

Contact Officer: Andrea Woodside

KIRKLEES COUNCIL

STRATEGIC PLANNING COMMITTEE

Thursday 5th April 2018

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

1 Membership of the Committee

All Committee Members were present.

2 Minutes of the Previous Meeting

RESOLVED – That the Minutes of the Meeting held on 8 March 2018 be approved as a correct record.

3 Interests and Lobbying

All Committee Members declared that they had been lobbied on Applications 2018/90074 and 2018/90163.

Councillor Pattison declared an 'other' interest in Application 2018/90340 on the grounds that family members attend Ashbrow School.

4 Admission of the Public

It was noted that exempt information had been submitted in respect of Application 2017/93886.

5 Deputations/Petitions

None received.

6 Site Visit - Application No: 2018/90242

Site visit undertaken.

7 Site Visit - Application No: 2018/90340

Site visit undertaken.

8 Site Visit - Application No: 2018/90586

Site visit undertaken.

9 Site Visit - Application No: 2018/90074

Site visit undertaken.

10 Site Visit - Application No: 2017/93886

Site visit undertaken.

11 Planning Application - Application No: 2017/93886

The Committee gave consideration to Application 2017/93886 – Erection of extensions and alterations to convert existing building to student accommodation (within a conservation area) at Co-op Building, 103 New Street, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received a representation from David Storrie (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;

- time limit for implementation – 3 years
- plans to be approved
- materials, including method statement and details of windows
- materials – colour, cladding panel details, method of fixing
- strategy for renovating existing building and details of all works including a phasing agreement
- details of servicing and bin storage
- details of plant
- biodiversity enhancement
- crime prevention
- occupation by students only
- construction management plan

(The Committee gave consideration to exempt information at Agenda Item 18 (Minute No 18 refers), prior to the determination of this item).

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

For: Councillors Armer, S Hall, Kane, Pattison and A Pinnock (5 votes)

Against: Councillor D Firth (1 vote)

12 Planning Application - Application No: 2018/90586

The Committee gave consideration to Application 2018/90586 – Erection of 160 residential units, including a 50 unit extra care facility (C3), provision of public open space and engineering operations at land to the west of Ashbrow Infant and Nursery School, Ashbrow Road, Ashbrow, Huddersfield.

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

RESOLVED – That the application be deferred for negotiations to take place with regards to the layout in order to enable the affordable housing units to be more dispersed within the site.

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

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

Against: (no votes)

13 Planning Application - Application No: 2018/90340

The Committee gave consideration to Application 2018/90340 – Change of use and alterations to extend existing car park at Ashbrow School, Ash Meadow Close, Sheepridge, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received a representation from Dora Plant (Headteacher).

RESOLVED –

- 1) That authority be delegated to the Head of Strategic Investment to finalise negotiations on outstanding technical matters relating to the adjacent protected woodland, approve the application, issue the decision notice and complete the list of conditions including matters relating to;
 - time limit for implementation – 3 years
 - in accordance with new plans
 - new footpath to be provided prior to development being brought into use
 - area to be surfaced and drained in accordance with the details provided
 - charging points
 - aboricultural issues
 - construction management plan
- 2) That, in circumstances where outstanding protected woodland related concerns have not been addressed within three months of the date of this decision, the Head of Strategic Investment de delegated authority to consider whether planning permission should be refused on the grounds that the proposals are unacceptable on the grounds of flood risk, and if so, 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 Armer, D Firth, S Hall, Kane, Pattison and A Pinnock
(6 votes)

Against: (no votes)

14 Planning Application - Application No: 2018/90074

The Committee gave consideration to Application 2018/90074 – Erection of motor vehicle dealership comprising car showrooms, workshops and MOT, ancillary offices, car parking and display, new vehicular access and egress to A643 and landscaping at land off Lindley Moor Road, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received representations from Mike Chalker (local resident), Mark Beevers (on behalf of Harron Homes), Joe Flannigan (ID Planning) and Stephen Holman (Stirling Scotfield).

RESOLVED – That the application be deferred in order to enable developers to secure the provision of off- site works required by condition 36 points 2 and 5 of hybrid planning permission 2014/93136 - signalisation of Lindley Moor Road/Crosland Road and management of speeds along Lindley Moor Road.

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

For: Councillors Armer, D Firth, S Hall and Kane (4 votes)

Against: Councillors A Pinnock (1 vote)

Abstained: Councillor Pattison

15 **Planning Application - Application No: 2018/90242**

The Committee gave consideration to Application 2018/90242 – Change of use from stone yard to tree/log storage yard at the Old Stone Yard, Near Bank, Shelley, 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;

- time limit for implementation – 3 years
- development in accordance with the approved plans
- development not to commence until a scheme for the diversion of footpath KIR 147-10 has been submitted and approved and that the existing footpath is not obstructed before such time as the diversion takes place
- fence to be 1.8m high and powder coated green colour details to be submitted
- tree/hedges along the boundaries of the site to be retained
- hours of operation – no activities shall be carried out on the premises, including deliveries to or dispatches from the premises, outside the times of 08:00 to 18:00 Monday to Friday, and 08:00 to 16:00 on Saturdays – No activity shall take place on Sundays or Bank Holidays
- traffic management
- storage of trees and logs only
- no cutting and processing of trees/logs on site

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

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

Against: (no votes)

16 **Planning Application - Application No: 2018/90163**

The Committee gave consideration to Application 2018/90163 – Change of use from plant nursery with retail sales to garden centre and formation of new access at Fenay Bridge Nursery, Fenay Lane, Fenay Bridge.

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;

- time limit for implementation – 3 years
- in accordance with submitted plans/specifications
- restrict the hours of operation/use
- restrict the use of garden centre and for no other purpose (including any other purpose within Class A1 of the Town and Country Planning (Use Classes) Order 1987

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- restrict the ancillary retail sales areas/including café/toilets to the areas edged green on drawing no.MS1
- scheme of highway works at site across road and the site access junction with Fenay Lane, including the footway along the site frontage (with reference to drawing no. 890/03) and all associated highway works
- details of formal car park layout, service areas and waste storage within to be submitted and approved
- visibility splays of 2.4m x 43m in both directions along Fenay Lane to be provided
- existing access to be permanently closed and new access to be constructed in accordance with approved details
- details for the design and construction details of all temporary and permanent highway retaining structures within the site and off-site (retaining wall at Fenay Lane)
- permeable surfacing of approved vehicle parking areas
- details/schedule of means of access to the site for construction traffic including details of the times of use of the access
- details of the treatment of all surface water flows from parking areas and hard standings
- details of a landscaping scheme
- approved landscaping scheme to be carried out in accordance with approved timescales and maintained for a period of five years from the completion of planting works

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

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

Against: (no votes)

17 **Exclusion of the Public**

That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting during consideration of the following item of business, on the grounds that it involves the likely disclosure of exempt information, as defined in Part 1 of Schedule 12A of the Act.

18 **Planning Application - Application No: 2017/93886**

(Exempt information with Part 1 of Schedule 12A of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, namely that the report contains information relating to the financial or business affairs of any particular person (including the authority holding that information). The public interest in maintaining the exemption, which would protect the interests of the Council and the company concerned, outweighs the public interest in disclosing the information and providing greater openness in the Council's decision making.)

The Committee gave consideration to the exempt information prior to the determination of Application 2017/93886 (Minute No. 11 refers)