

Contact Officer: Richard Dunne

KIRKLEES COUNCIL

STRATEGIC PLANNING COMMITTEE

Thursday 7th September 2017

Present: Councillor Steve Hall (Chair)
Councillor Bill Armer
Councillor Paul Kane
Councillor Carole Pattison
Councillor Andrew Pinnock
Councillor Donna Bellamy

1 Membership of the Committee

Councillor Bellamy substituted for Councillor D Firth.

2 Minutes of the Previous Meeting

Approved as a correct record.

3 Interests and Lobbying

Councillor Bellamy declared an other interest in application 2017/90207 on the grounds that she was a member of Holme Valley Parish Council.

Councillor S Hall declared he had been lobbied on application 2017/91221.

4 Admission of the Public

All items on the agenda were taken 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: 2017/92235

Site visit undertaken.

8 Site Visit - Application No: 2017/92268

Site visit undertaken.

9 Site Visit - Application No: 2016/93948

Application withdrawn – at the request of the Applicant.

10 Site Visit - Application No: 2017/92237

Site visit undertaken.

11 Site Visit - Application No: 2017/91221

Site visit undertaken.

12 Local Authority Planning Appeals

That the report be noted.

13 Planning Application - Application No: 2017/92268

The Committee gave consideration to Planning Application 2017/92268 Erection of extensions, alterations to roofs and elevations and installation of sprinkler tank and pump house Cummins Turbo Technology, St Andrew's Road, Huddersfield.

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

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:

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1. 3 year Time limit for commencement.
2. Development to be In accordance with plans.
3. Samples of facing materials.
4. Landscape Assessment.
5. Ecological Assessment.
6. Conditions as reasonably required by the Coal Authority.
7. Conditions as reasonably required by the Yorkshire Water

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

For: Councillors Armer, Bellamy, S Hall, Kane, A Pinnock and Pattison (6 votes)
Against: (0 votes)

14 Planning Application - Application No: 2017/92235

The Committee gave consideration to Planning Application 2017/92235 Erection of new education building with the associated landscaping University of Huddersfield, Queens Street South, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Colin Blair and Iain Bath (speaking on behalf of the applicant).

Under the provisions of Council Procedure Rule 36 (1) the Committee received a representation from Cllr Julie Stewart-Turner (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 and the update list including:
 1. A 3 year time limit for commencement.
 2. Development to be In accordance with plans.
 3. Ecological design and landscape plan and maintenance.
 4. Construction Environmental Management Plan.
 5. Lighting Strategy.
 6. Material samples.
 7. Travel Plan update.
 8. Site remediation / validation.
 9. Dust suppression.
 10. Restricting ground works near pipes.
 11. Systems of drainage.
 12. Disposal of surface water.
 13. Stand-off distances.
 14. In accordance with Arboricultural report
 15. Submission of Environmental Management Plan

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16. Provision of litter bins and towpath signage
 17. Submission of site security measures
 18. Provision of loading calculations upon the canal wash wall
 19. Details of SUDS maintenance/adoption
 20. Submission of Flood Risk Assessment, to include disposal of surface
 21. Water during construction
- 2) An additional condition that the applicant provides details of where the 25 parking spaces that will be lost from University Street will be relocated.

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

For: Councillors Armer, Bellamy, S Hall, Kane, A Pinnock and Pattison (6 votes)
Against: (0 votes)

15 Planning Application - Application No: 2017/90207

The Committee gave consideration to Planning Application 2017/90207 Outline application for erection of B1 light industry Thongsbridge Mills, Miry Lane, Thongsbridge, Holmfirth.

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

RESOLVED –

That the application be deferred to: allow further discussions to take place with the applicant regarding a refined access plan to the site and to review the proposed hours of operation; and arrange a Committee site visit.

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

For: Councillors Armer, Bellamy, S Hall, Kane and A Pinnock (5 votes)
Against: Councillor Pattison (1 vote)

16 Planning Application - Application No: 2017/92237

The Committee gave consideration to Planning Application 2017/92237 Erection of extension to warehouse and formation of car parking area J Roberts Bronze Components, St Peg Lane, Cleckheaton.

RESOLVED –

- 1) Delegate approval of the application and the issuing of the decision notice to the Head of Strategic Investment in order to secure details of an improved access and to complete the list of conditions contained within the considered report and the update list including :
 1. The development shall commence within 3 years of the date of approval.
 2. The development shall be completed in accordance with the approved plans.
 3. The car park shall be surfaced of permeable paving which shall be retained.
 4. Details of a lighting design strategy for biodiversity.
 5. Details of the design of the access layout including visibility improvements and associated highway works.
 6. Surfacing and lining of parking and circulation areas.
 7. The submission of a Travel Plan.
- 2) An additional condition that a variable messages sign is installed on Spen Bank/St Peg Lane.

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

For: Councillors Armer, Bellamy, S Hall, Kane, A Pinnock and Pattison (6 votes)
Against: (0 votes)

17 Planning Application - Application No: 2017/92233

The Committee gave consideration to Planning Application 2017/92233 Outline application for erection of 34 no. dwellings Land at Abbey Road North, Shepley, Huddersfield.

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

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. Approval of details of the layout, appearance, landscaping, and scale.
 2. Plans and particulars of the reserved matters.
 3. Application for approval of the reserved matters.

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4. The timeframe for implementation of the development.
5. Highways conditions.
6. Drainage conditions (Temporary drainage solutions; overland flood Routing, surface water flow and attenuation).
7. Environmental Health conditions- decontamination/ remediation; electric charging points.
8. Landscape /Bio diversity Management Plan.

2) Secure a Section 106 agreement to cover the following matters:

1. Affordable housing (7 units);
2. Education Contribution £114,211;
3. On site POS and subsequent maintenance (this to include the provision of natural play features) and
4. £36,690, towards public transport enhancement, and improvements to Stretchgate.

3) that, pursuant to (2) above, In the circumstances where the Section 106 agreement has not been completed within 3 months of the date of the Committee's resolution then the Head of Strategic Investment 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 Strategic Investment is 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 Armer, Bellamy, S Hall, Kane, A Pinnock and Pattison (6 votes)
Against: (0 votes)

18 **Planning Application - Application No: 2017/91221**

The Committee gave consideration to Planning Application 2017/91221 Outline application for erection of 12 apartment's adj, 5, Hartshead Court, Hightown, Liversedge.

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

RESOLVED –

That the application be refused in line with the following reasons outlined in the considered report:

1. The site is allocated as urban greenspace on the Unitary Development Plan, and as such the proposal is contrary to Policy D3 of the UDP and there are

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no material considerations including the provision of new housing that outweighs the sites value as urban greenspace.

2. The scheme fails to provide any affordable housing, and is therefore contrary to the Councils Interim Affordable Housing Policy, and the guidance contained in part 6 of the National Planning Policy Framework “ Delivering a wide choice of high quality homes”.
3. By virtue of its scale and bulk, the proposal represents overdevelopment of this site, resulting in a development that is out of character with and detracts from the visual amenities of the area, contrary to Policies BE1 and BE2 of the Unitary Development Plan, and part 7 of the National Planning Policy Framework “Requiring good design”.
4. Insufficient information has been provided with this application regarding bin storage and collection, speed survey, and access and access point, to enable an informed highways assessment to be undertaken to ascertain if the scheme is satisfactory with regard to highway safety, accordingly the scheme is considered to be contrary to Policy T10 of the Kirklees Unitary Development Plan.
5. The proposed layout with the use of front and rear garden areas for parking, and turning is considered likely to result in undue disturbance for neighbouring dwellings, and the lower floors of the propose apartment block, detracting from residential amenity contrary to Policy BE1 (iv) of the Kirklees Unitary Development Plan.

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

1. A motion to defer consideration of the application.

For: Councillors Armer, Bellamy and A Pinnock (3 votes)

Against: S Hall, Kane and Pattison (3 votes)

The Chair used his casting vote to defeat the motion.

2. A motion to accept the officer’s recommendation to refuse the application.

For: S Hall, Kane, Pattison and A Pinnock (4 votes)

Against: Councillors Armer and Bellamy (2 votes)