

Contact Officer: Andrea Woodside

KIRKLEES COUNCIL

PLANNING SUB-COMMITTEE (HEAVY WOOLLEN AREA)

Thursday 10th August 2023

Present: Councillor Steve Hall (Chair)
Councillor Timothy Bamford
Councillor Eric Firth
Councillor Adam Gregg
Councillor John Lawson
Councillor Mussarat Pervaiz
Councillor Andrew Pinnock
Councillor Jackie Ramsay
Councillor Mohan Sokhal

Apologies: Councillor Ammar Anwar
Councillor Joshua Sheard

1 Membership of the Sub-Committee

In the absence of the Chair (Councillor Lowe), Councillor S Hall was appointed as Chair for this meeting of the Sub-Committee.

Councillor Sokhal substituted for Councillor Scott.

Apologies for absence were received on behalf of Councillors Anwar and Sheard.

2 Minutes of Previous Meeting

RESOLVED – That the Minutes of the Meeting held on 22 June 2023 be approved as a correct record.

3 Declaration of Interests and Lobbying

There were no declarations of interest or lobbying.

4 Admission of the Public

It was noted that all agenda items would be considered in public session.

5 Deputations/Petitions

No deputations or petitions were received.

6 Public Question Time

No questions were asked.

7 Site Visit - Application No: 2023/90349

Site visit undertaken.

8 Site Visit - Application No: 2023/91556

Site visit undertaken.

9 Planning Application - Application No. 2023/90544

The Sub Committee gave consideration to Application 2023/90544 – Erection of outside seating booths to front terrace (within a Conservation Area) at the Rose and Crown, 3 The Village, Thurstonland.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received a representation from Richard Billington (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;

- temporary permission for 10 years from the date of this permission
- development to be in accordance with the submitted plans and information
- development to be implemented in accordance with the Noise Management Plan and thereafter retained
- the use hereby permitted shall not open to customers outside the hours of 12:00 to 22:30 Monday to Saturday and 12:00 to 22:30 Sunday
- the fifth structure to be removed within two months of the granting of permission
- any other conditions deemed necessary by the Head of Planning and Development

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

For: Councillors Bamford, E Firth, Gregg, S Hall, J Lawson, Pervaiz, A Pinnock, Ramsay and Sokhal (9 votes)

Against: (no votes)

10 Planning Application - Application No: 2023/90349

The Sub Committee gave consideration to Application 2023/90349 – Erection of detached dwelling adjacent to 11 Park View, Cleckheaton.

RESOLVED – That the application be refused on the grounds that;

- 1) The constraints arising from the size and shape of the plot are insufficient to suitably accommodate a new dwelling. A dwelling on this site would result in a cramped form of development that would fail to sympathetically integrate with existing development in the locality, which would be detrimental to the visual amenity of the wider street scene. The proposal therefore fails to comply with Policy LP24 (a) of the Kirklees Local Plan, Principles 2, and 4 of the Housebuilders Design Guide Supplementary Planning Document and Chapter 12 of the National Planning Policy Framework.

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- 2) The use of obscure glazing on the principal elevation would fail to address the street positively, appearing incongruous in design and detrimental to visual amenity of the wider street scene. The proposal therefore fails to comply with Policy LP24 (a) of the Kirklees Local Plan, Principle 14 of the Housebuilders Design Guide Supplementary Planning Document and Chapter 12 of the National Planning Policy Framework.
- 3) The siting and scale of the proposed development would have an overbearing and overshadowing impact on the occupants of nos.13 and 15 Park View and the limited amenity space which they have to the rear of their properties, to the detriment of residential amenity. The proposal therefore fails to comply with Policy LP24 (b) of the Kirklees Local Plan, Principle 6 of the Housebuilders Design Guide Supplementary Planning Document and Chapter 12 of the National Planning Policy Framework.

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

For: Councillors Bamford, E Firth, Pervaiz, Ramsay and Sokhal (9 votes)

Against: (no votes)

11 **Planning Application - Application No: 2023/91556**

The Sub Committee gave consideration to Application 2023/91556 – Erection of single storey front extension to rear with basement room and covered parking area with terrace above 12 Cross Park Street, Batley.

Under the provisions of Council Procedure Rule 36(3), the Sub-Committee received a representation from Councillor H Zaman (local member).

Under the provisions of Council Procedure Rule 37, the Sub-Committee received a representation from Mr I Patel (applicant),

RESOLVED – That the application be refused on the grounds that;

- 1) The proposed front extension, by reason of its scale and design, would result in the formation of an incongruous feature within the street scene, harmful to the character of the host property and the wider area. To permit the proposals would be contrary to Policy LP24, KDP1 & KDP2 of the House Extension & Alterations Supplementary Planning Document and advice within chapter 12 of the Nation Planning Policy Framework.
- 2) The proposed rear extension, by reason of its projection and width, would overdevelop the rear of the property resulting in the formation of an incongruous feature relative to the host property and the wider area. To permit the proposals would be contrary to Policy LP24, KDP1 & KDP2 of the House Extension & Alterations Supplementary Planning Document and advice within chapter 12 of the Nation Planning Policy Framework.

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

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For: Councillors Bamford, E Firth, Gregg, S Hall, Lawson, Ramsay and A Pinnock (7 votes)

Against: (no votes)

Abstained: Councillors Pervaiz and Sokhal