

Contact Officer: Richard Dunne

KIRKLEES COUNCIL

PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)

Wednesday 10th March 2021

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

In attendance: Councillor Donald Firth
Councillor Charles Greaves
Councillor Nigel Patrick

Apologies: Councillor Harpreet Uppal

1 Membership of the Sub-Committee

Councillor Mahmood Akhtar substituted for Councillor Harpreet Uppal

2 Minutes of previous meeting

The minutes of the meeting held on 9 December 2020 were approved as a correct record.

3 Declaration of Interests and Lobbying

Councillors Armer, Bellamy, Davies, Homewood, Lee-Richards, Marchington, McGuin, Sarwar, A Smith, Sokhal, Ullah and Lyons declared that they had been lobbied on application 2020/91146.

Councillors Armer, Bellamy, Davies, Homewood, Lee-Richards, Marchington, McGuin, Sarwar, A Smith, Ullah and Lyons declared that they had been lobbied on application 2020/93008.

Councillor Lyons declared that he had been lobbied on application 2019/93790.

Councillor Sokhal declared an 'other interest' on application 2020/93691 on the grounds that the applicant was a close relative.

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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.

7 A review of Planning Appeal Decisions 2020

The report was noted.

8 Planning Applications

The Sub Committee considered the following schedule of Planning Applications.

9 Planning Application - Application No: 2020/91146

The Sub Committee gave consideration to Planning Application 2020/91146 Outline application for erection of residential development land west of, Wesley Avenue, Netherthong, Holmfirth.

Under the provisions of Council Procedure Rule 37 the Committee received representations from Jason McCartney, Mel Booth, Jason Morton, Carol Booth, Neil Macleod, Susan Sykes, Rachel Palmer, Jamie Frost, Robert Francis, Eric Pye, David Sykes, Alan Davies and Judith Roberts (objectors) and Alistair Flatman and Karen Smith (on behalf of the applicant).

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

RESOLVED –

That the application be refused, contrary to officers recommendation to approve.

The Sub Committee considered that the development of the site for residential purposes would require access via Wesley Avenue, which was of sub-standard width taking into account the constant presence of on-street parking. It would therefore fail to provide an acceptable means of access into the site and would have an unacceptable impact on highway safety contrary to Policy LP21 of the Kirklees Local Plan (2019) and guidance within the National Planning Policy Framework.

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

For: Councillors: Armer, Bellamy, Davies, Homewood, Lee-Richards, Marchington, McGuin, Sarwar, A Smith and Sokhal (10 votes)

Against: Councillor Lyons (1 vote)

Abstained: Councillors Akhtar and Ullah.

10 Planning Application - Application No: 2019/93790

The Sub Committee gave consideration to Planning Application 2019/93790 Demolition of existing buildings and erection of two storey nursery and garden buildings, formation of associated parking, hard and soft landscaping, widening of entrance and dropped kerb for pedestrian crossing Former Eastgate Depot, Honley, Holmfirth.

Under the provisions of Council Procedure Rule 37 the Sub Committee received representations from Anastasia Murphy and Josh Molnar (on behalf of the applicant).

Under the provisions of Council Procedure Rule 36 (3) the Sub Committee received a representation from councillor Charles Greaves (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 and the planning update including:

1. Development to commence within 3 years of permission.
2. Development to be undertaken in accordance with the approved plans and specifications.
3. Submission for approval of materials to be used in construction.
4. Submission for approval of crime prevention measures.
5. Restriction on hours of use for users from 7.30am to 6pm Monday to Friday only.
6. Submission for approval of details of a mechanical ventilation scheme.
7. Provision of 1no. electric vehicle recharging point.
8. Restrict the numbers of children in attendance at anyone time to no more than 58.
9. Surfacing and marking out the parking area.
10. Submission for approval of a Travel Plan before the use commences.
11. Submission for approval of details of the access improvements.
12. Development in accordance with the Bat Mitigation Strategy.
13. Provision of bat features integral to the building during the period of construction.
14. Submission for approval of details of external lighting.
15. Submission for approval of a landscape strategy and implementation plan.
16. Development to be constructed in accordance with the conclusions set out in section 5 of the Flood Risk Assessment Ref: 19022-FRA.
17. Submission for approval of a remediation strategy.
18. Implementation of remediation strategy.
19. Submission for approval of validation report.
20. Any works that directly or indirectly affect roosting bats or bat roosts shall not take place until that developer has submitted either a copy of a Licence from Natural England or an assessment by a suitably qualified ecologist that the proposal would not adversely impact on bats.
21. Travel Plan to include additional measures regarding the staggered drop off/pick up times and an annual monitoring fee

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

For: Councillors: Akhtar, Armer, Bellamy, Davies, Homewood, Lee-Richards, Marchington, McGuin, Sarwar, A Smith, Sokhal, Ullah and Lyons (13 votes)

Against: (0 votes)

11 Planning Application - Application No: 2020/93008

The Sub Committee gave consideration to Planning Application 2020/93008
Erection of outbuilding to rear 10, Plains, Marsden, Huddersfield.

Under the provisions of Council Procedure Rule 37 the Sub Committee received a representation from Stacey Webster (on behalf of the applicant).

RESOLVED –

1. That the application be refused in line with the following reasons set out in the considered report:

The proposed outbuilding, by reason of its siting, scale and design, would form an overly prominent and incongruous feature failing to respect the character and appearance of the host terrace or the local area. To approve the development would be contrary to Policy LP24a of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

2. Delegate authority to the Head of Planning and Development to proceed with enforcement action requiring the removal of operational development.

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

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

Against: Councillors: Armer, Bellamy, McGuin and A Smith (4 votes)

Abstained Councillors Lee-Richards and Marchington

12 Planning Application - Application No: 2020/93691

The Sub Committee gave consideration to Planning Application 2020/93691
Erection of two storey rear extension, front dormer and external alterations 84A, Crosland Road, Oakes, Huddersfield.

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 in the considered report including:

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1. Development to commence within 3 years of permission
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.
4. The dormer cheeks and front elevation to be tile hung not upvc cladding.
5. The first-floor gable window to be obscurely glazed and top opener.

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

For: Councillors: Akhtar, Armer, Bellamy, Davies, Homewood, Lee-Richards, Marchington, McGuin, Sarwar, A Smith, Ullah and Lyons (12 votes)

Against: (0 votes)