

Contact Officer: Sheila Dykes

KIRKLEES COUNCIL

STRATEGIC PLANNING COMMITTEE

Thursday 23rd September 2021

Present: Councillor Steve Hall (Chair)
Councillor Donna Bellamy
Councillor Charles Greaves
Councillor Carole Pattison
Councillor Andrew Pinnock
Councillor Jackie Ramsay
Councillor Mark Thompson

Apologies: Councillor Mohan Sokhal

1 Membership of the Committee

Councillor Jackie Ramsey substituted for Councillor Mohan Sokhal.

2 Minutes of the Previous Meeting

The minutes of the meeting of the Committee held on 26th August 2021 were agreed as a correct record.

3 Declaration of Interests and Lobbying

Councillor Bellamy advised that she had been lobbied in relation to Application 2021/91571.

4 Admission of the Public

All items on the agenda were taken in public session.

5 Public Question Time

No questions were asked.

6 Deputations/Petitions

No deputations were received.

7 Site Visit - Application No. 92488

Site visit undertaken.

8 Site Visit- Application No. 91571

Site visit undertaken.

9 Planning Application - Application No. 2021/92488

The Committee considered Application 2021/92488 relating to the erection of a clinical building to accommodate a new accident and emergency department, associated vehicular access, car and cycle parking spaces, plant and landscaping at Huddersfield Royal Infirmary, Acre Street, Lindley, Huddersfield.

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Under the provisions of Council Procedure Rule 37, the Committee received representations from Anna Basford and Mark Staniland (on behalf of the applicant).

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 report and the update, as set out below:

1. Three years to commence development
2. Development to be carried out in accordance with the approved plans and specifications
3. Material samples to be provided
4. Development done in accordance with Arboricultural Method Statement
5. Notwithstanding submitted plans, landscaping with tree replanting to be submitted, alongside planting management and maintenance for planting.
6. Implementation of the agreed noise mitigation measures
7. Limitation of noise from fixed plant and equipment
8. Provision of a construction environmental management plan (CEMP)
9. Car parking management plan
10. Construction Management Plan (CMP)
11. Assistance call point to be provided.
12. Cycle facilities shown to be provided.
13. Full technical details on foul, surface water and land drainage to be provided.
14. Management and maintenance of drainage infrastructure
15. Details of temporary surface water drainage arrangements during construction
16. Clarification on electric vehicle charging point type and provision
17. Remediation and validation reports to be undertaken
18. Strategy for securing minimum 10% ecological net gain alongside management and maintenance
19. No removal of vegetation within bird breeding season without survey
20. Installation of the external lighting, as detailed in the external lighting strategy document,

together with additional conditions in respect of the height of the wall between the drop off zone and the entrance; and the assessment of the potential for the re-location of the trees that are to be removed.

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

For: Councillors Bellamy, Greaves, Hall, Pattison, Pinnock, Ramsey and Thompson (7 votes)

10 **Planning Application - Application No. 2021/91571**

The Committee considered Application 2021/91571 relating to the erection of residential development of 125 dwellings (revised layout) on land to the south of The Lodge and north of Church Lane, Linthwaite, Huddersfield.

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Under the provisions of Council Procedure Rule 37, the Committee received representations from Ben Stirling, Barry Heap and Dave Edwards (in objection) and Stephen Hughes (on behalf of the applicant).

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 report, as set out below:

1. Three years to commence development
2. Development to be carried out in accordance with the approved plans and specifications
3. Submission of a Construction (Environmental) Management Plan
4. Submission of details of temporary drainage measures
5. Submission of details of temporary waste collection and storage (should development be phased, and/or dwellings become occupied prior to completion of the development)
6. Provision of site entrance and visibility splays prior to works commencing
7. Submission of details relating to internal adoptable roads and crossings
8. Cycle parking provision to be provided within the site
9. Provision of electric vehicle charging points (one charging point per dwelling with dedicated parking)
10. Implementation of air quality mitigation measures
11. Implementation of sound insulation measures, including additional requirements relating to units 27 to 32 and 36 to 46
12. Submission of ventilation scheme in relation to noise
13. Provision of waste storage and collection
14. Submission of details of attenuation basin
15. Submission of full details of flood routing
16. Submission of an Intrusive Site Investigation Report (Phase II Report)
17. Submission of Remediation Strategy
18. Implementation of Remediation Strategy
19. Submission of Validation Report
20. Submission of details of crime prevention measures
21. Submission of details of electricity substation
22. Submission of details of external materials
23. Submission of details of boundary treatments (including details of 2m high boundary treatment to the curtilage of unit 1, in accordance with Sport England's request)
24. Submission of details of how public access to land at the site's south corner would be restricted, in accordance with Sport England's request
25. Submission of details of external lighting
26. Submission of details of paths parallel to Church Lane
27. Submission of full details of open space and playspace
28. Submission of full landscaping details, including details of tree planting, and details of covenants regarding street tree retention
29. Biodiversity enhancement and net gain
30. Submission and implementation of an Ecological Design Strategy
31. Removal of permitted development rights,

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together with an additional condition in respect of the increase in floor space of the five non-compliant units, so that all meet the National Design Space Standards, without moving closer to existing adjacent dwellings,

and subject to the inclusion of a requirement for consultation with local residents within the Construction (Environmental) Management Plan,

and to secure a Section 106 agreement to cover the following matters:

1. Affordable housing – 125 affordable housing units to be provided in perpetuity.
2. Open space – Off-site contribution of £173,180 required to address shortfalls in specific open space typologies.
3. Education – £424,606 contribution required.
4. Undeveloped land – No ransom scenario to be created.
5. Sustainable transport – Measures to encourage the use of sustainable modes of transport, including a £63,938 financial contribution, implementation of a Travel Plan and £10,000 towards Travel Plan monitoring.
6. Management – The establishment of a management company for the management and maintenance of any land not within private curtilages or adopted by other parties, and of infrastructure (including surface water drainage until formally adopted by the statutory undertaker).
7. Biodiversity – Contribution (amount to be confirmed) towards off-site measures to achieve biodiversity net gain.
8. Traffic Regulation Order – Funding of TRO relating to parking restrictions outside Church Lane site entrance, and provision of double yellow lines.

In the circumstances where the Section 106 agreement has not been completed within three months of the date of the Committee's resolution then the Head of Planning and Development shall consider whether permission should be refused on the grounds that the proposals are unacceptable in the absence of the mitigation and benefits that would have been secured; if so, the Head of Planning and Development be authorised to determine the application and impose appropriate reasons for refusal under delegated powers.

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

For: Councillors Hall, Pattison, Pinnock and Ramsey (4 votes)

Against: Councillors Bellamy and Thompson (2 votes)

Abstain: Councillor Greaves

11 **Planning Application - Application No. 2021/90980**

Application for the partial demolition and change of use of the existing public house to offices, redevelopment of the public house car park, erection of new storage units/workshop and associated alterations (within a Conservation Area) at Pennine Industrial Equipment Ltd, Manorcroft Works, Commercial Road, Skelmanthorpe, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received a representation from Paul Matthews (Agent).

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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 and the planning update, as set out below:

1. In accordance with the approved plans
2. Development to begin within 3 years
3. The works to former pub to be complete before occupation of new units
4. Building 8, as per the submitted site plan, is to be of a B8 use only
5. Prior to construction beginning, a noise report to be submitted
6. Hours of operation for buildings 5, 6, 7 and 8 to be 0730-1800 Monday to Saturday, 0800-1300 Sundays and Bank Holidays
7. Areas surfaced and drained accordingly
8. Before occupation of the development, the former pub access is to be closed permanently
9. Construction working hours to be 07.30 to 18.30 hours Mondays to Fridays, 08.00 to 13.00 hours Saturdays, with no noisy activities on Sundays or Public Holidays
10. Before groundworks commence, the Submission of a Phase 1 Preliminary Risk Assessment Report is required
11. If applicable after condition 11, the submission of a Phase 2 Intrusive Site Investigation Report
12. If applicable after condition 12, the submission of Remediation Strategy
13. Implementation of the Remediation Strategy
14. Submission of a Validation Report
15. Electric Vehicle Charging Point for at least 10% of non-residential parking spaces
16. Drainage details to be submitted prior to groundworks commencing
17. Carried out in accordance with submitted tree information
18. Trees to be removed out of nesting season (outside of February until August)
19. Bird nesting boxes as shown on plans to be provided prior to occupation of the new buildings
20. Details of the native hedgerow as shown on the proposed site plan, including details of species mix, height and maintenance provisions to ensure the hedgerow is beneficial in terms of its value to biodiversity and visual amenity, shall be submitted and approved prior to work commencing on the superstructure. This shall include a maintenance schedule.
21. New units to be used ancillary to the existing site and not to be rented out or sold separately.

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

For: Councillors Bellamy, Greaves, Hall, Pattison, Pinnock, Ramsey and Thompson (7 votes)