

Contact Officer: Andrea Woodside

KIRKLEES COUNCIL

PLANNING SUB-COMMITTEE (HEAVY WOOLLEN AREA)

Thursday 3rd February 2022

Present: Councillor Mumtaz Hussain (Chair)
Councillor Nosheen Dad
Councillor Steve Hall
Councillor Adam Gregg
Councillor John Lawson
Councillor Gwen Lowe
Councillor Fazila Loonat
Councillor Andrew Pinnock
Councillor Jackie Ramsay
Councillor Melanie Stephen

Apologies: Councillor Joshua Sheard
Councillor Kath Taylor

1 **Membership of the Sub-Committee**

Councillor Sokhal substituted for Councillor Pervaiz.

Apologies for absence were received from Councillors Sheard and K Taylor.

2 **Minutes of Previous Meetings**

RESOLVED - That the Minutes of the Meetings of the Sub-Committee held on 14 October and 25 November 2021 be approved as a correct record.

3 **Declaration of Interests and Lobbying**

Councillors Dad, S Hall, Gregg, M Hussain, Lawson, Lowe, Loonat, A Pinnock, Ramsay and Stephen advised that they had been lobbied on Application 2019/94147.

Councillor M Hussain advised that he had been lobbied on Application 2021/91801.

Councillors Dad, Loonat and Lowe advised that they had been lobbied on Application 2021/90509.

Councillors Gregg, A Pinnock and Stephen advised that they had been lobbied on Application 2021/92601.

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.

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Mr Mohammed Ali submitted a petition in objection to Application 2019/94147 (Agenda Item 7).

6 Public Question Time

No questions were asked.

7 Planning Application - Application No: 2019/94147

The Sub-Committee gave consideration to Application 2019/94147 – Demolition of existing building and erection of two storey community centre at Quality Food Store, Ravenshouse Road, Dewsbury Moor.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received representations from Mohammed Raz, Jabar Khaliq and Mohammed Ali (objectors) and Imtiaz Ameen, Tayyibah Patel and Iqbal Mohamed (in support of the application).

RESOLVED – That the application be refused on the grounds that (i) the proposed development, by reason of its bulk and mass in such a prominent, corner location, would result in a strident feature within the street scene and detract from the character of the area and that to approve the application would be contrary to Policy LP24 of the Kirklees Local Plan and guidance contained within Chapter 12 of the National Planning Policy Framework (ii) the proposed development, by reason of its bulk, mass and close proximity to No. 1 Low Road, would result in an oppressive and overbearing impact upon the occupants of that property and result in overshadowing of the garden area, contrary to Policy LP24 of the Kirklees Local Plan and guidance contained within Chapter 12 of the National Planning Policy Framework and (iii) the proposed development would result in the loss of a local shop which supports the day to day needs of the local area and it has not been demonstrated that there is adequate alternative provision in the locality to serve the local community which is in an equally accessible location, therefore to permit the development would be contrary to Policy LP48(c) of the Kirklees Local Plan.

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

To delegate approval:

For: Councillors Dad, Gregg, Loonat and Sokhal (4 votes)

Against: Councillors S Hall, Lawson, Lowe, A Pinnock, Ramsay and Stephen (6 votes)

Abstained: Councillor M Hussain

To refuse:

For: Councillors S Hall, Lawson, Lowe, A Pinnock, Ramsay and Stephen (6 votes)

Against: Councillors Dad, Gregg, Loonat and Sokhal (4 votes)

Abstained: Councillor M Hussain

8 Planning Application - Application No: 2021/90509

The Sub-Committee gave consideration to Application 2021/90509 – Erection of extensions and external alterations at 4 Hopton Hall Lane, Mirfield.

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Under the provisions of Council Procedure Rule 37, the Sub-Committee received a representation from Amar Zarif (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 timeline for implementation of development (3 years)
- development in accordance with the submitted plans
- materials to match existing
- no openings to be installed at ground floor level in the north eastern side elevation of the two storey and single storey rear extensions.

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

For: Councillors Dad, Gregg, S Hall, M Hussain, Lawson, Lowe, Loonat, A Pinnock, Ramsay, Sokhal and Stephen (11 votes)

Against: (no votes)

9 Planning Application - Application No: 2021/91801

The Sub-Committee gave consideration to Application 2021/91801 – Outline application for erection of petrol filling station at 151 Heckmondwike Road, Dewsbury Moor.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received a representation from Hamish Gledhill (applicant's agent).

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 the commencement of development
- development to be completed in accordance with the submitted plans
- provision of electric vehicle charging points
- submission of a phase 2 intrusive site investigation report
- submission of remediation strategy
- implementation of remediation strategy
- submission of validation report
- scheme of intrusive investigations
- signed statement of declaration relating to coal mining legacy
- no jet wash element
- hours of use

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

For: Councillors Dad, Gregg, M Hussain, Lawson, Lowe, Loonat, A Pinnock, Ramsay, Sokhal and Stephen (10 votes)

Against: Councillor S Hall (1 vote)

10 Planning Application - Application No: 2021/92601

The Sub-Committee gave consideration to Application 2021/92601 – Erection of single storey extension at 22 Northorpe Lane, Mirfield.

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Under the provisions of Council Procedure Rule 37 the Sub-Committee received a representation from Fraser Thomson (in objection). Under the provisions of Council Procedure Rule 36(3) the Sub-Committee received a representation from Councillor Lees-Hamilton (ward member).

RESOLVED – That the consideration of the application be deferred to enable a site visit to be undertaken.

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

For: Councillors Dad, Gregg, S Hall, M Hussain, Lawson, Lowe, Loonat, A Pinnock, Ramsay and Stephen (10 votes)

Against: (no votes)

11 **Planning Application - Application No: 2021/93329**

The Sub-Committee gave consideration to Application 2021/93329 – Partial change of use of building from Sui Generis (drinking establishment) to B8 (storage and distribution), partial demolition of existing building and erection of two storey extension to comprise ground floor B8 use (storage and distribution) and first floor C2 use (residential dwelling) and other associated works at The Six Lanes Ends Public House, Leeds Road, Heckmondwike.

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;

- development to begin within three years
- in accordance with approved plans
- no business related activities shall be carried out on the premises, including deliveries to or dispatches from the premises, outside the hours of 0800 to 1800 Monday to Friday only with no business activity on Saturdays or Sundays.
- no large or medium goods vehicle (as defined within the Road Traffic Act 1988) shall access the site to utilise the storage unit at any time
- submission of noise report prior to works commencing on the extension/superstructure (post demolition)
- flats to be occupied by owner, employee or dependent thereof of the storage and distribution use
- provision of electric vehicle charging points
- report of unexpected contaminated land
- materials to match existing building

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

For: Councillors Dad, Gregg, S Hall, M Hussain, Lawson, Loonat, A Pinnock, Ramsay and Stephen (9 votes)

Against: (no votes)

Abstained: Councillor Lowe