

# KIRKLEES METROPOLITAN COUNCIL

## PLANNING SERVICE

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

21 JUNE 2018

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<b>Applications for a definitive map modification order to add public footpaths to the definitive map and statement, Clayton Fields, Edgerton. (Application references 30, 31, 184, 185 &amp; 186). Application for a definitive map modification order to vary the recorded width of recorded public footpath Huddersfield 345 (part) (Application reference 187)</b>	<b>Item 13 – Page 39</b>
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The council has received a direction from the Secretary of State at DEFRA to determine DMMO applications reference 30 & 31, by 13 December 2018. A sub-committee decision on item 13 would satisfy that direction.

The DEFRA inspector's report clarified that the further correspondence from the applicant and the applicant's representative about the council's actions and consideration of this matter were not material to his decision.

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/716516/FPS\\_Z4718\\_14D\\_9\\_10\\_decision.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/716516/FPS_Z4718_14D_9_10_decision.pdf)

A member briefing took place on Monday 11 June, in accordance with the resolution made at the May sub-committee. Further to a review of information by officers following the member briefing and the May sub-committee, officers amended, clarified and digitized report Appendix Z, showing the officer recommendation. Information about deferred consideration of these items and a copy of Appendix Z were sent to members of the public who spoke at May sub-committee on Clayton Fields (May agenda item 14).

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<b>Amendments to the authority given by sub-committee in October 2017 for the extinguishment of claimed public footpaths at Clayton Fields, Edgerton Road, and provision of alternative routes. Town &amp; Country Planning Act 1990, section 257.</b>	<b>Item 14 – Page 59</b>
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At the member briefing of 11 June 2018, members asked officers for an additional plan to be prepared, showing the DMMO ref: 183 February decision route and the June item 13 officer recommendation routes, over a base layer of the proposed layout of the residential development granted planning consent. This was circulated to members and is report Appendix Plan 6.

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**Outline application for erection of residential development**

**adj, 208, Yew Tree Road, Birchenccliffe, Huddersfield, HD2 2EQ**

A revised plan has been submitted showing a 6m radii for the proposed access. The radii now matches that of the approved access opposite the site.

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**Change of use from dwellinghouse to mixed use dwellinghouse and training centre (within a Conservation Area)**

**Thorpe Grange Manor, Thorpe Lane, Almondbury, Huddersfield, HD5 8TA**

**Additional representation received, as summarised below:**

- Thorpe Lane is dangerous because of its narrowness and sight, with blind bends at the entrance to Thorpe Grange. It has become worse in recent years with the new housing development, and with more parking of cars on the limited pavement space.
- Many drivers are unaware or ignore the 20mph speed limit, even round blind corners.
- Thorpe Lane is used as a throughway for nearby estates, and is used by mobility scooters, dog walkers, residents of care homes, wheelchairs, adults and small children.
- The development will significantly increase the road usage.

**Response:** These concerns mimic those expressed within the previously received representations. The previous representations are detailed within the Committee Report and addressed in section 10.28.

Officers' assessment of the proposal's Highway impact is detailed within Paragraphs 10.17 to 10.24. In summary, the nature of Thorpe Lane is acknowledged, but subject to the hours of use (including hours of classes) and a limit on the number of students, the proposal is deemed not to cause material harm to the safe and efficient operation of the highway.

- Object to an industrial/commercial use within a Conservation Area.

**Response:** There is no objection, in principle, to the use of land as industrial/commercial within a Conservation Area subject to the proposal not harming the heritage significance and character of the area as a heritage asset. This is not deemed to be the case for the proposal. It is noted the site has had a variety of historic uses, which include commercial.

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**Erection of studio/store for domestic use**

**4 Delves Cottage, The White House, Delves Gate, Slaithwaite,  
Huddersfield, HD7 5FA**

**The applicant has requested that the following statement be included in the update.**

“Further to the Officers Report to this Thursday's meeting of the Planning Sub-committee I would ask that the following is included in the Planning update-

'Members will note that the application is recommended by Officers for refusal because of its impact on the character and openness of the Green Belt and what is considered overdevelopment of the site.

Members will also note at paragraph 5.1 that Officers have suggested that a lean-to roof form would be acceptable rather than the simple ridged and gable form currently proposed which has been designed to reflect and compliment the adjoining garage. Officers clearly consider that such a change would overcome their objections.

The Officers suggestion has been carefully considered by my client but is firmly of the opinion that what has been submitted is far preferable visually. She feels sufficiently strongly that she is unwilling to make the change suggested and therefore requests that the application is determined as submitted.

She feels that the extremely limited increase in volume over and above an acceptable lean-to form does not represent sufficient justification to refuse the application.”

**Correction to report**

Paragraph 10.9. The final sentence should read:

*It is considered the extension, by virtue of its design, would not clearly outweigh the harm to the Green Belt.*

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