

Contact Officer: Richard Dunne or Andrea Woodside

KIRKLEES COUNCIL

STRATEGIC PLANNING COMMITTEE

Wednesday 15th July 2020

Present: Councillor Steve Hall (Chair)
Councillor Donna Bellamy
Councillor Donald Firth
Councillor Carole Pattison
Councillor Andrew Pinnock
Councillor Cathy Scott
Councillor Mohan Sokhal

Observers: Councillor Paul Davies
Councillor Nigel Patrick

1 Membership of the Committee

All members of the committee were present.

2 Minutes of the Previous Meeting

The minutes of the meeting held on 24 June 2020 were approved as a correct record.

3 Interests and Lobbying

Councillor A Pinnock declared that he had been lobbied on applications 2019/94094, 2019/94096 and 2020/90302.

4 Admission of the Public

All items on the agenda were taken in public session.

5 Questions by Members of the Public (written questions)

The Committee received the following question.

Agenda item 14 has been brought to the committee as the applicant is a member of staff who works for the investment and regeneration service and that this is in accordance with part 3.7 of the constitution.

Would this mean that all officers and senior officers of the council require to have their planning applications heard by planning committee?

The Senior Legal Officer for Kirklees Council responded on behalf of the Committee to the question.

6 Deputations/Petitions

No deputations or petitions were received.

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7 **Planning Application - Application no: 2019/94094**

The Committee gave consideration to Planning Application 2019/94094 Erection of 2 temporary storage containers and erection of greenhouse and pergola Devour at Woodlands Mill, Luke Lane, Thongsbridge, Holmfirth.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Nick Willock (Agent) and Olivia Robinson (Applicant).

Under the provisions of Council Procedure Rule 36 (3), the Committee received representations from Councillors Nigel Patrick and Paul Davies (ward members).

RESOLVED –

Delegate approval of the application and the issuing of the decision notice to the Head of Planning and Development in order to complete the list of conditions including those contained within the considered report including:

1. Development within 3 years.
2. Development to be in accordance with the plans.
3. Storage container limited permission for 2 years.
4. Hours of use for customers and patrons
 - 0900 to 2230 Any Day of the week
5. Limitation on music levels.
6. In accordance with flood risk assessment.

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

For: Councillors Bellamy, D Firth, Pattison, A Pinnock, Scott, Sokhal and S Hall (7 votes)

Against: (0 votes).

8 **Planning Application - Application no: 2019/94096**

The Committee gave consideration to Planning Application 2019/94096 Erection of extension to former mill building Devour at Woodlands Mill, Luke Lane, Thongsbridge, Holmfirth.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Nick Willock (Agent) and Olivia Robinson (Applicant).

Under the provisions of Council Procedure Rule 36 (3), the Committee received representations from Councillors Nigel Patrick and Paul Davies (ward members).

RESOLVED –

1. Delegate approval of the application and the issuing of the decision notice to the Head of Planning and Development in order to complete the list of conditions including those contained within the considered report including:

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- i. Development within 3 years.
- ii. Development in accordance with the plans.
- iii. Construction materials.
- iv. In accordance with flood risk assessment.
- v. Construction management plan.
- vi. Submission of details of any extract ventilation.
- vii. Submission of details of any external plant.

2. Hours of operation to be in line with the existing planning permission.

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

For: Councillors Bellamy, D Firth, Pattison, A Pinnock, Scott, Sokhal and S Hall (7 votes)

Against: (0 votes).

9 **Planning Application - Application no: 2020/90302**

The Committee gave consideration to Planning Application 2020/90302 Variation of conditions 2 (plans) and 15 (opening hours) on previous permission 2018/90876 for the variation of conditions 2 (plans) and 15 (opening hours) on previous permission 2017/91888 for change of use, alterations and extensions to former mill buildings to form mixed use development comprising of food manufacturing, cookery school, cafe, shop, restaurant, cooking demonstration/tasting areas and management offices/suite. Outdoor seating areas, service yard, parking and associated landscaping works Woodlands Mill, Luke Lane, Thongsbridge, Holmfirth.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Nick Willock (Agent) and Olivia Robinson (Applicant).

Under the provisions of Council Procedure Rule 36 (3), the Committee received representations from Councillors Nigel Patrick and Paul Davies (ward members).

RESOLVED –

1. Delegate approval of the application and the issuing of the decision notice to the Head of Planning and Development in order to complete the list of conditions including those contained within the considered report including:
 - i. Development to be in accordance with the approved plans.
 - ii. Submission of details to protect the public right of way (PROW) before works commence on the southern building.
 - iii. Protection of PROW before works commence on the southern building.
 - iv. Submission of a construction management plan before works commence on the southern building.
 - v. Development to follow approved Ecological Design Strategy.
 - vi. Development to follow approved invasive species plan.
 - vii. Development to follow approved Landscape and Ecological Management Plan.

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- viii. Obscure window in southern building.
- ix. Provision of electric charging points.
- x. Restriction on retail floor space.
- xi. No buildings within 3 metres of the water main.
- xii. Phase II report for southern building.
- xiii. Remediation for southern building.
- xiv. Accord with remediation of southern building.
- xv. Validation report for southern building.
- xvi. Restriction on A3 floorspace.

2. Hours of operation to be in line with the existing planning permission.

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

- 1. A vote to approve the officer recommendation subject to a 12-month temporary permission for the hours of operation.

For: Councillors Pattison, A Pinnock and Sokhal and (3 votes)

Against: Councillors Bellamy, D Firth, Scott and S Hall (4 votes)

- 2. A vote to approve the officer recommendation subject to maintaining the hours of operation in line with the existing planning permission.

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

Against: (0 votes)

Abstained: Councillor Sokhal

10 **Planning Application - Application no: 2020/90026**

The Committee gave consideration to Planning Application 2020/90026 Variation of conditions 5 (opening hours) and 6 (noise management plan) on previous application 2016/94001 for erection of extension to and rebuilding of fire damaged winery building Holmfirth Vineyard Ltd, Woodhouse Farm, Woodhouse Lane, Holmbridge, Holmfirth.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Christine Smith, Brian Duckett, Stuart Vendy, Ben Cooper, Susan Jones (objectors), Judith Ford, Lindsey Broughton and Tom Whitehouse (in support), Ian and Rebecca Sheveling (applicants) and David Storrie (agent).

Under the provisions of Council Procedure Rule 36 (3) the committee received representations from Councillors Nigel Patrick and Paul Davies (ward members).

RESOLVED –

That Kirklees Council Planning Services inform the Planning Inspectorate that the Committee would have refused the application for an extension to the hours of

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operation for the following reasons outlined in the considered report and the planning update.

The extension to the hours of operation of the premises to midnight on Thursday, Friday, Saturday, Sunday and Bank Holiday Monday would result in an unacceptable reduction in the quality of life and well-being of neighbouring residential occupants due to noise and activities that would be generated from the premises and outdoor areas over this extended period of time. The harmful impact on the residential amenity of neighbouring occupiers would be contrary to the aims of Policies LP24 and LP52 of the Kirklees Local Plan as well as Chapter 12 and 15 of the National Planning Policy Framework.

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

For: Councillors Bellamy, D Firth, Scott, Sokhal and S Hall (5 votes).

Against: Councillors Pattison and A Pinnock (2 votes).

11 **Planning Application - Application no: 2020/90588**

The Committee gave consideration to Planning Application 2020/90588 Erection of two storey rear extension 11, Woodside Lodge, Kirkburton, Huddersfield.

Under the provisions of Council Procedure Rule 42 (5) the Committee received representations from Sue Heppenstall and Nick Willock (objectors) and Malcolm Sizer (on behalf of the applicant).

Under the provisions of Council Procedure Rule 36 (3) the Committee received a representation from Council Bill Armer (ward member).

RESOLVED –

Delegate approval of the application and the issuing of the decision notice to the Head of Planning and Development in order to complete the list of conditions including those contained within the considered report including:

1. Standard timeframe for implementation (3 years).
2. Development in accordance with plans.
- 3 Materials to match and thereafter be retained.
4. Obscure glazing to en-suite window.
5. New part of window serving 'bedroom 2' to be non-opening and obscurely glazed.
6. 'Guest bedroom' opening obscurely glazed and non-opening.
7. Remove permitted development rights for new openings at ground floor facing no. 9

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

For: Councillors Pattison, A Pinnock, Scott, Sokhal and S Hall (5 votes).

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Against: Councillors Bellamy and D Firth (2 votes).

12 **Planning Application - Application no: 2019/93826**

The Committee gave consideration to Planning Application 2019/93826 Outline application for the erection of three dwellings adj, Penlee, Holme Lane, New Mill, Holmfirth.

Under the provisions of Council Procedure Rule 36 (3) the Committee received a representation from Councillor Nigel Patrick (ward member).

RESOLVED –

Contrary to the officer recommendation that the application be refused.

The Committee considered that the site was an open field which provided a positive contribution to the character and distinctiveness of the area by reinforcing the semi-rural nature of the wider area and contributing towards providing a green gap between existing areas of built development.

In addition, the proposed development would result in the loss of an open area that would harm the value of the areas visual amenity and would be to the detriment of the area's local character and distinctness.

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

For: Councillors Bellamy, D Firth, A Pinnock, Scott, and S Hall (5 votes).

Against: (0 votes).

13 **Planning Application - Application No: 2019/93311**

The Committee gave consideration to Planning Application 2019/93311 Erection of first floor extension Park Pre-School, 125, High Street, Westtown, Dewsbury.

RESOLVED –

Delegate approval of the application to the Head of Planning and Development in order to complete the list of conditions including those contained within the considered report including:

1. Timeframe of 3 years for implementing the development.
2. Development to be in accordance with the submitted plans.
3. External walls be faced with regular coursed natural stone.
4. Hours of use condition.

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

For: Councillors Bellamy, D Firth, A Pinnock, Scott and S Hall (5 votes)

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Against: (0 votes).

14 **Planning Application - Application no: 2020/90584**

The Committee gave consideration to Planning Application 2020/90584 Erection of extensions, rear dormers and external alterations 56, St Paul's Road, Mirfield.

RESOLVED –

Delegate approval of the application to the Head of Planning and Development in order to complete the list of conditions including those contained within the considered report including:

1. Timeframe of 3 years for implementing the development.
2. Development to be in accordance with the submitted plans.
3. No openings in the South West and North East (side) elevations of the rear extension.
4. External walls of the application property shall be faced in cream coloured render.
5. Two off street parking spaces be provided in accordance with the approved block plan before the extensions are occupied

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

For: Councillors Bellamy, D Firth, A Pinnock, Scott and S Hall (5 votes)

Against: (0 votes)