

Contact Officer: Richard Dunne

## KIRKLEES COUNCIL

### STRATEGIC PLANNING COMMITTEE

**Thursday 30th November 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 2 November 2017 were approved as a correct record.

**3 Interests and Lobbying**

Councillor A Pinnock declared he had been lobbied on application 2016/92298.

Councillor D Firth declared an 'other interest' in application 2017/91888 on the grounds that he was a member of Holme Valley Parish Council.

Councillors S Hall, Armer, D Firth, Kane, Pattison and A Pinnock declared they had been lobbied on application 2017/93326.

**4 Admission of the Public**

All items on the agenda were taken in public session.

**5 Deputations/Petitions**

No deputations or petitions were received.

**6 Public Question Time**

No questions were asked.

**7 Site Visit - Application No: 2017/93326**

Site visit undertaken.

**8 Site Visit - Application No: 2017/91888**

Site visit undertaken.

## Strategic Planning Committee - 30 November 2017

- 9 Site Visit - Application No: 2017/92958**  
Site visit undertaken.
- 10 Site Visit - Application No: 2016/92298**  
Site visit undertaken.
- 11 Site Visit - Application No: 2017/92997**  
Site visit undertaken.
- 12 Planning Application - Application No: 2017/91888**  
The Sub Committee gave consideration to Planning Application 2017/91888 Change of use, alterations and extensions to former mill buildings to form mixed use development comprising of food manufacturing, cookery school, cafe, shop, restaurant, cooking demonstration/tasting areas and management offices/suite. Outdoor seating areas, service yard, parking and associated landscaping works Woodlands Mill, Luke Lane, Thongsbridge, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Nick Willock (agent) and Olivia Robinson (speaking on behalf of the applicant).

### **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:

1. The standard 3 year timescale to implement permission
2. The standard condition requiring development to accord with approved plans
3. Submission of details of materials for extensions and alterations.
4. Submission of details for surfacing and layout of car park areas including details of drainage.
5. Submission of details for the retaining works that are located adjacent to the public right of way.
6. Submission of a scheme for the protection of users of the public right of way.
7. Submission of specific details for cycle parking.
8. Submission of a construction management plan for accessing the site.
9. Submission of an Arboricultural method statement for works to the protected trees.
10. Submission of a landscape/Ecological design strategy to mitigate for the loss of protected trees and to enhance biodiversity at the site and for removal of Japanese knotweed.
11. Implementation of Landscape/Ecological design strategy and management of strategy.
12. Submission of details for a lighting plan at the site including the car park and servicing area.
13. Restriction on the hours of use of the site, northern building 0900 to 2000, southern building 1000 to 2230, deliveries 0730 to 2000 Monday to Friday, 0800 to 1800 Saturdays, no deliveries Sundays and Bank Holidays.
14. Submission of details of extract ventilation to be used at the site, for both phase 1 and 2.

## Strategic Planning Committee - 30 November 2017

15. Submission of details of any other plant associated with the development for both phase 1 and 2.
16. Obscurely glaze windows on the eastern end elevation at both ground and first floor which look towards adjacent mill.
17. Provision of 2 electric charging points within the car park.
18. Limit retail floor space to 250 square metres.
19. No obstruction of within 3 metres sewer which crosses the site.
- 20-23. Contaminated Land Conditions (4 Conditions)

2) The inclusion of the following additional conditions:

1. The planting of replacement trees to mitigate tree loss.
2. A flood warning line.
3. Strengthening the construction/traffic management plan.

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)

### 13 **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 –**

That consideration of the application be deferred to :

1. Undertake further publicity / neighbour notification of residents on Bromley Street and Mill Lane located to the east of the site;
2. Allow officers to obtain further information on the likely periods of demand and the spread of hours of operation of the facility; and to gather emissions evidence from other operational sites.

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

For : Councillors Armer, D Firth, Kane, Pattison and A Pinnock (5 votes)

Against : (0 votes)

### 14 **Planning Application - Application No: 2017/92958**

The Sub Committee gave consideration to Planning Application 2017/92958 Alteration and extension to community and recreation centre and mosque with ancillary residential accommodation, car parking, landscaping and revised boundary treatment including demolition of existing outbuilding Baitul Tauhid Mosque, Spaines Road, Fartown, Huddersfield.

## Strategic Planning Committee - 30 November 2017

Under the provisions of Council Procedure Rule 37, the Committee received representations from Munir Ahmed and Malcolm Sizer (both speaking on behalf of the applicant).

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

### **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. Hours of use.
4. Material samples.
5. Crime mitigation measures.
6. Condition tying apartment to cleric.
7. Drainage- surface water scheme.
8. Ecology (Landscape plans + eco).
9. Ecology (Lighting plan).
10. Ecology (Survey work).
11. Environmental Health (Charging points to be provided in accordance with plans).
12. Coal (Site Investigation, remediation and validation).
13. Highways (Parking layout provided).
14. Highways (Cycle facilities).
15. Highways (Access kept clear of obstructions).

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

For : Councillors Armer, D Firth, Kane, Pattison and A Pinnock (5 votes)

Against : (0 votes)

### **15 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).

### **RESOLVED –**

That consideration of the application be deferred to allow the Committee an opportunity to look in more detail at the viability statement including an explanation of the abnormal development costs.

## Strategic Planning Committee - 30 November 2017

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

For : Councillors Armer, D Firth, Kane, Pattison and A Pinnock (5 votes)

Against : (0 votes)

### 16 **Planning Application - Application No: 2017/93326**

The Sub Committee gave consideration to Planning Application 2017/93326 Outline application for erection of residential development (62 dwellings) and formation of new access to Woodhead Road Land off Woodhead Road, Brockholes, Holmfirth.

#### **RESOLVED –**

That the application be refused in line with the following reasons that were included in the considered report:

1. The proposed access arrangements for the development site would significantly harm highway safety and efficiency and as such the development is contrary to Policies T10 and BE1 of the Kirklees Unitary Development Plan, policy PLP21 of the Kirklees Publication Draft Local Plan and paragraph 32 of the National Planning Policy Framework. The harm to highway safety is not outweighed by any other material considerations, thus the proposal constitutes an unsustainable form of development.
2. In the absence of a completed Section 106 agreement the development fails to provide for Educational requirements, affordable housing provision, public open space and travel planning requirements.

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

For : Councillors Armer, D Firth, Kane, Pattison and A Pinnock (5 votes)

Against : (0 votes)

### 17 **Position Statement - Planning Application: 2016/92298**

The Committee received a position statement and presentation in respect of Planning Application 2016/92298 Outline application for redevelopment of former waste water treatment works following demolition of existing structures to provide employment uses (use classes B1(c), B2 and B8) Former North Bierley Waste Water Treatment Works, Oakenshaw.

#### **RESOLVED –**

That the position statement report and presentation be received and noted.