

Contact Officer: Andrea Woodside

KIRKLEES COUNCIL

PLANNING SUB-COMMITTEE (HEAVY WOOLLEN AREA)

Thursday 13th February 2020

Present: Councillor Steve Hall (Chair)
Councillor Bill Armer
Councillor Michelle Grainger-Mead
Councillor John Lawson
Councillor Fazila Loonat
Councillor Mussarat Pervaiz
Councillor Andrew Pinnock
Councillor Cathy Scott
Councillor Mohan Sokhal
Councillor Kath Taylor
Councillor Graham Turner
Councillor Harpreet Uppal

1 Membership of the Committee

Councillor Armer substituted for Councillor Goodwin.
Councillor Sokhal substituted for Councillor Akhtar.
Councillor Uppal substituted for Councillor Dad.

2 Minutes of Previous Meeting

RESOLVED – That the Minutes of the Meeting held on 9 January 2020 be approved as a correct record.

3 Interests and Lobbying

Councillor Turner advised that he had been lobbied on Application 2019/93284.

Councillors Scott and Turner declared an 'other' interest in Application 2016/94290 in their capacity as Cabinet Members as the application was submitted by Physical Resources and Procurement Service (Kirklees Council).

Councillor Loonat advised that she had been lobbied on Applications 2019/92515 and 2019/93261.

Councillor Scott advised that she had been lobbied on Applications 2019/92515 and 2016/94260.

Councillor Grainger-Mead declared an 'other' interest in Application 2019/93617 on the grounds that she knew the applicant and left the room during the consideration and determination of the application.

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4 Admission of the Public

It was noted that all agenda items would be considered in public session.

5 Deputations/Petitions

No deputations were received.

6 Public Question Time

The Sub-Committee received questions from Imtiaz Ameen in regards to

7 Site Visit - Application No: Application 2016/94290

Site visit undertaken.

8 Site Visit - Application No: Application 2019/93284

Site visit undertaken.

9 Local Planning Authority Appeals

RESOLVED – That the report be noted.

10 Planning Application - Application No: 2019/92515

The Sub-Committee gave consideration to Application 2019/92515 – Erection of first floor and two storey rear extensions at Mohaddis E Azam Education Centre and Masjid E Madani, 225c Ravenshouse Road, Dewsbury Moor.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received a representation from Imtiaz Ameen (on behalf of the applicant).

RESOLVED – That the consideration of the application be deferred in order to enable further discussions to take place with regards to the design of the proposal and the provision of parking.

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

For: Councillors Armer, Grainger-Mead, S Hall, Loonat, Lawson, A Pinnock, Scott, Sokhal, Turner, K Taylor and Uppal (11 votes)

Against: (no votes)

11 Planning Application - Application No: 2016/94290

The Sub-Committee gave consideration to Application 2016/94290 – Outline application for residential development land at George Street/William Street, Ravensthorpe, Dewsbury.

RESOLVED – That authority be delegated to the Head of Planning and Development to approve the application, issue the decision notice and complete the list of conditions including matters relating to;

- approval of reserved matters (details of appearance, landscaping, layout, scale and access to be sought before development commences
- plans and particulars relating to reserved matters details of appearance, landscaping, layout, scale and access be submitted and approved in writing
- application for reserved matters to be submitted within three years

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- time limit for commencing development following approval of final reserved matter
- development to be carried out in accordance with approved plans and specifications
- samples of fencing and roofing materials
- vehicle parking areas to be of permeable surfacing
- provision of electric vehicle charging points
- reporting of unexpected land contamination
- development to be carried out in accordance with the Flood Risk Assessment
- submission of drainage strategy
- submission of surface water drainage strategy
- development to be carried out in accordance with noise report
- submission of tree survey and method statement with any subsequent reserved matters application relating to layout
- details of storage and access for the collection of waste with any subsequent reserved matters relating to layout
- provision of visitor parking
- scheme detailing provision of a turning head at George Street with any subsequent reserved matters application relating to layout and access

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

For: Councillors Armer, Grainger-Mead, S Hall, Loonat, Lawson, A Pinnock, Scott, Sokhal, Turner, K Taylor and Uppal (11 votes)

Against: (no votes)

12 **Planning Application - Application No: 2019/93284**

The Sub-Committee gave consideration to Application 2019/93284 – Alterations to convert former church at Clayton West United Reformed Church, Church Lane, Clayton West.

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

RESOLVED – That authority be delegated to the Head of Planning and Development to approve the application, issue the decision notice and complete the list of conditions including matters relating to;

- standard three year timeframe for commencement of development
- development to be completed in accordance with the submitted plans and specifications
- nothing to be planted or erected within a strip of land measuring 2.4m deep from the carriageway edge of Church Lane along the full frontage of the site
- areas to be used by vehicles/parking to be surfaced and drained
- maximum gradient of private drives shall not exceed 1 in 10
- full details of replacement window frames
- provision of electric vehicle charging points
- full details of all boundary treatments

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

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For: Councillors Armer, S Hall, Loonat, Lawson, A Pinnock, Scott, Sokhal, Turner, K Taylor and Uppal (10 votes)

Against: (no votes)

Abstained: Councillor Grainger-Mead

13 **Planning Application - Application No: 2019/93261**

The Sub-Committee gave consideration to Application 2019/93261 – Variation of condition 7 (opening hours) on previous application 2002/90188 for change of use from workshops to combined workshop/office and showroom at Dual House, Wellington Street, Batley.

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

Under the provisions of Council Procedure Rule 36(1), the Sub-Committee received a representation from Councillor Zaman (ward member).

RESOLVED –

- 1) That the application be refused on the grounds that (i) the extension of the hours of operation of the premises from 07:00 to 19:00 from Monday to Sunday would exacerbate existing ongoing parking issues, particularly at weekends and evenings, further restricting on-street parking and access for residents, and to permit an extension to the hours of operation would result in the intensification and demand for parking within the vicinity of the site would not be in the interest of highway safety and efficiency, contrary to guidance within policies LP21 and LP24 of the Kirklees Local Plan.
- 2) That the extension of the hours of operation of the premises to between 07:00 to 19:00 for 7 days per week would result in a 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 over significant periods of time, and the harmful impact upon the residential amenity of neighbouring occupiers would be contrary to the aims of policies LP24 and LP53 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 Armer, Grainger-Mead, S Hall, Loonat, Lawson, A Pinnock, Scott, Sokhal, Turner, K Taylor and Uppal (11 votes)

Against: (no votes)

14 **Planning Application - Application No: 2019/93617**

The Sub-Committee gave consideration to Application 2019/93261 – Erection of detached dwelling adjacent to The Hall, Liversedge Hall Lane, Liversedge.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received representations from Stuart Wrathmell (heritage consultant) and Sarah Reid (applicant).

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Under the provisions of Council Procedure Rule 36(1), the Sub-Committee received a representation from Councillor Kendrick (ward member).

RESOLVED – That, contrary to the Officers recommendation, the application be delegated to officers to approve on the grounds that (i) the revised proposal would cause significantly less harm to the setting of the listed building due to additional separation distance and reduced overall scale, and (ii) the personal circumstances of the applicant outweighed any harm that the development may have upon the significance of the listed building.

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

For: Councillors Armer, S Hall, Loonat, Lawson, A Pinnock, Scott, Sokhal, Turner, K Taylor and Uppal (10 votes)

Against: (no votes)