

Contact Officer: Sheila Dykes

KIRKLEES COUNCIL

STRATEGIC PLANNING COMMITTEE

Thursday 16th May 2024

Present:

Councillor Bill Armer
Councillor Moses Crook
Councillor Eric Firth
Councillor Carole Pattison
Councillor Andrew Pinnock
Councillor Mohan Sokhal
Councillor Mark Thompson

- 1 **Membership of the Committee**
Councillor Eric Firth substituted for the Labour vacancy.
- 2 **Election of Chair**
Resolved –
That Councillor Eric Firth be elected Chair for the meeting.
- 3 **Minutes of the Previous Meeting**
That the minutes of the meeting of the Committee held on 28th March 2024 be approved as a correct record.
- 4 **Declaration of Interests and Lobbying**
No interests were declared.
- 5 **Admission of the Public**
All items were held in public session.
- 6 **Public Question Time**
No questions were asked.
- 7 **Deputations/Petitions**
No deputations or petitions were submitted.
- 8 **Site Visit - Application No 2023/92191**
Site visit undertaken.
- 9 **Site Visit - Application No 2023/93503**
Site visit undertaken.

10 Planning Application - Application No: 2023/92191

The Committee considered Application 2023/92191 in respect of the erection of residential development for 62 dwellings including grouting remedial works for ground stabilisation to facilitate construction of dwellings with associated hard and soft landscaping on land at Cliff Hill, Denby Dale, Huddersfield.

Under the provisions of Council Procedure Rule 36(3) the Committee received representations from Councillors Tim Bamford and Will Simpson.

Under the provisions of Council Procedure Rule 37 the Committee received representations from Dominic Cunney, Emma Dimbylow and Helen France (in objection) and Will Marshall (on behalf of the applicant).

Resolved –

That consideration of the application be deferred and that the provision of further detail be requested in relation to:

- The amount of material that would be removed from the site.
- The amount of material that would be imported into the site, as grouting or other material.
- How the above operations would be carried out.
- How environmental impacts would be mitigated.
- Providing assurance in respect of the risk associated with combustible material being left on the site.

and that all conditions be set out in full, in the report, when the application is brought back to the Committee for determination.

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

For: Councillors Armer, Firth, Pinnock and Thompson

Against: Councillors Crook, Pattison and Sokhal

11 Planning Application - Application No: 2023/93503

The Committee considered Application 2023/93503, an outline application for residential development of 82 dwellings and associated works, with layout and access as considerations on land off Roslyn Avenue, Netherton, Huddersfield.

Under the provisions of Council Procedure Rule 37 the Committee received representations from Heather Peacock (in objection) and Sam Ruthven (on behalf of the applicant).

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:

1. Reserved Matters submission and timeframes.

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2. Development to be carried out in accordance with the approved plans and specifications.
3. Updated Heritage Impact Assessment to be provided at Reserved Matters (scale, appearance, and landscape) stage.
4. Archaeological surveys to be undertaken.
5. Technical details of play equipment to be provided.
6. Details of boundary treatment between site and Dean Wood to be provided at Reserved Matters (landscape) stage.
7. Finished floor levels to be provided at Reserved Matters (scale, appearance, and landscape) stage.
8. Construction Environmental Management Plan (C(E)MP) (also referred to as a Construction Management Plan) to be provided prior to commencement and adhered to.
9. Technical specifications of internal access road to be approved and adhered to.
10. Technical specifications of access arrangements to be approved and adhered to.
11. Technical details of improvement to Roslyn Avenue / Henry Frederick Avenue junction to be approved and adhered to.
12. Each dwelling's parking spaces to be provided prior to occupation
13. Highway Condition Surveys and Remediation to be undertaken
14. Technical details of PROW and link connection surfacing to be provided and adhered to.
15. Full travel plan to be provided.
16. Cycle storage details per unit.
17. Reserved Matter (Landscape) to include treatment of PROW details.
18. Reserved Matters (landscape) details to be in accordance with approved Public Open Space Typology plan (minus parks and recreation area).
19. Private drive communal bin stores to be provided.
20. Construction phase waste collection strategy.
21. Full technical details of the proposed swale to be provided.
22. Full technical details of surface water drainage system to be provided.
23. Surface water flood routing plan to be provided and implemented.
24. Details of temporary surface water drainage to be provided.
25. Arboricultural Method Statement and Tree Protection Plan to be provided and adhered to.
26. Updated Ecological Impact Assessment to be provided at Reserved Matters (landscape) stage.
27. Ecological Design Strategy to be provided.
28. Construction Environmental Management Plan: Ecology (CEMP: Biodiversity) to be provided.
29. Provision of details of the proposed information boards at link paths, and their provision.
30. Provision of details of the ancient woodland information pack and their distribution.
31. Details of landscape to include lighting and crime mitigation strategy.
32. Development done in accordance with proposed Dust Mitigation Strategies.
33. Contaminated Land Investigation (Phase 2, Remediation, Validation stages).

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- (b) secure a Section 106 agreement to cover the following matters:
 - (i) Affordable Housing: 16 units (20%) to consist of 9 Affordable Rent (55%) and 7 Intermediate Dwellings (45%), including 4 First Homes (25%).
 - (ii) Public Open space: Delivery of the on-site Public Open Space, a £1,000 inspection fee, and an off-site contribution to local Public Open space of £74,695.
 - (iii) Education: £134,748 towards education requirements arising from the development
 - (iv) Sustainable travel: £72,943 towards Sustainable Travel measures (including £41,943 for sustainable travel fund (such as metrocards), £21,000 towards bus stop improvements (on Meltham Road), and £10,000 towards travel plan monitoring).
 - (v) Management and maintenance: Management and maintenance of on-site Public Open Space in perpetuity, drainage features in perpetuity (unless adopted by Yorkshire Water), and Biodiversity Net Gain measures for a minimum of 30 years.
 - (vi) Footpath: Maintenance of public access to new link footpaths in perpetuity.
- (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, Crook, Firth, Pattison, Pinnock, Sokhal and Thompson

Against: No votes