

Contact Officer: Richard Dunne

## KIRKLEES COUNCIL

### STRATEGIC PLANNING COMMITTEE

Thursday 21st December 2017

Present: Councillor Steve Hall (Chair)  
Councillor Bill Armer  
Councillor Donald Firth  
Councillor Paul Kane  
Councillor Carole Pattison  
Councillor Andrew Pinnock

**1 Membership of the Committee**

All members of the committee were present.

**2 Minutes of the Previous Meeting**

The Minutes of the meeting held on 30 November 2017 were approved as a correct record.

**3 Interests and Lobbying**

Councillor D Firth declared an 'other interest' in application 2017/91676 on the grounds that he was a member of Holme Valley Parish Council.

Councillors Armer, D Firth and S Hall declared they had been lobbied on application 2017/91676.

**4 Admission of the Public**

It was noted that Agenda Item 13 would be considered in private session.

**5 Deputations/Petitions**

The Committee received a deputation from Cllr Martyn Bolt that requested Kirklees Council Planning Service and Planning Committees give consideration to allocating, where appropriate, monies from Section 106 agreements to a public safety fund.

**6 Public Question Time**

No questions were asked.

**7 Site Visit - Application No: 2017/91676**

Site visit undertaken.

**8 Site Visit - Application No: 2017/93205**

Site visit undertaken.

**9 Planning Application - Application No: 2017/91676**

The Sub Committee gave consideration to Planning Application 2017/91676 Formation of new access from existing stone yard to adjacent storage area including excavation/engineering works Haggwood Quarry, Woodhead Road, Holmfirth.

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Under the provisions of Council Procedure Rule 37, the Committee received representations from Yvette Morley, Darren Oldham, Stephen Gale, Steve Molloy, Joanna Martin (objectors), Ashley Bamford, Andy Rushby and Pete Dixon (on behalf of the applicant).

Under the provisions of Council Procedure Rule 36 (1) the Committee received a representation from Cllr Nigel Patrick (Local ward member).

**RESOLVED** – Contrary to the officer recommendation that the application be refused on the following grounds:

That the engineering operations which are proposed to create an access road constitute inappropriate development within the Green Belt in that the development proposed would be harmful to the openness of the Greenbelt, to the purposes of including land within it and to character and visual amenity of the local landscape. The applicant has not demonstrated that there are very special circumstances that would outweigh the harm, as such the development would be contrary to section 9 of the National Planning Policy Framework.

A Recorded Vote was taken in accordance with Council Procedure Rule 42 (5) as follows:

For : Councillors Armer, D Firth, S Hall, Kane, Pattison and A Pinnock (6 votes)

Against : (0 votes)

### 10 **Planning Application - Application No: 2017/93205**

The Sub Committee gave consideration to Planning Application 2017/93205 Development of a 20MW synchronous gas powered standby generation plant Land off Bradford Road, Rear of Batley Frontier, Batley.

**RESOLVED** – Delegate approval of the application and the issuing of the decision notice to the Head of Strategic Investment in order to complete the list of conditions contained within the considered report including:

- (1) The standard 3 year time limit to implement permission
- (2) The standard condition requiring development to accord with approved plans
- (3) No plant to be installed until its colour has been approved.
- (4) Development not to be brought into use until vehicle turning facilities have been implemented.
- (5) The implementation of measures to deal with unexpected contamination during construction including the submission, implementation of a site remediation strategy if required and subsequent validation.
- (6) Condition requiring:
  - Finished floor levels of any builds (kiosk) are set no lower than 49.89mAOD.
  - Flood Resilience and resistance measures will be incorporated into the proposed development as stated in the FRA.
- (7) Condition requiring the submission of a surface water management scheme
- (8) Hours of operation restricted to 07:00 to 23:00 on any day

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(9) Operation of Generators restricted to no more than 1500 hours per year and the submission of annual report if required to verify the activity.

(10) The submission of a scheme indicating how the site will be artificially lit to protect local amenity and ensure the protection of local bat populations.

A Recorded Vote was taken in accordance with Council Procedure Rule 42 (5) as follows:

For : Councillors Armer, D Firth, S Hall, Kane, Pattison and A Pinnock (6 votes)

Against : (0 votes)

### 11 **Planning Application - Application No: 2017/92997**

The Sub Committee gave consideration to Planning Application 2017/92997  
Erection of 70 (over 55) retirement apartments comprising of four blocks, provision of a community building, electricity substation and laying out of internal roads, parking areas and greenspace and associated infrastructure. Lidl, Station Road, Mirfield.

Under the provisions of Council Procedure Rule 37, the Committee received a representation from Darren Smith (applicant).

Under the provisions of Council Procedure Rule 36 (1) the Committee received a representation from Cllr Martyn Bolt (Local ward member).

#### **RESOLVED –**

(1) Delegate approval of the application and the issuing of the decision notice to the Head of Strategic Investment in order to complete the list of conditions contained within the considered report including:

- (a) The standard 3 year time limit to implement permission
- (b) Materials
- (c) Drainage details
- (d) Details of boundary treatments
- (e) Landscaping plan
- (f) Lighting details
- (g) Biodiversity enhancement
- (h) Structural report concerning canal retaining wall
- (i) Contaminated land conditions
- (j) Construction management plan
- (k) Full details of balcony detailing and roof terrace screening
- (l) Noise report
- (m) Details of pedestrian access and gradients from car park
- (n) Turning facilities to be provided
- (o) Cycle storage
- (p) Gates to be set back
- (q) Canal improvement scheme including full details of implementation and date
- (r) Amenity garden space 2015/93074 to be provided prior to occupation
- (s) Occupancy restriction – over 55's.
- (t) Finished floor and ground levels
- (u) Details of surfacing of internal paths

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- (v) Crime Impact and Mitigation Strategy
- (w) Landscaping which shall include a strategy for maintenance

- (2) Secure a Section 106 agreement to cover the following matters:
  - (a) A contribution towards affordable housing
  - (b) Improvements to the canal towpath

A Recorded Vote was taken in accordance with Council Procedure Rule 42 (5) as follows:

For : Councillors Armer, D Firth, S Hall , Kane, Pattison and A Pinnock (6 votes)  
Against : (0 votes)

### **12 Exclusion of the Public**

That acting under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting during consideration of the following item of business, on the grounds that it involves the likely disclosure of exempt information, as defined in Part 1 of Schedule 12A of the Act.

### **13 Planning Application - Application No: 2017/92997**

The information was considered prior to the determination of Agenda Item 11.