

Contact Officer: Sheila Dykes

## KIRKLEES COUNCIL

### STRATEGIC PLANNING COMMITTEE

**Thursday 28th March 2024**

Present: Councillor Steve Hall (Chair)  
Councillor Bill Armer  
Councillor Eric Firth  
Councillor Carole Pattison  
Councillor Andrew Pinnock  
Councillor Mohan Sokhal  
Apologies: Councillor Moses Crook  
Councillor Mark Thompson

**1 Membership of the Committee**

Apologies were received from Councillor Moses Crook and Councillor Mark Thompson. Councillor Eric Firth substituted for Councillor Crook.

**2 Minutes of the Previous Meeting**

**Resolved –**

That the minutes of the meeting of the Committee held on 22<sup>nd</sup> February 2024 be agreed as a correct record.

**3 Minutes of the Heavy Woollen and Huddersfield Area Planning Sub-Committees**

**Resolved –**

That the minutes of the last meeting of each of the bodies listed below be agreed as a correct record:

(i) Planning Sub-Committee (Heavy Woollen Area) – 8<sup>th</sup> February 2024

(ii) Planning Sub-Committee (Huddersfield) – 1<sup>st</sup> February 2024.

**4 Declaration of Interests and Lobbying**

No interests were declared.

**5 Admission of the Public**

All items were held in public session.

**6 Deputations/Petitions**

No deputations or petitions were submitted.

**7 Site Visit - Application 2022/91816**

Site visit undertaken.

**8 Planning Application - Application No: 2022/91816**

The Committee considered Application 2022/91816 in respect of alterations to convert existing properties at Carrs Close to create 6 apartments and the erection of a block of 12 apartments, with associated infrastructure, access, and landscaping works on land at Occupation Lane and Carrs Close, Staincliffe, Dewsbury.

Under the provisions of Council Procedure Rule 36(3), the Committee received a representation from Councillor Shabir Pandor.

Under the provisions of Council Procedure Rule 37, the Committee received a representation from Tony Bacon (on behalf of the applicant).

The Committee were informed that, contrary to the recommendation in the report and the information contained within the Committee Update, the Section 106 Legal Agreement would secure 100% of the units for social rent.

**Resolved –**

- (1) That approval of the application and the issuing of the decision notice be delegated to the Head of Planning and Development in order to:
  - (a) complete the list of conditions including those contained within the report, as set out below, and subject to an additional condition in respect of the provision of an electric vehicle charging point on the site:
    1. Timeframe for commencement of three years.
    2. Details of materials to be submitted and approved.
    3. Drainage details and management plan during construction and attenuation.
    4. Yorkshire Water requested condition.
    5. Vehicular access surfacing.
    6. Landscaping details to be submitted and approved in writing to ensure appropriate.
    7. External lighting to limit impact to residential amenity and wildlife.
    8. Acoustic reports to be submitted and approved due to addendum requirement.
    9. Waste management for highway safety.
    10. Biodiversity net gain as 10% minimum contribution is required on site.
    11. Contaminated land to ensure the site is suitable for safe occupation due to its former use.
    12. Carbon budget details to ensure the proposal would accord with LP24(B).
    13. Construction management plan to protect amenity of nearby sensitive receptors during construction.
    14. Details of boundary treatments to be submitted and approved in writing.
    15. Clearance works to be completed outside bird nesting season.

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16. All units shall be for social rent as stipulated in the application form and agreed with Strategic Housing.
  - (b) secure a Section 106 agreement to cover the following matters:
    - (i) Affordable Housing: 100% of units, in perpetuity
    - (ii) Public Open Space (POS) (off-site): £36,234
    - (iii) Net Gain (to secure 10% net gain): £36,340
    - (iv) Management and Maintenance (Public Open Space, Drainage and any ecological features).
- (2) That, in the circumstances where the Section 106 agreement has not been completed within 3 months of the date of the Committee's resolution, 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 benefits that would have been secured and, if so, the Head of Planning and Development be 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 Armer, Eric Firth, Hall, Pattison, Pinnock and Sokhal (6 votes)

Against: No votes