Principles and Policies in Chapter 7 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, Kane, Lawson and Pattison (6 votes).
Against: (0 votes)