Contact Officer: Sheila Dykes

KIRKLEES COUNCIL

STRATEGIC PLANNING COMMITTEE

Thursday 30th January 2025

Present:	Councillor James Homewood (Chair) Councillor Bill Armer Councillor Ali Arshad Councillor Andrew Pinnock Councillor Mohan Sokhal
Apologies:	Councillor Jo Lawson Councillor Mark Thompson

1 Membership of the Committee

Councillor Ali Arshad substituted for Councillor Jo Lawson.
Apologies were received from Councillor Mark Thompson.

2 Minutes of the Previous Meeting

RESOLVED-

That the minutes of the meeting of the Committee held on 5th December 2024 be approved as a correct record.

3 Declaration of Interests and Lobbying

Councillors Armer, Homewood, Pinnock and Sokhal advised that they had been lobbied in respect of Application 2023/91405.

4 Admission of the Public

All items were considered in public session.

5 Public Question Time

No questions were asked.

6 Deputations/Petitions

No deputations or petitions were received.

7 Site Visit - Planning Application 2023/91405

Site visit undertaken.

8 Planning Application - Application No: 2023/91405

The Committee considered Planning Application 2023/91405 in respect of the erection of a foodstore (class E) with associated access, parking, servicing area and landscaping on part of former St Luke's Hospital site, Blackmoorfoot Road, Crosland Moor, Huddersfield.

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

The Head of Development and Planning also reported on a representation from an objector, which had been received after the publication of the planning update.

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 and the update, as set out below:

1. Three years to commence development.
2. Development to be carried out in accordance with the approved plans and specifications.
3. Limit on floorspace (sales and other), convenience and comparison good ratio, and no subdivision of the unit.
4. Details of Alternative Low or Zero Carbon (LZC) technologies to be submitted, approved and implemented.
5. Landscaping to be done in accordance with plans, with management strategy to be approved.
6. Facing materials to be in accordance with plans, with samples to be provided and approved.
7. Full details, including typical elevations, of all boundary treatment to be submitted, approved and implemented.
8. Full details, including typical elevations, of all retaining wall materials to be submitted, approved and implemented.
9. Existing points of access onto Blackmoorfoot Road to be closed and made good.
10. Proposal to operate in accordance with the submitted ventilation details.
11. Lighting strategy to be submitted, approved and implemented.
12. Construction Environmental Management Plan (CEMP) to be submitted, approved and implemented.
13. Delivery Management Plan to be submitted, approved and implemented.
14. Plant noise levels not to exceed given level.
15. Updates noise impact assessment to be submitted, approved and implemented.
16. Customer bicycle storage to be provided.
17. Staff bicycle storage details to be submitted, approved and implemented.
18. Details of improvements to Blackmoorfoot Road and Turnstone Way junction to be submitted, approved and implemented.
19. Details of point of access from Turnstone Way to be submitted, approved and implemented.
20. Car parking to be provided in accordance with plans.

21. Full drainage strategy to be to be submitted, approved and implemented (with note regarding discharge rate), including management and maintenance details.
22. Flood routing strategy to be submitted, approved and implemented.
23. Temporary construction drainage strategy to be submitted, approved and implemented.
24. No clearance in bird breeding season to take place, without survey.
25. Lighting strategy for ecology to be submitted, approved and implemented.
26. Trees to be felled in accordance with ecological recommendations.
27. Air Quality Impact Assessment Condition.
    (Authority delegated to the Head of Planning and Development to determine wording, pending receipt of Environmental Health's comments in respect of the addendum provided by the applicant. If the addendum is accepted, the condition shall be worded 'Development to be implemented in accordance with the approved Air Quality Impact Assessment'. Should the addendum not be accepted, the condition be retained as 'Updated Air Quality Impact Assessment to be submitted, approved and implemented'.)
28. Updated Electric Vehicle Charging Points (EVCP) to be submitted, approved and implemented.
29. Contaminated land investigations, remediation, and validation to be submitted, approved and implemented.
30. Crime mitigation measures to be submitted, approved and implemented.
31. Hours of operation limited to:
    Monday to Saturday: 0800 to 2200
    Sunday: 1000 to 1800.

(b) secure a Section 106 agreement to cover the following matter: Biodiversity Net Gain (to secure 10% net gain off-site): £37,030 towards off-site ecological habitat enhancement.

(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 then 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 set out below:
For: Councillors Armer, Arshad, Homewood, Pinnock and Sokhal (5 votes)
Against: No votes