

Contact Officer: Andrea Woodside

KIRKLEES COUNCIL

PLANNING SUB-COMMITTEE (HEAVY WOOLLEN AREA)

Thursday 7th February 2019

Present: Councillor Paul Kane (Chair)
Councillor Mahmood Akhtar
Councillor Michelle Grainger-Mead
Councillor John Lawson
Councillor Fazila Loonat
Councillor Andrew Pinnock
Councillor Cathy Scott
Councillor Kath Taylor
Councillor Mark Thompson
Councillor Graham Turner
Councillor Steve Hall

- 1 **Membership of the Committee**
Councillor S Hall substituted for Councillor Pervaiz.
- 2 **Minutes of Previous Meeting**
RESOLVED – That the Minutes of the Meeting held on 20 December 2018 be approved as a correct record.
- 3 **Interests and Lobbying**
All Members present declared that they had been lobbied on Application 2018/92718.
- 4 **Admission of the Public**
It was noted that all Agenda Items would be considered in public session.
- 5 **Deputations/Petitions**
None received.
- 6 **Public Question Time**
No questions were asked.
- 7 **Site Visit - Application No: 2018/93126**
Site visit undertaken.
- 8 **Site Visit - Application No: 2018/93781**
Site visit undertaken.
- 9 **Site Visit - Application No: 2018/92175**
Site visit undertaken.

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10 Site Visit - Application No: 2018/91571

Site visit undertaken.

11 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 of the Local Planning Authority.

RESOLVED – That the report be noted.

12 Conservation Area Notification 2019/90208

The Committee gave consideration to Conservation Area Notification 2019/90208 – Consent for tree work at Blenheim House, Oxford Road, Dewsbury, relating to two trees in the rear garden of the property, which is protected by Northfields Conservation Area. The proposal sought consent for works to a silver birch tree, and the felling and removal of a eucalyptus, and it was recommended that this be permitted as the trees did not warrant protection by a Tree Preservation Order.

RESOLVED – That a decision of ‘no objection’ be recorded.

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

For: Councillors Akhtar, Grainger-Mead, S Hall, Kane, Lawson, Loonat, A Pinnock, Scott, K Taylor, Thompson and Turner (11 votes)

Against: (no votes)

13 Planning Application - Application No: 2018/91571

The Committee gave consideration to Application 2018/91571 – demolition of existing dwelling and workshop and erection of 4 dwellings at 16 Cumberworth Lane, Upper Cumberworth.

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
- development to be in accordance with submitted plans
- permitted development rights removed for extensions and outbuildings
- notwithstanding submitted information, details of all facing materials and roofing materials to be submitted for approval
- landscaping plan including boundary treatment details
- permitted development rights removed for openings to the side elevations
- permeable surfacing
- drainage scheme
- charging points
- reporting of unexpected contamination
- notwithstanding submitted plans, details of areas for bin storage
- submission of a construction management plan

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2) That additional conditions be added to require (i) the use of natural stone to the front and both gable elevations (ii) a natural slate roof and (iii) a compliant finish colour of permeable surfacing areas.

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

For: Councillors Akhtar, Grainger-Mead, S Hall, Kane, Lawson, Loonat, A Pinnock, Scott, K Taylor, Thompson and Turner (11 votes)

Against: (no votes)

14 **Planning Application - Application No: 2018/92175**

The Committee gave consideration to Application 2018/92175 – Change of use and alterations to convert from driving range to dog day care facility at Mount Pleasant Farm, Jackroyd Lane, Upper Hopton, Mirfield.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received a representation from Matthew Chambers (objector).

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
- development to be carried out in accordance with the plans and specifications
- noise report to be submitted before commencement of any construction work
- hours of opening restricted to 07:30 to 19:00 Monday to Friday, 07:30 to 12:00 midday Saturday, and no opening on Sundays or Bank Holidays
- the kennels shall not be used for overnight stays
- intrusive site investigation and mitigation measures to be carried out before commencement of construction work
- reporting of unexpected contamination
- no access to be taken from Jackroyd Lane
- traffic statement to show how access to the development would be controlled
- parking to be provided in accordance with submitted details
- details of waste disposal method
- waste storage and collection area to be provided in accordance with submitted details
- landscaping details to be submitted

2) That Officers be requested to give further consideration to matters of concern raised by the Sub-Committee before the decision notice is issued, specifically; matters of noise report and mitigation, drainage (surface and foul), extra landscaping to the all weather play area and the management plan whereby no dogs are to be left overnight on the premises, including circumstances when owner collection times may be unexpectedly delayed.

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

For: Councillors Akhtar, S Hall, Kane, Lawson, Loonat, Scott and Turner (7 votes)

Against: Councillors Grainger-Mead, A Pinnock, K Taylor and Thompson (4 votes)

15 **Planning Application - Application No: 2018/93781**

The Committee gave consideration to Application 2018/93781– Change of use of existing post office into living accommodation and erection of new post office/general store (modified proposal 2014/90895) with raised garden area and drive to rear at Hightown Post Office, 483 Halifax Road, Hightown.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received representations from Mr Rounding, Mrs Rounding, Dale Philips, Gillian Milnes, Michael Haynes, Andrew Lancaster, Caroline Williams, Darren Munt, Michelle Bowman (on behalf of Richard Thornton), Kirsty Mercer, Rachel Walker and Melanie Bain (local residents/in support), Alison Hall and Richard Walker (co-owners/applicant) and Simon Russell (applicant's agent).

RESOLVED – That the determination of the application be deferred in order to enable the applicant to consider issues of concern raised by the Sub-Committee, specifically, a reduction to the height and pitch of the roof, widening of the footpath, changes to the car parking area and creation of a bin and refuge area.

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

For: Councillors Akhtar, Grainger-Mead, S Hall, Kane, Lawson, Loonat, A Pinnock, Scott, K Taylor, Thompson and Turner (11 votes)

Against: (no votes)

16 **Planning Application - Application No: 2018/92718**

The Committee gave consideration to Application 2018/92718 – Alterations to convert one dwelling into two dwellings at 33-35 Windy Bank Lane, Hightown, Liversedge.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received a representation from Harry Jervis (objector).

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
- removal of permitted development rights

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

For: Councillors Akhtar, Grainger-Mead, S Hall, Kane, Lawson, Loonat, A Pinnock, Scott, K Taylor, Thompson and Turner (11 votes)

Against: (no votes)

17 Planning Application - Application No: 2018/93126

The Committee gave consideration to Application 2018/93126 – Erection of rear extension with store below and rear dormer window at 16 Thomas Street, Heckmondwike.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received a representation from Mr Q Hussain (applicant).

RESOLVED – That the determination of the application be deferred in order to enable the applicant to consider a reduction to the length of the extension on the boundary (with neighbour) to 3 metres.

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

For: Councillors Akhtar, S Hall, Kane, Lawson, Loonat, A Pinnock, Scott, K Taylor and Turner (9 votes)

Against: Councillors Grainger-Mead and Thompson (2 votes)