

Contact Officer: Sheila Dykes

KIRKLEES COUNCIL
STRATEGIC PLANNING COMMITTEE

Thursday 10th April 2025

Present: Councillor James Homewood (Chair)
Councillor Bill Armer
Councillor Andrew Pinnock
Councillor Mohan Sokhal
Councillor Mark Thompson

Apologies: Councillor Susan Lee-Richards

1 Membership of the Committee

Apologies were received from Councillor Susan Lee-Richards.

2 Minutes of the Previous Meeting
RESOLVED –

That the minutes of the meeting of the Committee held on 6th March 2025 be approved as a correct record.

3 Declaration of Interests and Lobbying

Councillors Armer and Sokhal advised that they had been lobbied in respect of Application 2023/93667.

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 2023/93667

Site visit undertaken.

8 Planning Application - Application No: 2023/93667

The Committee considered Planning Application 2023/93667 in respect of the demolition of buildings and an outline application, including the consideration of access for vehicles into the site, for the erection of residential development (up to 261 dwellings), including redevelopment of Lodge Cottage and the Administration Building for residential use, two vehicular access points off Storthes Hall Lane, and associated works at Storthes Hall Student Village, Storthes Hall Lane, Kirkburton, Huddersfield.

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

Under the provisions of Council Procedure Rule 37, the Committee received representations from Heather Peacock (objector) and Mark Johnson (on behalf of the applicant).

The Committee was informed the Head of Planning and Development had agreed an amendment to the description of the application (as set out above).

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. Standard outline condition (submission of Reserved Matters)
2. Standard outline condition (implementation of Reserved Matters)
3. Standard outline condition (Reserved Matters submission time limit)
4. Standard outline condition (Reserved Matters implementation time limit)
5. Details of phasing to be submitted and approved
6. Development to be done in accordance with submitted plans
7. Reserved Matters (all) submission to include a report detailing proposal's impact on the Green Belt's openness
8. Reserved Matters (all) submission to include a report detailing climate change considerations within the design
9. Reserved Matters (layout, scale, appearance) submission to include details of housing mixture and sizes
10. Reserved Matters (all) submission to adhere to the stipulations of the parameters plan, unless explicitly justified (to allow reasonable flexibility).
11. Reserved Matters (all) submission to include crime mitigation strategy
12. Reserved Matters (all) submission to include updated Arboricultural Survey and Impact Assessment
13. Arboricultural Method Statement to be submitted and approved.
14. Limitations on development subject to public sewer easement, unless sewer diverted
15. Construction Environmental Management Plan
16. Construction Environmental Management Plan: Ecology
17. Contaminated land investigation and as appropriate remediation/validation works
18. Reserved matters (layout and landscaping) submission to be supported by up-to-date Ecological Impact Assessment.
19. Reserved Matters (layout and landscape) to include up-to-date net gain assessment
20. Ecological Design Strategy to provide details of how net gain to be delivered
21. Lighting design strategy to be submitted and approved

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22. Invasive species removal protocol to be submitted and approved
23. Site accesses to be implemented
24. Surfaces to be sealed and drained
25. Off-site Highway Works Implementation
26. Internal Estate Streets and Active Travel links to be agreed at Reserved matters stage
27. Footpath and active travel links into and with the site to be agreed at Reserved Matters stage
28. Highway Structures Conditions
29. Details of secure cycling to be provided
30. Electric Vehicle Charging Points to be provided
31. Fully detailed Travel Plan to be provided
32. Temporary and permanent waste collection arrangements to be agreed and implemented
33. Highway Condition Surveys and Remediation to be agreed and implemented
34. Technical drainage details, with management and maintenance arrangements, to be submitted and approved.
35. Soakaway testing to be submitted and approved.
36. Flood routing details to be submitted and approved
37. Temporary surface water management details to be submitted and approved
38. Submitted Air Quality Mitigation Measures to be implemented

Additional conditions relating to:

- Clear identification of which buildings may be demolished.
- Dedicated Demolition Construction Environmental Management Plan (CEMP)
- Construction Environmental Management Plan (CEMP) (Biodiversity)
- Arboricultural Impact and Method Statement

and a note confirming felling of Tree Preservation Order (TPO) trees not permitted until after Reserved Matters are approved.

(b) secure a Section 106 agreement to cover the following matters:

1. Affordable housing: 10% provision, by virtue of Vacant Building Credit, with a tenure split of 55% social or affordable rent and 45% intermediate housing (including 25% first homes), unless otherwise agreed at Reserved Matters stage;
2. Open space: Contribution to address any on-site shortfalls in specific open space typologies (to be calculated at Reserved Matters stage in light of on-site provision)
3. Education: Contribution towards education provision (to be determined at Reserved Matters stage, based on formula to be set within the Section 106 agreement).
4. Sustainable transport: £1,000,000 contribution towards the delivery of a bus service (£200,000 x 5 years), £64,000 towards 2x bus shelters with real time displays, £15,000 for Travel Plan monitoring, and a (£511.50 x final number of units) Sustainable Travel Fund contribution.

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5. Biodiversity Net Gain: Contribution (amount to be confirmed) towards off-site measures to achieve biodiversity net gain in the event that it cannot be delivered onsite.
 6. Management: The establishment of a management company for the management and maintenance of any land not within private curtilages or adopted by other parties, and of infrastructure (including estate roads, open space, landscaped areas and surface water drainage until formally adopted by the statutory undertaker).
- (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 set out below:

For: Councillors Armer, Homewood, Pinnock, Sokhal and Thompson
(5 votes)