

Contact Officer: Richard Dunne

## KIRKLEES COUNCIL

### PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)

**Thursday 31st March 2022**

Present: Councillor Terry Lyons (Chair)  
Councillor Paul Davies  
Councillor James Homewood  
Councillor Mohammad Sarwar  
Councillor Mohan Sokhal  
Councillor Sheikh Ullah  
Councillor Donna Bellamy  
Councillor Bernard McGuin  
Councillor Susan Lee-Richards  
Councillor Manisha Kaushik  
Councillor John Lawson

Apologies: Councillor Harpreet Uppal  
Councillor Bill Armer  
Councillor Timothy Bamford  
Councillor Anthony Smith

#### **1 Membership of the Sub-Committee**

Councillor John Lawson substituted for Councillor Anthony Smith.

Councillor Manisha Kaushik substituted for Councillor Harpreet Uppal.

Apologies were received from Councillors Bill Armer, Harpreet Uppal, Timothy Bamford and Anthony Smith.

#### **2 Minutes of previous meeting**

The minutes of the meeting held on 10 February 2022 were approved as a correct record.

#### **3 Declaration of Interests and Lobbying**

Councillors Sarwar, Homewood, P Davies, Sokhal, Ullah and Lyons declared that they had been lobbied on application 2021/93564.

Councillors Homewood, P Davies, Sokhal and Lyons declared that they had been lobbied on application 2021/90126.

Councillors Sokhal and Kaushik declared an "other interest" in application 2021/93564 on the grounds that they knew both the applicant and one of the objectors.

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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 Site visit - Planning Application No: 2020/94096

Site visit undertaken.

### 7 Site visit - Planning Application No: 2021/93564

Site visit undertaken.

### 8 Site visit - Planning Application No: 2021/90126

Site visit undertaken.

### 9 Site visit - Planning Application No: 2021/94645

Site visit undertaken.

### 10 Planning Application - Application No: 2020/94096

The Sub Committee gave consideration to Planning Application 2020/94096  
Erection of 21 dwellings and associated works Land south of, Swallow Lane, Golcar,  
Huddersfield.

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

### RESOLVED –

Delegate approval of the application and the issuing of the decision notice to the Head of Planning and Development in order to:

1. 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 specifications.
3. Materials to be the same/match those used in phase 1.
4. Full details of boundary treatments to be submitted and thereafter erected in accordance with details approved.
5. Retention of stone wall to the south/west of the site.
6. Submission of Landscape Strategy.
7. Arboricultural Method Statement to retain identified trees/protect trees during the course of construction.
8. Side facing windows for plots 9, 12, 13 (on west boundary) to be obscurely glazed.
9. Submission of Construction (Environmental) Management Plan.
10. Submission of Construction Management Plan.
11. Swallow Lane frontage footpath to be provided, with details to be submitted and approved.

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12. Highways Condition Survey.
13. Methods to prevent parking on Swallow Lane, phase 1 junction and new footway.
14. Submission of details of road to adoptable standard.
15. Cycle storage details.
16. Bin collection areas to be provided and retained.
17. Submission of waste collection strategy for the construction phase.
18. Submission of suite of Contaminated Land Reports (further ground investigations and a scheme of remediation).
19. Details of temporary surface water drainage arrangements, during construction.
20. Surface Water Drainage Strategy.
21. Provision of Electric Vehicle Charging Points for all dwellings, to appropriate standard.
22. Development to be carried out in accordance with Ecological Mitigation Measures.
23. Submission of Biodiversity Enhancement Management Plan (BEMP).
24. Remove permitted development rights for extensions and outbuildings for specified dwellings (plots).

### 2. Secure a Section 106 agreement to cover the following matters:

1. Affordable Housing: 4 affordable dwellings (2 Social Rent, 2 Starter Homes), to be provided in perpetuity.
  2. Public Open Space: On-site 526sqm of Public Open Space and future maintenance and management responsibilities of open space within the site, with off-site Public Open Space contribution of £36,645 to address shortfall.
  3. Education: £37,233 contribution to be spent on upon priority admission area school(s) within the geographical vicinity of the site (vicinity to be determined).
  4. Ecology – £7,245 contribution towards off-site measures to achieve biodiversity net gain.
  5. Management and maintenance: 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).
3. Pursuant to (2) above, 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 is 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 P Davies, Homewood, Kaushik, Lee-Richards, Sarwar, Sokhal, Ullah and Lyons (8 votes).

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Against: (0 votes).

Abstained: Councillors Bellamy, Lawson and McGuin.

### **11 Planning Application - Application No: 2021/93564**

The Sub Committee gave consideration to Planning Application 2021/93564 Erection of two-storey and single1storey rear extensions, basement extension and front and rear dormers 8-10, Moorbottom Road, Thornton Lodge, Huddersfield.

Under the provisions of Council Procedure Rule 37 the Sub Committee received representations from Ranjit Kaur and Randeep Singh (objectors) and Mr Abrar (Agent).

#### **RESOLVED –**

Delegate approval of the application and the issuing of the decision notice to the Head of Planning and Development to complete the list of conditions including those contained within the considered report including:

1. Development in accordance with the plans.
2. No windows to be installed in side elevations at ground floor level
3. Existing white plastic cladding to be replaced with a material that has first been submitted to and approved in writing by the Local Planning Authority.

The following additional conditions:

- The removal of permitted development rights.
- Details of the specific limit to the width of the first floor extension.

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

For: Councillors: P Davies, Homewood, Kaushik, Lawson, Sarwar, Sokhal and Ullah (7 votes).

Against: Councillors: Bellamy and McGuin (2 votes).

Abstained: Councillors Lee-Richards and Lyons.

### **12 Planning Application - Application No: 2021/90126**

The Sub Committee gave consideration to Planning Application 2021/90126 Erection of extensions and alterations to existing coach house to form annexe accommodation associated with Coachways, 1a Dingley Road, Edgerton, Huddersfield, HD3 3AY and partial demolition of existing bungalow with re-build to form 2 storey dwelling (within a Conservation Area) Coachways, 1a Dingley Road, Edgerton, Huddersfield.

Under the provisions of Council Procedure Rule 37 the Sub Committee received a representation from Alison Dumville (on behalf of objectors).

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Under the provisions of Council Procedure Rule 36 (3) the Committee received a representation on behalf of Councillor Cahal Burke (ward member).

### **RESOLVED –**

Delegate approval of the application and the issuing of the decision notice to the Head of Planning and Development to complete the list of conditions including those contained within the considered report including:

1. Standard three-year time frame to commence development.
2. Development to be completed in accordance with approved plans and specifications
3. The external walls and roofing materials to match those use in the construction of the existing outbuilding/host property.
4. The residential annexe accommodation approved as part of this permission shall be used by the occupants or relative of the 1a Dingley Road and shall not be sold/rented separately.
5. One bat box shall be installed within the rear exterior wall of the main property before the development is first brought into use.
6. One electric vehicle recharging point shall be provided within the area of hardstanding before the development is first brought into use.
7. The reporting of any unexpected land contamination.
8. New hardstanding to be surfaced and drained in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas).

An additional condition to require obscure glazing to the first floor bedroom window in the front elevation of the coach house.

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

For: Councillors: Bellamy, P Davies, Homewood, Lawson, Lee-Richards, McGuin, Sarwar, Sokhal, Ullah and Lyons (10 votes).

Against: (0 votes).

### **13 Planning Application - Application No: 2021/94645**

The Sub Committee gave consideration to Planning Application 2021/94645 Erection of detached dwelling with parking and division of existing garden to provide amenity, parking and bin storage adj, 84, Dalton Green Lane, Dalton, Huddersfield.

Under the provisions of Council Procedure Rule 37 the Sub Committee received a representation from Christopher Langford (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:

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1. Timescale for the commencement of development.
2. Development to be in accordance with the approved plans.
3. Compliance with Arboricultural Method Statement.
4. Hours of construction.
5. Submission of Construction Management Plan.
6. Provision of visibility splays in accordance with submitted site layout plan Prior to commencement.
7. Surfacing of parking and access area (surface water drainage).
8. Details of external facing and roofing materials.
9. Details of boundary treatments (including 2m screen fencing to the northern boundary of the site).
10. Details of Finished Floor Levels.
11. Details for biodiversity net gain (for example bat bricks, boundary treatment to allow the passage of wildlife).
12. Details of scheme relating to layout and external alterations to no.84, including parking spaces
13. First floor north facing windows to be installed with obscure glazing and retained as such.
14. Removal of permitted development rights for new first floor windows in the north elevation.
15. Electric vehicle charging point.

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

For: Councillors: Bellamy, P Davies, Homewood, Lawson, Lee-Richards, McGuin, Sarwar, Sokhal, Ullah and Lyons (10 votes).

Against: (0 votes).