

Contact Officer: Sheila Dykes

## KIRKLEES COUNCIL

### STRATEGIC PLANNING COMMITTEE

**Thursday 31st July 2025**

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

Apologies: Councillor Susan Lee-Richards

- 10 Membership of the Committee**  
Councillor Cathy Scott attended for Councillor Paul Moore and apologies were received from Councillor Susan Lee-Richards.
- 11 Minutes of the Previous Meeting**  
**RESOLVED –**  
That the minutes of the meeting of the Committee held on 26<sup>th</sup> June 2025 be approved as a correct record.
- 12 Declaration of Interests and Lobbying**  
No declarations of interest or lobbying were received.
- 13 Admission of the Public**  
All items were considered in public session.
- 14 Public Question Time**  
No questions were asked.
- 15 Deputations/Petitions**  
No deputations or petitions were received.
- 16 Site Visit - Planning Application 2024/91853**  
Site visit undertaken.
- 17 Site Visit - Planning Application 2024/92105**  
Site visit undertaken.
- 18 Site Visit - Planning Application 2025/90577**  
Site visit undertaken.

**19 Planning Application - Application No. 2025/90577**

The Committee considered Application 2025/90577 to vary Conditions 4, 5 and 7 (landscaping) on previous permission 2013/90204 for the erection of 42 dwellings, formation of associated site access, and drainage and landscaping works at land off Cowrakes Road, Lindley, Huddersfield.

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

**RESOLVED –**

That authority to refuse the application be delegated to the Head of Planning and Development for the following reason:

The deletion of the previously approved pedestrian connection would result in the development and the surrounding neighbourhood being insufficiently permeable, walkable and connected and active travel and the use of sustainable modes of transport would not be sufficiently enabled or encouraged contrary to Policy LP24dii of the Local Plan and Chapters 8 and 9 of the National Planning Policy Framework.

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

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

Against: Councillor Armer (1 vote)

**20 Planning Application - Application No: 2024/91853**

The Committee considered Application 2024/91853 for the erection of 21 dwellings with garages, formation of adoptable road, private road and parking spaces, and new car park and beer garden for the Liberal Club at Birkenshaw Liberal Club, 10 Croft Street, Birkenshaw.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Joe Flanagan (agent) and Paul Frain (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, and subject to the amendment of Condition 11\* to require an updated Construction Management Plan to include provisions to ensure operation of the Liberal Club is maintained during construction, including in respect of deliveries, bin emptying and customer parking:

1. Three years to commence development.
2. Development to be carried out in accordance with the approved plans and specifications.
3. Materials for walls and retaining structures shall comprise of Marshall's Cromwell reconstituted pitched face stone.
4. Surfacing and drainage of approved vehicle parking areas.
5. Visibility splays to be provided.

## Strategic Planning Committee - 31 July 2025

6. Means of access to and from the site shall be in accordance with the preliminary access design(s) show on plan ref: PRGN-2318-HGM-DR-CH-0001C.
7. Management of waste.
8. Highway condition survey.
9. Relocation of bus stop.
10. Development undertaken in accordance with Noise Impact Assessment.
- 11.\* Development in accordance with Construction Management Statement.
12. Submission of a remediation strategy.
13. Implementation of remediation strategy.
14. Submission of Verification Report.
15. Electric Vehicle Charging Points.
16. Construction Environment Management Plan (Biodiversity).
17. Submission of a Landscape Management and Maintenance Plan (LMMP).
18. Details of cycle storage for all dwellings.
19. Provision of pedestrian connection.
20. Removal of permitted development rights for outbuildings and extensions on all dwellings.
21. Detailed design scheme for foul surface water and land drainage.
22. Roofing materials – prior to their use.
23. Development in accordance with Preliminary Ecological Appraisal.
24. Development in accordance with Arboricultural Impact Assessment.
25. Development in accordance with Arboricultural Method Statement and Tree Protection Plan.
26. Unexpected tree works.
27. No obstruction over or within 3 metres of the public water main.
28. Submission of a scheme detailing the location and cross-sectional information and construction/design details for all new retaining walls/building retaining walls adjacent to the existing/proposed adoptable highway.
29. Submission of a scheme detailing the location and cross-sectional information and construction/design details for all new surface water attenuation tanks/pipes/manholes located within the proposed highway footprint or influence zone of highway loading.

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

1. Affordable Housing – 3 x First Homes (14% provision).
2. Public Open Space – Off-site contribution to local Public Open Space of £57,615.35.
3. Highways – £10,000 towards funding waiting restrictions at the site access onto Old Lane.
4. Management and Maintenance – Management and maintenance of drainage features in perpetuity (unless adopted by the statutory undertaker), informal Public Open space on site in perpetuity and Biodiversity Net Gain measures for a minimum of 30 years.

## Strategic Planning Committee - 31 July 2025

- (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, Homewood, Pinnock, Scott, Sokhal and Thompson (6 votes)

Against: 0 votes.

21

### **Planning Application - Application No.2024/92105**

The Committee considered Application 2024/92105 for alterations to convert former offices to 21 apartments (Listed Building within a Conservation Area) at Wesley House, Huddersfield Road, Birstall, Batley.

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

#### **RESOLVED -**

That determination of the application and the issuing of the decision notice be delegated to the Head of Planning and Development in order to assess the bat survey, with regard to the roof and potential habitat value, and re-consult with Kirklees Council Ecology Team. Further to which:

- (i) If no bats, or bat roosts are found, or Kirklees Ecology conclude that suitable conditions may be imposed to mitigate anticipated impacts, approve the application subject to conditions, including those set out in the report, 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. Roof lights to be conservation type, flush with the roof slope.
  4. Pointing and mortar to be in keeping with existing.
  5. If any additional ventilation is required, prior consent needed from the Local Planning Authority.
  6. Any existing original features shall be retained and protected.
  7. Obscure glazing to side elevation opening.
  8. Waste storage shall be appropriately located.
  9. Ecological mitigation (subject to bat survey outcome),

together with an additional condition in respect of a Construction Management Plan, to include specific provisions to protect the existing gravestones within the site.

## **Strategic Planning Committee - 31 July 2025**

- (ii) if bats are found and are inhabiting / roosting in a manner that would preclude the development so as to form a strong reason for refusal, determine the application on that basis.

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)

Against: Councillor Scott (1 vote)