

Contact Officer: Richard Dunne

## KIRKLEES COUNCIL

### PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)

Thursday 21st July 2022

Present:

Councillor Paul Davies  
Councillor Tyler Hawkins  
Councillor James Homewood  
Councillor Jo Lawson  
Councillor Mohammad Sarwar  
Councillor Mohan Sokhal  
Councillor Tony McGrath  
Councillor Bernard McGuin  
Councillor Andrew Marchington

Apologies:

Councillor Sheikh Ullah (Chair)  
Councillor Susan Lee-Richards  
Councillor Charles Greaves

- 1 Membership of the Sub-Committee**  
Apologies were received from Councillors Ullah, Greaves and Lee-Richards.  
  
In the absence of Councillor Sheikh Ullah Councillor James Homewood was elected to chair the meeting.
- 2 Minutes of previous meeting**  
The minutes of the meeting held on 16 June 2022 were approved as a correct record.
- 3 Declaration of Interests and Lobbying**  
No interests or lobbying were declared.
- 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 Site Visit - Planning Application No: 2022/90852**  
Site visit undertaken.

**8 Planning Application - Application No: 2022/90852**

The Sub-Committee gave consideration to Planning Application 2022/90852 Erection of mixed use development of retreat building and 5no. dwelling houses with integral garages 41, Ashbrow Road, Fartown, Huddersfield.

**RESOLVED –**

1. Subject to the submission of a suitable Bat Scoping Report and information to demonstrate how the scheme will secure biodiversity net gain, 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. Standard 3-year timeframe for commencement of development
  2. Development to be completed in accordance with the submitted plans and specifications
  3. External facing and roofing materials – samples to be submitted and approved
  4. Access points to be formed as shown on the drawings before the retreat building/dwellinghouses are occupied
  5. Areas to be used by vehicles to be laid out/ marked out for the retreat building before first occupation and thereafter retained.
  6. Waste storage and collection arrangements to be provided (including for the retreat centre).
  7. All development to proceed in accordance with the submitted Arboricultural Method Statement
  8. Measures to deliver biodiversity net gain, (as set out in reports/information required pre-determination of the application)
  9. Boundary treatments for the whole development, to include screen fencing to the rear of dwellings and suitable balustrades for roof terraces, to be approved and installed before first occupation.
  10. Obscure glazing to be installed and retained in the western elevation of retreat centre.
  11. No windows to be installed in the eastern elevation of the ground floor or lower ground floor of Plot 5
  12. Cycle storage for retreat building and dwellings to be submitted and approved
  13. Electric vehicle charge points to be installed for retreat building and dwellings.
  14. Details of measures to combat climate change to be submitted and approved.
  15. Detailed of existing and proposed ground levels and finished floor levels, related to an identifiable datum.
  16. Integral garages to be retained and not converted to habitable accommodation.
  17. Contamination/Remediation and Validation conditions in relation to the potential of mine gas being present on site.
  18. Development to be undertaken in accordance with the recommendations of any approved Bat Scoping Report (as set out in reports/information required pre-determination of the application).
2. In the circumstances where the Bat Scoping Report and information to demonstrate how the scheme will secure Biodiversity Net Gain has not been submitted within 3 months of the date of the Committee's resolution, then the Head of Planning and Development shall consider whether permission should be

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refused on the grounds that the proposals are unacceptable as contrary to Circular 6/2005 Biodiversity and Geological Conservation (ODPM, 2005) that indicates that information on protected species, (bats), should be made available prior to determination; 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: Davies, Hawkins, Homewood, Jo Lawson, Marchington, McGrath, McGuin, Sarwar and Sokhal (9 votes)

Against: (0 votes).