

Contact Officer: Richard Dunne

KIRKLEES COUNCIL

PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)

Thursday 23rd July 2015

Present: Councillor Terry Lyons (Chair)
Councillor Donna Bellamy
Councillor Jean Calvert
Councillor Donald Firth
Councillor Musarrat Khan
Councillor Carole Pattison
Councillor Amanda Pinnock
Councillor Ken Sims
Councillor Mohan Sokhal
Councillor John Taylor
Councillor Molly Walton
Councillor Linda Wilkinson
Councillor Andrew Marchington
Councillor Bill Armer

Apologies: Councillor Mohammad Sarwar

1 Membership of the Committee

Councillor Armer substituted for Councillor Hemingway.

2 Minutes of previous meeting

RESOLVED - That the Minutes of the meeting held on 11 June 2015 be approved as a correct record.

3 Interests and Lobbying

Councillors Bellamy and D Firth declared a disclosable pecuniary interest in Application 2014/93192 on the grounds that they are Trustees of Holme Valley Land Charity.

Councillors Sims and Wilkinson declared that they had been lobbied on Application 2014/93192.

Councillor Marchington declared that he had been lobbied on Application 2014/92878.

Councillor Marchington declared that he had been lobbied on Application 2014/92101.

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Councillor Sokhal declared that he had been lobbied on Application 2015/90931.

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 - Application 2015/90931**

Site visit undertaken.

8 **Site Visit - Application 2014/92101**

Site visit undertaken.

9 **Site Visit - Application 2014/92878**

Site visit undertaken.

10 **Local Planning Authority Appeals**

The Sub Committee received a report which set out details of the decisions of the Planning Inspectorate in respect of appeals submitted against decisions of the Local Authority.

RESOLVED - That the report be noted.

11 **Planning Applications**

The Sub Committee considered the schedule of Planning Applications. Under the provisions of Council Procedure Rule 37, the Sub Committee heard representations from members of the public in respect of the following applications;

(a) Application 2014/93192 - Outline application for erection of 2 semi detached dwellings with off road parking at land adjacent Sude Hill Terrace, New Mill, Holmfirth - John Cullaigh and Anne Beale (objectors) and Councillor Nigel Patrick (Local Ward Member)

(b) Application 2014/92878 - Erection of 20 dwellings and formation of access point at land to rear of, 300, Leymoor Road, Golcar, Huddersfield - Michael Clarke (objector)

RESOLVED - That the Applications under the Planning Acts included in the list submitted for consideration by the Sub Committee be determined as now indicated and that the schedule of such decisions be circulated to Members.

12 Update on Planning Application 2010/92767 relating to development viability and its impact on Section 106 contributions for development at Howgate Road, Slaithwaite, Huddersfield

The Sub Committee considered the report which set out a recommendation to grant planning permission without affordable housing, education and off site public open space provision.

The report contained details of the background to the planning application, the implications for the Council, consultees and their opinions and the officer recommendation and reasons.

The Sub Committee also heard representation from Steve Mitchell, the agent speaking on behalf of the applicant.

RESOLVED - To grant conditional full permission without the affordable housing, education and off-site public open space provision subject to the conditions outlined in the submitted report.

KIRKLEES COUNCIL
LIST OF PLANNING APPLICATIONS DECIDED BY
PLANNING SUB COMMITTEE (HUDDERSFIELD AREA)
23 JULY 2015

APPLICATION NO.

2014/93192

DESCRIPTION, LOCATION OF PROPOSAL AND DECISION

Holme Valley Land Charity – Outline application for erection of 2 semi detached dwellings with off road parking – Land adj Sude Hill Terrace, New Mill, Holmfirth

INFORM THE PLANNING INSPECTORATE (appeal APP/Z4718/W/15/3087247) THAT THE LOCAL PLANNING AUTHORITY WOULD HAVE BEEN MINDED TO GRANT CONDITIONAL OUTLINE PERMISSION FOR THE REASONS SET OUT IN THE REPORT AND SUBJECT TO CONDITIONS SET OUT BELOW.

(1) Approval of the details of the scale, appearance, and the landscaping of the site (hereinafter called ‘the reserved matters’) shall be obtained from the Local Planning Authority in writing before any development commenced.

(2) Plans and particulars of the reserved matters referred to in Condition 1 above, relating to scale, appearance and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out in full accordance with the approved plans.

(3) Application for approval of any reserved matter shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

(4) The development hereby permitted shall be begun either before the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

(5) The development hereby permitted shall be carried out in complete accordance with the plans and specifications listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

(6) The triangular piece of land located to the east of the application and as indicated as ‘Existing scrub unofficial car parking to remain’ on the approved plan Dwg. No. HLC Sh 01 Rev D shall remain free of obstruction for use as a car park to serve the local community and surrounding uses. Before the dwellings hereby approved are first brought into use a scheme shall be submitted to and approved in writing by the local planning authority demonstrating how this car parking area is to be managed. Thereafter the car parking area shall be managed in accordance with the scheme so approved.

(7) Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and

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2014/93192 Cont'd

Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained.

(8) Notwithstanding the details shown on the approved plan, development shall not commence until a scheme detailing the provision of a 1.8m wide footway to the Sude Hill and Sude Hill Terrace frontages of the development site and localised widening of Sude Hill Terrace to 6.4metres together with construction specification, surfacing, drainage and kerbing including the relocation of existing street lighting column no. 9 and associated highway works has been submitted and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been implemented and retained thereafter.

(9) In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works on site (save for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Unless otherwise approved in writing with the Local Planning Authority, works on site shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise approved in writing with the Local Planning Authority, no part of the site shall be brought into use until such time as the whole site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Local Planning Authority.

(10) If any soils are to be imported onto site as part of the development, a validation report will be submitted to and approved in writing before any soil is imported into the site to prove that the soils used are suitable for use in residential gardens. Only the approved soil shall then be imported into the site and used.

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2014/93192 Cont'd

(11) The following ecological enhancements shall be provided within the development hereby approved, and shall be retained thereafter.

(i) The installation of a multi-chamber swift nest box integral to the new build.

(ii) The installation of 2 bat tubes (Schweglar type 1FR or similar) fitted integral to suitable elevations of the new build.

NOTE - Ecology

Vegetation clearance should be undertaken outside of the bird breeding season, March to August inclusive. If any clearance work is to be carried out within this period, a nest search by a suitably qualified ecologist should be undertaken immediately preceding the works. If any active nests are present work which may cause destruction of nests or, disturbance to the resident birds must cease until the young have fledged.

NOTE – Highways Works

Link to Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens' published 13th May 2009 (ISBN 9781409804864): www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens

NOTE – Highways Works

The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 414700) with regard to obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS;

FOR: Councillors Wilkinson, Walton, AU Pinnock, Pattison, Sokhal, Calvert and Lyons (7 Votes)

AGAINST: Councillors Armer, J Taylor, Sims, Marchington and Khan (5 Votes)

2014/92878

Jones Homes (Northern) Limited & Richard – Erection of 20 dwellings and formation of access point – Land to rear of, 300, Leymoor Road, Golcar, Huddersfield

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2014/92878 Cont'd

GRANT CONDITIONAL FULL PLANNING PERMISISON
SUBJECT TO DELEGATION OF AUTHORITY TO OFFICERS
TO:

- (i) SECURE A SECTION 106 AGREEMENT TO PROVIDE A COMMUTED SUM IN RESPECT OF PUBLIC OPEN SPACE
- (ii) IMPOSE ALL NECESSARY AND APPROPRIATE CONDITIONS, WHICH MAY INCLUDE THOSE IN THE SUBMITTED REPORT AND THE UPDATE LIST AND
- (iii) ISSUE THE DECISION.

A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS;

FOR: Councillors Armer, J Taylor, Walton, AU Pinnock, Khan, Pattison, Sokhal, Calvert and Lyons (9 Votes)

AGAINST: Councillors Bellamy, D Firth, Sims, Wilkinson and Walton (5 Votes)

ABSTAINED: Councillor Marchington

2015/90931

J Higgins - C/O Agent – Erection of 3 no. apartments - Land rear of, 12, Wren Street, Paddock, Huddersfield

CONDITIONAL FULL PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS

- (1) The development shall be begun not later than the expiration of three years beginning with the date on which permission is granted.
- (2) The development hereby permitted shall be carried out in complete accordance with the plans and specifications listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
- (3) Samples of the facing materials for the walls and roof of the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority before works to construct the superstructure of the building commence. The building shall be faced in the approved materials and thereafter retained as such.
- (4) One of the parking spaces for the development, as indicated on approved drawing number 003, shall be allocated for the sole use of the occupier(s) of 12 Wren Street, Paddock and the allocated space shall be marked out to indicate as such. The allocated parking space for 12 Wren Street shall be provided before any of the apartments are first occupied and shall be so

APPLICATION NO.**DESCRIPTION, LOCATION OF PROPOSAL AND DECISION**

2015/90931 Cont'd

retained free from obstruction and available for parking by the occupier(s) of 12 Wren Street thereafter.

(5) None of the apartments shall be occupied until all areas indicated to be used for access/parking/turning on approved drawing number 003 have been marked out, and laid out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) these areas shall be so retained, free of obstructions and available for access/parking/turning thereafter.

(6) The gradient of the driveway and parking area to the development shall not be steeper than 1 in 20 for the first 5.0 metres from the carriageway of Speedwell Street and the remainder of the driveway and parking area shall not be steeper than 1 in 10.

(7) Notwithstanding the submitted details, no development shall take place until the existing boundary wall along the full frontage of the site (adjacent Speedwell Street) has been lowered to a height no greater than 1.0 metre above the level of adjoining footway. The wall shall be retained as such thereafter. Nothing shall be permitted to be planted or erected within a strip of land 2.0 metres deep measured from the carriageway edge of Speedwell Street along the full site frontage which exceeds 1.0 metre above the level of the adjoining footway.

A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS;

FOR: Councillors Armer, Bellamy, J Taylor, D Firth, Sims, Marchington, Wilkinson, Walton, AU Pinnock, Pattison and Calvert (11 Votes)

AGAINST: Councillors Khan, Sokhal and Lyons (3 Votes)

2014/92101

Qamar Akhtar – Change of use from public house to 4 no. apartments, alteration to roof, 2 no. A3 units and new parking facilities to rear (within a Conservation Area) – Post Office Hotel, 11, Market Street, Milnsbridge, Huddersfield

DEFER CONSIDERATION OF THE APPLICATION TO ALLOW DISCUSSIONS TO TAKE PLACE WITH THE APPLICANT/AGENT REGARDING ACCESS AND PARKING ARRANGEMENTS FOR THE DEVELOPMENT

APPLICATION NO.	DESCRIPTION, LOCATION OF PROPOSAL AND DECISION
2014/92101 Cont'd	<p>A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS;</p> <p>FOR: Councillors Armer, Bellamy, J Taylor, D Firth, Marchington, Wilkinson, Walton, AU Pinnock, Khan, Pattison, Sokhal, Calvert and Lyons (13 Votes)</p> <p>AGAINST: (No Votes)</p> <p>ABSTAINED: Councillor Sims</p>
2015/90180	<p>CDS (Superstores International) Ltd – Erection of ancillary garden centre associated with 'The Range' – Great Northern Retail Park, Leeds Road, Huddersfield</p> <p>CONDITIONAL FULL PERMISSION SUBJECT TO THE DELEGATION OF AUTHORITY TO:</p> <p>(i) IMPOSE ALL REASONABLE AND NECESSARY CONDITIONS WHICH MAY INCLUDE THOSE SET OUT IN THE SUBMITTED REPORT, AND;</p> <p>(ii) ISSUE THE DECISION NOTICE</p> <p>A RECORDED VOTE WAS TAKEN IN ACCORDANCE WITH COUNCIL PROCEDURE RULE 42(5) AS FOLLOWS;</p> <p>FOR: Councillors Armer, Bellamy, J Taylor, D Firth, Sims, Wilkinson, Walton, AU Pinnock, Khan, Pattison and Lyons (11 Votes)</p> <p>AGAINST: Councillor Calvert (1 Vote)</p> <p>ABSTAINED: Councillors Marchington and Sokhal</p>