

Contact Officer: Andrea Woodside

KIRKLEES COUNCIL

PLANNING SUB-COMMITTEE (HEAVY WOOLLEN AREA)

Thursday 9th November 2017

Present: Councillor Paul Kane (Chair)
Councillor Michelle Grainger-Mead
Councillor Andrew Pinnock
Councillor Cathy Scott
Councillor Kath Taylor
Councillor Graham Turner
Councillor John Taylor
Councillor Steve Hall
Councillor Linda Wilkinson

Apologies: Councillor Mussarat Pervaiz

1 Membership of the Committee

Councillor S Hall substituted for Councillor Akhtar.
Councillor Wilkinson substituted for Councillor Lawson.
Apologies for absence were received on behalf of Councillor Pervaiz.

2 Minutes of Previous Meetings

RESOLVED –

That the Minutes of the meetings held on 17 August and 28 September 2017 be approved as a correct record.

3 Interests and Lobbying

Councillor A Pinnock declared that he had been lobbied on Application 2017/92809.

Councillor G Turner declared that he had been lobbied on Applications 2017/921377 and 2017/93319.

Councillors S Hall, Kane and Scott declared that they had been lobbied on Application 2017/90324.

4 Admission of the Public

It was noted that all agenda items would be considered 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: 2017/90324

Site Visit undertaken.

8 Site Visit - Application No: 2016/93147

Site Visit undertaken.

9 Site Visit - Application No: 2017/92809

Site Visit undertaken.

10 Site Visit - Application No: 2017/92211

Site Visit undertaken.

11 Site Visit - Application No: 2017/93319

Site Visit undertaken.

12 Site Visit - Application No: 2015/90758

Site Visit undertaken.

13 Site Visit - Application No: 2015/90759

Site Visit undertaken.

14 Site Visit - Application No: 2017/92137

Site Visit undertaken.

15 Local Planning Authority Appeals

The Sub-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.

16 Planning Application - Application No: 2017/92809

The Committee gave consideration to Application 2017/92809 – Outline erection for up to 55 dwellings and associated means of access at land off Kenmore Road, Cleckheaton.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received representations from Joel Purnell (local resident) and Jonathan Ainley (applicant's agent). Under the provisions of Council Procedure Rule 36 (1) the Sub-Committee received a representation from Councillor K Pinnock (Ward Member).

RESOLVED -

Planning Sub-Committee (Heavy Woollen Area) - 9 November 2017

That the application be deferred to enable further information to be submitted regarding Air Quality and Land ownership

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

For: Councillors Grainger-Mead, Kane, A Pinnock, J Taylor, K Taylor and Wilkinson (6 votes)

Against: Councillors Scott and G Turner (2 votes)

Abstained: Councillor S Hall

17 **Planning Application - Application No: 2015/90759**

The Committee gave consideration to Application 2015/90759 – Erection of 6 dwellings and conversion of barn into dwelling and associated works (Listed Building within a Conservation Area) at 18 Manor Road, Farnley Tyas, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received a representation from Richard Merills (applicant's agent).

RESOLVED –

- 1) That authority be delegated to the Head of Strategic Investment, upon the expiration of the publicity period (subject to no new material considerations being raised), to approve the application, issue the decision notice and complete the list of conditions including matters relating to;
 - timeframe for implementation of development (3 years)
 - development to be carried out in accordance with submitted plans
 - samples of materials to be submitted for approval
 - permitted development rights to be withdrawn
 - biodiversity mitigation and enhancement plan
 - separate systems for foul and surface water drainage
 - details of means of disposal of surface water drainage
 - no piped discharge of surface water prior to completion of approved surface water drainage works
 - details of boundary treatments
 - contaminated land
 - electric vehicle charging points
 - surfacing of vehicle parking areas
 - landscaping plan
 - visibility splays to be provided
 - turning facilities to be provided

- 2) That an additional condition be added requiring that the works to the listed building be carried out first.

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

For: Councillors Grainger-Mead, S Hall, Kane, A Pinnock, Scott, K Taylor, G Turner and Wilkinson (8 votes)

Against: (no votes)

Abstained: Councillor J Taylor

18 Planning Application - Application No: 2015/90758

The Sub-Committee gave consideration to Application 2015/90758 – Listed Building Consent for conversion of barn into a dwelling and associated works (within a conservation area) at 18 Manor Road, Farnley Tyas, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received a representation from Richard Merrills (applicant's agent).

RESOLVED –

That authority be delegated to the Head of Strategic Investment, upon the expiration of the publicity period (subject to no new material considerations being raised), to approve the application, issue the decision notice and complete the list of conditions including matters relating to;

- timeframe for the implementation of development (3 years)
- development to be carried out in accordance with submitted plans
- samples of materials to be submitted for approval
- joinery details
- archaeological record

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

For: Councillors Grainger-Mead, S Hall, Kane, A Pinnock, Scott, J Taylor, K Taylor, G Turner and Wilkinson (9 votes)

Against: (no votes)

19 Planning Application - Application No: 2016/93147

The Sub-Committee gave consideration to Application 2016/93147 – Outline application for erection of residential development at 444 Bradford Road, Batley.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received a representation from Alison Dumville (applicant's agent).

RESOLVED –

That authority be delegated to the Head of Strategic Investment to approve the application, issue the decision notice and complete the list of conditions including matters relating to;

- approval of details (appearance, scale and landscaping) to be obtained
- plans and particulars in relation to the above details shall be submitted and approved
- 3 year time limit permission for submission of Reserved Matters
- development to commence within two years of the date of approval of the last Reserved Matters to be approved
- development to be in accordance with approved plans
- affordable housing contribution
- education contribution
- flood risk assessment
- phase/desk study

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- phase II desk study
- phase I intrusive investigation as necessary
- remediation as recommended in the phase II
- implementation remediation strategy
- validation report
- noise attenuation
- report specifying measures to protect occupants from poor air quality
- electric vehicle charge points
- drainage details
- surface water drainage
- submission of an Ecological Impact Assessment and enhancement measures
- further bat survey
- scheme for layout and parking
- existing access from Bradford Road to be closed
- highway improvements
- removal of permitted development rights for gates or barriers
- cycle storage facilities
- details of siting, design and material to be used in construction of retaining walls/structures
- nothing to be permitted to be planted/erected within 2.0m back from the carriageway edge which exceeds 1.0m in height along the full frontage of Bradford Road

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

For: Councillors Grainger-Mead, S Hall, Kane, A Pinnock, Scott, J Taylor, K Taylor, G Turner and Wilkinson (9 votes)

Against: (no votes)

20 **Planning Application - Application No: 2017/93319**

The Sub-Committee gave consideration to Application 2017/93319 – Erection of 6 apartments at rear of 8 Crowlees Road, Mirfield.

Under the provisions of Council Procedure Rule 37, the Committee received a representation from David Storrie (applicant's agent). Under the provisions of Council Procedure Rule 36 (1) the Sub-Committee received a representation from Councillor Kendrick (Cabinet Member – Adults and Social Care).

RESOLVED –

That the application be deferred to enable further negotiation with the applicant regarding sightlines.

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

For: Councillors Grainger-Mead, S Hall, Kane, A Pinnock, Scott, J Taylor, K Taylor, G Turner and Wilkinson (9 votes)

Against: (no votes)

21 Planning Application - Application No: 2017/90324

The Sub-Committee gave consideration to Application 2017/90324 – Erection of 10 semi-detached houses at land at Warwick Road, Batley.

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

RESOLVED –

- 1) That authority be delegated to the Head of Strategic Investment to approve the application, issue the decision notice and complete the list of conditions including matters relating to;
 - time limit for implementation – 3 years
 - plans to be approved
 - materials (art stone and slate)
 - remove permitted development rights for new extensions/outbuildings
 - areas to be surfaced and drained
 - access sightlines to be provided
 - details of internal adoptable roads
 - details of the method of storage/access for waste
 - noise mitigation in accordance with submitted report
 - specification of acoustic barrier
 - ventilation scheme
 - scheme for provision of electric vehicle charging points
 - ecological mitigation and enhancement plan
 - finished floor levels
 - boundary treatments

- 2) That an additional condition be included to require that the facing material of the new dwellings be natural stone.

- 3) That authority be delegated to the Head of Strategic Investment to secure a S106 Agreement to cover (i) public open space provision and (ii) 20% of total number of dwellings to be affordable.

- 4) That, pursuant to (2) above, in circumstances where the S106 Agreement has not been completed within three months of this decision, the Head of Strategic Investment shall be authorised to 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 would therefore be permitted 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 Grainger-Mead, S Hall, Kane, A Pinnock, Scott, J Taylor, K Taylor, G Turner and Wilkinson (9 votes)

Against: (no votes)

22 Planning Application - Application No: 2017/92211

The Sub-Committee gave consideration to Application 2017/92211 – Erection of extensions, alteration to increase roof height to form second floor and erection of detached workshop at Grove Cottage, 10 Grove Street, Norristhorpe.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received a representation from Andy Bell (agent).

RESOLVED –

That application be deferred to enable (i) the content of the report to be reviewed and a (ii) a bat survey bat survey to be carried out.

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

For: Councillors Grainger-Mead, S Hall, Kane, A Pinnock, Scott, J Taylor, K Taylor, G Turner and Wilkinson (9 votes)

Against: (no votes)

23 Planning Application - Application No: 2017/92137

The Sub-Committee gave consideration to Application 2017/92137 – Erection of extensions and alterations to roof at 7 Gunthwaite Lane, Upper Denby, Huddersfield.

RESOLVED –

That authority be delegated to the Head of Strategic Investment to approve the application, issue the decision notice and complete the list of conditions including matters relating to;

- the development hereby permitted shall be begun within three years of the date of this permission
- the development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in the decision notice, except as may be specified in the conditions attached to the permission, which shall in all cases take precedence
- the render finish on the external walls shall be painted with a cream colour or equivalent to standard colour code RAL 1013 (oyster white) before the extension is first brought into use and thereafter retained and maintained in the same colour
- obscure glazing of windows

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

For: Councillors Grainger-Mead, S Hall, Kane, A Pinnock, Scott, J Taylor, K Taylor and Wilkinson (8 votes)

Against: Councillor G Turner (1 vote)