

Contact Officer: Sheila Dykes

KIRKLEES COUNCIL

PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)

Wednesday 9th December 2020

Present: Councillor Terry Lyons (Chair)
Councillor Bill Armer
Councillor Donna Bellamy
Councillor Paul Davies
Councillor James Homewood
Councillor Susan Lee-Richards
Councillor Andrew Marchington
Councillor Bernard McGuin
Councillor Mohammad Sarwar
Councillor Anthony Smith
Councillor Mohan Sokhal
Councillor Sheikh Ullah

Observers: Councillor Donald Firth
Councillor Nigel Patrick
Councillor Rob Walker

Apologies: Councillor Harpreet Uppal

1 Membership of the Committee

Apologies were received from Councillor Uppal.

2 Minutes of previous meeting

The Minutes of the meeting of the Sub-Committee held on 7 October 2020 were approved as a correct record.

3 Interests and Lobbying

Councillors Armer, Bellamy, Homewood, Lee-Richards, Lyons, Marchington, McGuin and Ullah declared that they had been lobbied in respect of Application 2019/93124.

Councillors Armer, Homewood, Lee-Richards, Lyons, Marchington, Sokhal and Ullah declared that they had been lobbied in respect of Application 2020/91146.

Councillor Bellamy declared that she had spoken to the applicant in the past but had taken no action in respect of Application 2020/91885.

Councillor Smith declared that he had been lobbied in respect of Application 2020/92400 and would not participate in the decision on this item, but would address the Committee in his capacity as Ward Councillor.

Planning Sub-Committee (Huddersfield Area) - 9 December 2020

Councillor Lyons declared a pecuniary interest in respect of Applications 2020/93073 and 2020/90268 and that he would leave the meeting during consideration of these items.

Election of Chair

RESOLVED –

That Councillor Ullah be elected Chair for the remainder of the meeting, further to the departure of Councillor Lyons for the items relating to Applications 2020/93073 and 2020/90268.

4 Admission of the Public

All items were considered in public session.

5 Deputations/Petitions

No deputations or petitions were received.

6 Public Question Time

No public questions were received.

7 Planning Application - Application No: 2019/93124

The Sub-Committee considered Planning Application 2019/93124 in respect of a change of use from agricultural to storage, processing of timber, formation of access track and hardstanding and siting of 6 containers on land to the east of Hillock Farm, Dean Road, Upperthong, Holmfirth.

Under the provisions of Council Procedure Rule 37 the Committee received representations from: Sean Johnson and Elizabeth Quarmby (in objection); Nick Charlton; Charlie Batten, Applicant; and Paul Matthews, Agent (in support).

Under the provisions of Council Procedure Rule 36(3) the Committee received representations from Councillors Donald Firth and Nigel Patrick.

RESOLVED –

That planning permission be refused for the following reason;

The application site is within designated Green Belt whereby, as set out in the National Planning Policy Framework (NPPF), new development, subject to certain exceptions, is regarded as inappropriate. Paragraph 146 of the NPPF sets out that the material change of use of land need not be inappropriate, but only where this preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. In this case the development would harm the openness of the Green Belt through the siting of containers, storage of timber, the formation of the access track and the activity associated with the processing of timber on open land. This would also lead to the encroachment of development into the countryside. As such the proposal would constitute inappropriate development in the Green Belt which is by definition harmful to the Green Belt. There are no very special circumstances which clearly outweigh the harm to the Green Belt by reason of inappropriateness and other harm and therefore the proposal would be contrary to the aims of Chapter 13 of the National Planning Policy Framework,

and that authority be delegated to the Head of Planning and Development to proceed with enforcement action requiring cessation of the use and removal of the associated operational development.

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

For: Councillors Armer, Bellamy, Davies, Homewood, Lyons, Marchington, McGuin, Sarwar, Smith, Sokhal and Ullah (11 votes)

Against (0 votes)

Abstained: Councillor Lee-Richards

8 Planning Application - Application No: 2020/91146

Consideration was given to Planning Application 2020/91146 for the erection of residential development on land to the west of Wesley Avenue, Netherthong, Holmfirth.

Under the provisions of Council Procedure Rule 37 the Committee received representations from: David Sykes, Mel Booth, Jason Morton, John Marshall, Susan Sykes, Jamie Frost, Eric Pye, Lisa Sykes, Dianne Bangali, Neil MacLeod and Jason McCartney MP (in objection) and Alistair Flatman, Agent (in support).

Under the provisions of Council Procedure Rule 36(3) the Committee received representations from Councillors Donald Firth and Nigel Patrick.

RESOLVED –

That determination of the application be deferred and that further information/details to be provided as follows:

- A highway safety assessment, including traffic counts.
- The reasons why the width of the roads used to access the site is considered acceptable.
- How the highway network could be improved.

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

For: Councillors Davies, Homewood, Lyons, McGuin, Sarwar, Sokhal and Ullah (7 votes)

Against: Councillors Armer, Bellamy, Marchington, Smith and Lee-Richards (5 votes)

9 Planning Application - Application No -2020/91885

Consideration was given to Planning Application 2020/91885 in respect of the demolition of existing store/stable, erection of detached dwelling with integral garage and modifications to existing access lane (within a Conservation Area) (modified proposal) at Reddisher Farm, Reddisher Road, Marsden, Huddersfield.

Under the provisions of Council Procedure Rule 37 the Committee received representations from: Tom Lonsdale and Elaine Thomson (in objection); Martin Latham, Applicant and Nick Willock, Agent (in support).

Planning Sub-Committee (Huddersfield Area) - 9 December 2020

Under the provisions of Council Procedure Rule 36(3) the Committee received representations from Councillor Rob Walker.

RESOLVED -

That approval of the application and the issue of the decision notice be delegated to the Head of Planning and Development in order to complete the list of conditions, including those contained in the Committee report, as set out below:

1. Development to be undertaken in accordance with the submitted plans and specifications.
2. Roof material to be artificial stone slates.
3. *Fence to the front of the building to be a timber post and rail fence to be erected before the external patio area first brought into use.
4. Submission of a noise report into the impact of the railway on future occupiers.
5. Withdraw permitted for extensions and outbuildings.
6. Defined domestic curtilage.
7. Provision of an electric charging point.
8. Accordance with Ecological Appraisal.
9. Surfacing of drive and parking.
10. Submission of a detailed landscaping scheme to be implemented before occupation of the dwelling and for maintenance and retention of the landscaping works over a minimum of a 5 year period,

subject to the amendment of Condition 3* to substitute the proposed timber post and rail fence to the front of the outside space with a dry stone wall.

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

For: Councillors Armer, Bellamy, Davies, Lyons, Marchington, McGuin and Smith (7 votes)

Against (0 votes)

Abstained: Councillors Homewood, Lee-Richards, Sokhal and Ullah

10

Planning Application - Application No - 2020/92400

Consideration was given to Planning Application 2020/92400 in respect of the erection of a detached garage at Brigsteer, 402 Birkby Road, Birkby, Huddersfield.

Under the provisions of Council Procedure Rule 37 the Committee received representations from: Christopher Hardern, Carole Hardern, Sheila Harrison and Jennifer Taylor Hughes (in objection) and; Dr Bibi, Applicant; Mr Akhtar; Mr Black; and Jeremy Childs, Agent (in support).

Under the provisions of Council Procedure Rule 36(3) the Committee received representations from Councillor A Smith.

RESOLVED -

That approval of the application and issue of the decision notice be delegated to the Head of Planning and Development, in order to complete the list of conditions, including those contained within the Committee report, as set out below:

1. Implement within 3 years.
2. In accordance with the plans.
3. External facing material to be natural stone.

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

For: Councillors Davies, Homewood, Sokhal and Ullah (4 votes)

Against: Councillors Marchington and McGuin (2 votes)

Abstained: Councillors Armer, Bellamy, Lee-Richards and Lyons

11 Planning Application - Application No - 2020/91881

Consideration was given to an application for Listed Building Consent – 2020/91881 for the replacement of windows on the south-west facing side of 35 Clough Road, Bolster Moor, Huddersfield.

RESOLVED –

That approval of the application and issue of the decision notice be delegated to the Head of Planning and Development, in order to complete the list of conditions, including those contained in the Committee report, as set out below:

1. Standard 3-year timeframe for commencement of development
2. Development to be completed in accordance with the submitted plans and specifications.

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

For: Councillors Bellamy, Davies, Homewood, Lee-Richards, Lyons, McGuin, Smith, Sokhal and Ullah (9 votes)

Against (0 votes)

12 Planning Application - Application No - 2020/93073

Consideration was given to Planning Application 2020/90268 in respect of the erection of a first floor extension at 55 Matthew Lane, Meltham, Holmfirth.

RESOLVED -

That approval of the application and issue of the decision notice be delegated to the Head of Planning and Development, in order to complete the list of conditions, including those contained in the Committee report, as set out below:

1. Standard three year timeframe.
2. Development to be completed in accordance with approved plans and specifications.
3. The external walls and roofing materials hereby approved shall in all respect match those use in the construction of the existing building.

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

For: Councillors Bellamy, Davies, Homewood, Lee-Richards, McGuin, Smith, Sokhal and Ullah (8 votes)

Against (0 votes)

13

Planning Application - Application No - 2020/90268

The Sub-Committee considered Planning Application 2020/90268 in respect of the erection of a detached dwelling and external alterations adjacent to 81 Wessenden Head Road, Meltham, Holmfirth.

RESOLVED -

That approval of the application and issue of the decision notice be delegated to the Head of Planning and Development, in order to complete the list of conditions, including those contained in the Committee report, as set out below:

1. Standard timeframe of 3 years for development to commence
2. Development to be undertaken in accordance with the submitted plans and specifications.
3. Details of all facing and roofing materials to be submitted prior to the superstructure of the dwelling being commenced
4. Details of facing materials for retaining walls to be submitted prior to the superstructure of the dwelling being commenced
5. No new openings to be formed in the walls or roof of the dwelling
6. Surfacing of access and parking areas in permeable materials/scheme
7. Boundary treatment to be installed prior to first occupation and retained thereafter.
8. Surface water drainage scheme to be submitted as a pre-commencement condition.
9. Permitted development rights for extensions and outbuildings to be removed.
10. Electric vehicle charging point to be installed at the site.

and a footnote recommending hours of construction working.

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

For: Councillors Davies, Homewood, McGuin, Smith, Sokhal and Ullah (6 votes)

Against (0 votes)

Abstained: Councillors Bellamy and Lee-Richards