

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

**UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY
PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)**

22 JUNE 2017

Planning Application 2016/90477

Item 13 – Page 43

Alterations to convert outbuilding to holiday accommodation

adj 1, Wheat Close, Holmbridge, Holmfirth, HD9 2QL

Points of clarification

Paragraph 1.7

The plans received 11th January 2017 were subsequently amended to delete a door in the southern elevation of the building and replace this with a window. This is referred to in paragraph 5.4.

Paragraph 7.5

The access road referred to in this paragraph relates to a track that once existed parallel to the side of 1 Wheat Close. This had access directly to Woodhead Road but was blocked off some years ago. This is also referred to in paragraph 7.30.

Paragraph 7.24

The third bullet point of this paragraph should refer to NPPF paragraph 90 rather than 89.

Planning Application 2016/92203

Item 14 – Page 75

**Demolition of existing dwelling and erection of 2 detached dwellings
with integral garages**

65, Colders Lane, Meltham, Holmfirth, HD9 5JL

7.0 PUBLIC/LOCAL RESPONSE:

Three further letters received, making the following comments on the application:

1. We trust that if planning permission is granted the Council will take note of earlier comments from us that the developers should pay due attention to the need for all the residents on the upper unadopted section of Colders Lane to have vehicular access to and from their properties at all times, and that the developers will make due allowance for this by control of the construction traffic on the road.

2. Furthermore, that the times of development work and necessary construction vehicle access will be set to cause the minimum amount of disturbance to the aforementioned residents.
3. And finally, that since the heavy traffic to and from the development site will inevitably cause further deterioration of what is already a very poor road surface, the developers will take action to restore the road to at least its current state.

Response: The first of these concerns has been addressed in the report, and it is recommended that a condition be imposed regarding the parking and unloading of construction vehicles and protection of public path users during development works. Regarding point (2), the standard footnote on hours of construction should also be placed on the Decision Notice. Regarding point (3), it is considered that it would not be appropriate to impose a condition on this. In a decision letter on an unrelated planning appeal against refusal of permission for the erection of 2 detached dwellings, 2015/90582, the Council requested a condition be imposed that the developer should undertake a survey of the road surface before and after development and repair any deterioration. But the Inspector expressed the view that any such condition would be unenforceable and there are powers under other legislation that could be used instead.

10.0 APPRAISAL

Other Matters

10:30 An amended sectional drawing has been submitted showing the roof pitch at 30 degrees to conform to the elevations.

Planning Application 2017/90201

Item 15 – Page 91

Variation of conditions 2 (Materials) 4 (Opening Hours) 8 (Retailing) 12 (Trees) 13 (Vehicular Access) and 17 (Storage Height) on previous application 2001/90843 for use of former salt stocking yard for storage and dressing of building stone, erection of portal framed building, widening of access including resurfacing of entrance and erection of 2.4m-high palisade gate

Hagg Wood Stone Quarry, Woodhead Road, Honley, Holmfirth, HD9 6PW

Section 12: Conditions.

Paragraph 3.2 refers to the review of the existing planning conditions. This includes a review of existing condition 10 (dropped crossing to Woodhead Road) where it is stated that this be re-worded and re-imposed on any new planning permission. However, this has been omitted from the recommended conditions in section 12. This is now set out below as proposed condition 13.

13. The dropped crossing to Woodhead Road, which extends for the full width of the site entrance, shall be retained for the duration of the development.

Change of use of dwelling to mixed use dwelling and catering (to operate meals on wheels service)

29, Clay Butts, Birkby, Huddersfield, HD2 2FW

Update:

8.0 CONSULTATION RESPONSES

8.2 Environmental Health have made the following additional clarification to their earlier consultation response:

I have since been made aware that some food is stored in a fridge or freezer in the garage. Our food team have no issue with this on food hygiene grounds. I consider that storing food in the garage in a fridge or refrigerator would not result in a significant expansion of the food business and would therefore agree to food also being stored in fridge or freezer in the garage. I consider that any other food storage in the garage would be unacceptable as it would lead to the possibility of the business expanding and possibly causing loss of amenity.

Erection of rear and side extensions

46, Meltham Road, Honley, Holmfirth, HD9 6HL

Paragraph 10.11

The first sentence of this paragraph should refer to no. 44, not no. 46.
