

Contact Officer: Richard Dunne

KIRKLEES COUNCIL

PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)

Thursday 7th March 2019

Present: Councillor Terry Lyons (Chair)
Councillor Donna Bellamy
Councillor Nell Griffiths
Councillor James Homewood
Councillor Mohammad Sarwar
Councillor Ken Sims
Councillor Mohan Sokhal
Councillor Sheikh Ullah
Councillor Harpreet Uppal
Councillor Bernard McGuin
Councillor Alison Munro

1 Membership of the Committee

Councillor Alison Munro substituted for Councillor Gemma Wilson.

2 Minutes of previous meeting

The Minutes of the meeting held on 24 January 2019 were approved as a correct record.

3 Interests and Lobbying

Councillor Bellamy declared an 'other interest' in application 2013/93879 on the grounds that she was a member of Holme Valley Parish Council

Councillor Bellamy declared an 'other interest' in application 2018/90501 on the grounds that she had previously worked for the applicant and the applicant was a family friend.

Councillors Homewood and Uppal declared they had been lobbied on application 2018/94133.

Councillor Uppal declared she had been lobbied on application 2018/93228.

Councillor Munro declared that she had been lobbied on application 2018/93326.

4 Admission of the Public

All items on the agenda were taken in public session.

5 Deputations/Petitions

No deputations or petitions were received.

6 Public Question Time

No questions were asked.

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7 Site Visit - Application No: 2018/93228
Site visit undertaken.

8 Site Visit - Application No: 2018/93326
Site visit undertaken.

9 Site Visit - Application No: 2018/94133
Site visit undertaken.

10 Local Planning Authority Appeals
That the report be noted.

11 Review of Planning Appeal Decisions
That the report be noted.

12 Planning Application - Application No: 2018/93228
The Committee gave consideration to Planning Application 2018/93228 Erection of single storey side and rear extension 10, Quarry Court, Longwood, Huddersfield.

Under the provisions of Council Procedure Rule 37 the Committee received representations from Susy Hellawell, Michael Hellawell and Chris Lawton (objectors) and Matthew Jack (Agent).

Under the provisions of Council Procedure Rule 36 (1) the Committee received a representation from Councillor Hilary Richards (Local Ward Member)

RESOLVED – Delegate approval of the application and the issuing of the decision notice to the Head of Strategic Investment to complete the list of conditions including those contained within the considered report including:

- 1) Development to be commenced within 3 years.
- 2) Development to be in accordance with the approved plans.
- 3) Matching materials.
- 4) Obscure glazing to roof lights.
- 5) Withdraw permitted development rights for extensions, alterations to the roof, porches, raised platforms, outbuildings and additional windows.
- 6) Pre-commencement condition for a construction management/method statement
- 7) Garage cannot be converted (condition on original development)

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

For: Councillors Bellamy, Griffiths, Homewood, McGuin, Sims, Uppal and Ullah (7 votes)

Against: Lyons, Munro, Sarwar and Sokhal (4 votes)

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13 **Planning Application - Application No: 2018/93326**

The Committee gave consideration to Planning Application 2018/93326 Demolition of existing dwelling and erection of 5 detached dwellings with garages Corby, Birkby Road, Birkby, Huddersfield.

Under the provisions of Council Procedure Rule 37 the Committee received a representation from Christopher Hardern (Objector) and Dan Heneghan (on behalf of the applicant)

RESOLVED – That consideration of the application be deferred to allow the applicants and officers an opportunity to discuss amendments to the scale of the development

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

For: Councillors Bellamy, Griffiths, Homewood, McGuin, Munro, Sarwar, Sims, Sokhal, Uppal and Ullah (10 votes)

Against: (0 votes)

Abstained: Councillor Lyons

14 **Planning Application - Application No: 2018/93073**

The Sub Committee gave consideration to Planning Application 2018/93073 Erection of three storey side and single storey rear extension and erection of dormers 215, Birkby Road, Birkby, Huddersfield.

Under the provisions of Council Procedure Rule 37 the Committee received representations from Michael Chow (agent) and a statement from Navinder Uppal (applicant) read by Michael Chow.

RESOLVED –

Delegate approval of the application and the issuing of the decision notice to the Head of Strategic Investment to complete the list of conditions including those contained within the considered report including:

- 1) Development to be commenced within 3 years.
- 2) Development to be in accordance with the approved plans.
- 3) Matching materials.
- 4) Withdraw permitted development rights for outbuildings.
- 5) Permeable surfacing materials for extended forecourt area.
- 6) No additional windows in the upper floors of the rear elevation of the extension.
- 7) Windows in the upper floors of the rear elevation to be obscure glazed.
- 8) Tree survey and Arboricultural Method Statement, to include a tree protection plan.

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

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For: Councillors Bellamy, Griffiths, Homewood, Lyons, McGuin, Munro, Sarwar, Sims, Sokhal, Uppal and Ullah (11 votes)

Against: (0 votes)

15 **Planning Application - Application No: 2018/94133**

The Sub Committee gave consideration to Planning Application 2018/94133
Erection of two storey side, single storey rear extensions and front porch 8, The Crest, Bradley, Huddersfield.

Under the provisions of Council Procedure Rule 37 the Committee received a representation from Aurangzeb Hussain (applicant)

RESOLVED – Refused in line with the following reasons outlined in the considered report:

The two storey side extension proposed, by reason of its design, scale and siting on a prominent junction, would introduce an incongruous and discordant feature to both the host dwelling and the wider street scene. This would materially harm the visual character and appearance of the area and be contrary to PLP24 (A) and (C) (as modified) of the Kirklees Local Plan and Policies in Chapter 12 of the National Planning Policy Framework.

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

For: Councillors Bellamy, Griffiths, Lyons, McGuin, Munro and Sims (6 votes)

Against: Councillors Homewood, Sarwar, Sokhal, Ullah and Uppal (5 votes)

16 **Planning Application - Application No: 2018/90501**

The Sub Committee gave consideration to Planning Application 2018/90501
Change of use and alterations to part of mill to form 42 residential units and 8 light industrial units (use class B1c) and retention of part of existing retail use (revised description and amended plans) Stanley Mills, Britannia Road, Milnsbridge, Huddersfield.

Under the provisions of Council Procedure Rule 37 the Committee received representations from Andrew Lindsay, Hamish Gledhill and Jeremy Childs (all speaking on behalf of the applicant)

Under the provisions of Council Procedure Rule 36 (1) the Committee received a representation from Councillor Hilary Richards (Local Ward Member)

RESOLVED – Refer the application to the Kirklees Strategic Planning Committee for determination with a recommendation that the application be approved.

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

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For: Councillors Griffiths, Homewood, McGuin, Sarwar, Sims, Sokhal, and Ullah (7 votes)

Against: Councillors Lyons, Munro and Uppal (3 votes)

17 **Planning Application - Application No: 2013/93879**

The Sub Committee gave consideration to Planning Application 2013/93879 clarification and revisions to provision of affordable housing secured by Section 106 Agreement relative to previous grant of permission for erection of 27 dwellings on land adjacent Bird Riding, 109 Upperthong Lane, Upperthong, Holmfirth.

RESOLVED – That the Committee:

- 1) Agree to the proposed revisions to align the affordable housing scheme to that as agreed between Kirklees Neighbourhood Housing (KNH)/Quality Starter Homes (QSH) and currently governing the operation of the affordable housing scheme;
- 2) Note the commitment of the Service Director for Housing and Growth to pursue the acquisition of stock;
- 3) Agree to PACE Trustees being named as a provider of the affordable housing on this site in addition to QSH , as the Provider or Alternative Provider of affordable housing;
- 4) Agree to delegate authority to the Head of Strategic Investment to secure a Deed of Variation to the Section 106 Agreement as earlier authorised by the Committee on 20 February 2014 in respect of application 2013/93879 to secure the matters referred to in (1) and (3) above.

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

For: Councillors Bellamy, Griffiths, Homewood, Lyons, McGuin, Munro, Sarwar, Sims, Sokhal, Uppal and Ullah (11 votes)

Against: (0 votes)