

Contact Officer: Richard Dunne or Sheila Dykes

KIRKLEES COUNCIL

STRATEGIC PLANNING COMMITTEE

Thursday 16th December 2021

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

Observers: Councillor Donald Firth
Councillor Musarrat Khan

- 1 Membership of the Committee**
All members were present.
- 2 Minutes of the Previous Meeting**
The minutes of the meeting held on 18 November 2021 were approved as a correct record.
- 3 Declaration of Interests and Lobbying**
Councillor A Pinnock declared that he had been lobbied on application 2021/92801.
- 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 or petitions were received.
- 7 Site Visit - Application No: 2021/91700**
Site visit undertaken.
- 8 Site Visit - Application No: 2021/93674**
Site visit undertaken.
- 9 Planning Applications**
Consideration of the following applications took place.

Strategic Planning Committee - 16 December 2021

10 **Planning Application - Application No: 2021/92801**

The Committee gave consideration to Planning Application 2021/92801 Erection of 287 dwellings with associated works and access from Hunsworth Lane and Kilroyd Drive Land at, Merchant Fields Farm, off Hunsworth Lane, Cleckheaton.

Under the provisions of Council Procedure Rule 37 the Sub Committee received representations from Mr Rankin, John Mason and Doreen Sugden (objectors), Rachel Flounders and Suzanne Mansfield (on behalf of the applicant).

Under the provisions of Council Procedure Rule 36 (3) the Sub Committee received representations from Councillors Kath Pinnock and John Lawson (ward members).

RESOLVED –

That consideration of the application be deferred for the following reasons:

1. To allow an opportunity for officers and the applicant to review the layout and mix of housing type to further reduce the dominance of the number of 4 bedroom detached dwellings.
2. To receive details of where the existing 85m stretch of translocated hedgerow would be replanted.
3. To allow officers to provide fully worded details covering all the conditions.
4. To receive more detail on the outstanding issues at the application stage with less deferred to the conditions stage.

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

For: Councillors: Bellamy, Greaves, A Pinnock, Sokhal, Thompson and S Hall (6 votes)

Against: Councillor Pattison (1 vote).

11 **Planning Application - Application No: 2021/93674**

The Committee gave consideration to Planning Application 2021/93674 Partial redevelopment of Greenhead college including demolition and making good, rection of 2 and 4 storey buildings, reconfiguration of parking and access arrangements, reconfiguration of sports provision and other associated external works (Within a Conservation Area) Greenhead College, Greenhead Road, Huddersfield.

Under the provisions of Council Procedure Rule 37 the Sub Committee received representations from Simon Lett, Grant Sellars and John Blake (on behalf of the applicant).

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:

Strategic Planning Committee - 16 December 2021

1. Three years to commence development.
2. Development to be carried out in accordance with the approved plans and specifications
3. Condition for the community use of the playing pitch
4. Hours of use for the pitch (Monday – Friday 0830 to 2030, Weekends – 0900 to 1300)
5. Development done in accordance with Energy & Sustainability Statement.
6. Method statement to show how the external walls of the old school building would be cleaned, repaired and pointed following demolition.
7. Material samples to be submitted
8. Odour report technical points clarification
9. Fats, oils, and grease prevention scheme
10. Noise impact assessment, with amendments to address comments, submitted and implemented.
11. Lighting strategy, with amendments to address comments.
12. Construction Environmental Management Plan (CEMP) to be provided.
13. Limit site to 2,600 students and 185 staff (full time equivalent).
14. Buildouts and sight lines at Greenhead Road and Park Avenue accesses to be provided and secured.
15. Construction Management Plan (CMP) to be provided.
16. Applicant's travel plan to be implemented
17. Waste storage / collection areas to be provided and retained.
18. Provision of 66 cycle spaces.
19. Delivery strategy, phased with temporary spaces if required, of all 157 parking spaces to be provided and retained.
20. Coal Authority ground investigation and remediation conditions
21. Environmental Health ground contamination investigation conditions
22. Provision of the proposed Electric Vehicle Charing Points (EVCP)
23. No vegetation clearance in bird breeding season without survey
24. Provision of Biodiversity Enhancement Management Plan (BEMP), to provide and maintain 10% net gain minimum
25. Full technical details on foul, surface water and land drainage to be provided.
26. Management and maintenance of drainage infrastructure.
27. Details of temporary surface water drainage arrangements during construction
28. Development in accordance with Arboricultural Method Statement.
29. Notwithstanding the submitted plans, landscaping plan minus invasive species to be submitted and ongoing maintenance details.

An amendment to condition 4 to restrict the hours of use of the playing pitch at weekends from 9am to 3pm.

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

For: Councillors: Bellamy, Greaves, Pattison, A Pinnock, Sokhal, Thompson and S Hall (7 votes)

Against: (0 votes).

12 Planning Application - Application No: 2021/91826

The Committee gave consideration to Planning Application 2021/91826 Variation of Condition 30 (Restoration Scheme) of previous permission 2000/90671 for the extension of Carr Hill Quarry including the extraction of sandstone and clay, associated ancillary activities and its restoration by means of infill with inert wastes, consolidating permission 1987/05723 Extension of a disused quarry for winning minerals and subsequent backfilling with approved inert waste Carr Hill Quarry, Barnsley Road, Shepley, Huddersfield.

Under the provisions of Council Procedure Rule 37 the Sub Committee received a representation from Chris Ballam (Agent).

RESOLVED –

That the application be refused in line with the following reason outlined in the considered report:

The proposed revision to the previously-approved restoration scheme includes the introduction of an engineered retaining structure and the retention of a level area, which would harm the visual amenities of the site and its context, would detract from local landscape character, would have an urbanising effect on the site and its surroundings, would result in development encroaching into the countryside, would result in built-up sprawl in the green belt, would fail to preserve the openness of the green belt, and would conflict with the purpose of including the land within the green belt. The proposed soft landscaping would not mitigate the harmful impact of the proposal. The proposal does not fall under any of the exceptions listed under paragraphs 149 and 150 of the NPPF. The proposal is, by definition, inappropriate development in the green belt, and very special circumstances (which clearly outweigh this inappropriateness and other harm) have not been demonstrated. The proposal is therefore contrary to policies LP32 and LP37 of the Kirklees Local Plan and guidance in the National Planning Policy Framework.

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

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

Against: Councillors: Bellamy and Thompson.

13 Planning Application - Application No: 2018/93676

The Committee gave consideration to Planning Application 2018/93676 Infill of land and formation of access and turning facilities, temporary fence and restoration to agricultural use Land North West, Hog Close Lane, Holmfirth.

Under the provisions of Council Procedure Rule 37 the Sub Committee received a representation from Chris Ballam (Agent).

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

RESOLVED –

That the application be refused in line with the following reason outlined in the considered report:

The Council has sufficient landfill capacity in the district for meeting the needs of Construction, Demolition and Excavation waste. The submitted information fails to sufficiently demonstrate and justify that there is a proven need for additional landfill capacity for this type of waste, contrary to Kirklees Local Plan Policy LP46.

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

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

Against: Councillor Bellamy (1 vote).

14 Planning Application - Application No: 2021/91700

The Committee gave consideration to Planning Application 2021/91700 Erection of extension to vehicle workshop, engineering operations to excavate and regrade land, formation of extensions to car park and external yard areas, erection of 2.4m high security fencing, external lighting and temporary construction access MAC's Truck Sales Ltd, Crosland Road, Lindley, Huddersfield.

Under the provisions of Council Procedure Rule 37 the Sub Committee received a representation from Richard Irving (Agent).

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. Three years to commence development.
2. Development to be carried out in accordance with the approved plans and documents.
3. Submission of a Construction (Environmental) Management Plan. (Pre-commencement)
4. Car park surfacing to be implemented prior to use of development.
5. Highway retaining structure details (Pre-commencement)
6. Submission of foul and surface water drainage details (Pre-commencement)
7. Submission of temporary drainage details (Pre-commencement)
8. No piped discharge of surface water until satisfactory outfalls agreed
9. Southern hard-standing area to be restricted to the parking of personal vehicles only (i.e. not Heavy Goods Vehicles)
10. Coal Mining Intrusive Site Investigations (Pre-commencement)
11. Coal Mining Investigation report prior to the development being brought into use.
12. Phase 2 Contaminated Land Site Investigation Report (Pre-commencement)

Strategic Planning Committee - 16 December 2021

13. Remediation Strategy works and potential for revision subject to site discovery.
14. Remediation Strategy submission and implementation and conducted by a suitably competent person as well as submission of a validation report.
15. Noise Assessment (Pre-commencement)
16. Lighting Scheme including PROW illumination
17. Electric Vehicle Charging Points
18. Archaeology Written Scheme of Investigation (Pre-commencement)
19. Protective Archaeological Fencing (Pre-commencement)
20. Temporary Access and Archaeological Investigation
21. Nesting Bird Protection
22. Submission of a Biodiversity Enhancement and Management Plan
23. Approved landscaping scheme details, Landscaping implementation timescale (within the planting season following completion of development) and 5 year maintenance period
24. Development to be constructed of matching materials.
25. Boundary wall details
26. Operation management plan with a focus on reducing unnecessary air pollution.

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

For: Councillors: Bellamy, Greaves, Pattison, A Pinnock, Sokhal and S Hall (6 votes)

Against: (0 votes).

15 **Planning Application - Application No: 2021/91172**

The Committee gave consideration to Planning Application 2021/91172 Change of use from former petrol filling station, car and van repairs/part sales and car sales pitch to hot food take-away (sui generis) Crown Motors, Waterloo Road, Waterloo, Huddersfield.

Under the provisions of Council Procedure Rule 37 the Sub Committee received representations from David Colley, Nick Willock and Simon Docherty (in support).

Under the provisions of Council Procedure Rule 36 (3) the Sub Committee received a representation from Councillor Musarrat Khan (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. Development commences within 3 years.
2. Development to be in full accordance with plans and specifications.
3. Areas for parking to be provided, marked and thereafter retained.
4. Signage (as detailed in the highways statement) installed and thereafter retained.
5. Hours of use to be 8am-10:30pm Sun-Thurs, 8am-11pm Fridays and Saturdays.
6. Noise survey to be submitted and approved before the use commences.

Strategic Planning Committee - 16 December 2021

7. Details of ventilation system to be submitted and approved before use commences.
8. No external lighting to be installed other than in accordance with an approved scheme.
9. CCTV scheme submitted and approved before the use commences.
10. Minimum of 2 electric charge points, one for delivery vehicles and one for staff.
11. Details of external works showing how the building is to be made good after demolition.

An additional condition for an Operational Management Plan for Highway safety reasons requiring site and operations to be monitored.

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

For: Councillors: Bellamy, Greaves, Pattison, A Pinnock and S Hall (5 votes).

Against: Councillor Sokhal (1 vote).