

Contact Officer: Richard Dunne

**KIRKLEES COUNCIL**  
**STRATEGIC PLANNING COMMITTEE**

**Thursday 10th May 2018**

Present:

Councillor Bill Armer  
Councillor Donald Firth  
Councillor Paul Kane  
Councillor Carole Pattison  
Councillor Andrew Pinnock  
Councillor Mohan Sokhal

Apologies: Councillor Steve Hall (Chair)

- 1 Membership of the Committee**  
Cllr Sokhal substituted for Cllr S Hall.
- 2 Appointment of the Chair**  
In the absence of Cllr S Hall, Cllr Kane was appointed as Chair of the meeting.
- 3 Minutes of the Previous Meeting**  
The minutes of the meeting held on 5 April 2018 were approved as a correct record.
- 4 Interests and Lobbying**  
Councillors Pattison, Sokhal, A Pinnock, D Firth, Armer and Kane declared they had been lobbied on application 2018/90074.
- 5 Admission of the Public**  
All items on the agenda were taken in public session.
- 6 Deputations/Petitions**  
No deputations or petitions were received.
- 7 Public Question Time**  
No questions were asked.
- 8 Site Visit - Application No: 2017/93804**  
Site visit undertaken.
- 9 Site Visit - Application No: 2017/94366**  
Site visit undertaken.
- 10 Site Visit - Application No: 2018/90865**  
Site visit undertaken.

**11 Planning Application - Application No: 2018/90586**

The Committee gave consideration to Planning Application 2018/90586 Erection of 160 residential units, including a 50 unit extra care facility (C3), provision of public open space and engineering operations Land to the west of Ashbrow Infant and Nursery School, Ashbrow Road, Ashbrow, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Hannah Smith (Agent) and Natacha Killin (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. 3 year time limit to implement the permission
2. Approved plans
3. Phasing plan
4. Materials
5. Ecological enhancement
6. Construction management plan
7. Drainage
8. Contamination
9. Boundary treatments – revised details required for some of those boundaries facing the public footpath
10. Finished floor levels
11. Electric charging points
12. Noise mitigation
13. Details of junction and associated highway works
14. Details of internal adoptable estate roads
15. Design and construction of retaining walls
16. Drainage conditions including micro-drainage details and road levels around attenuation structures
17. Archaeological study and information
18. Yorkshire Water – no development within 5m of the centrelines of the sewers and water mains that cross the site. If diversion is required details to be submitted.
19. Details of off-site improvements to public footpaths
20. Lighting details
21. Noise/odour concerning ventilation system for extra care facility
22. Phase II contamination
23. Arboricultural method statement should be submitted
24. Landscaping

(2) Secure a Section 106 agreement to cover the following matters:

- I. Public open space provisions including off site commuted sum of £120,750 in lieu of equipped play and future maintenance and management responsibility of open space within the site.
- II. £271,818 towards Education (Ashbrow and North Huddersfield Trust School)

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(3) That, pursuant to (2) above, In the circumstances where the S106 agreement has not been completed within 3 months of the date of the Committee's resolution then the Head of Strategic Investment 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; if so, the Head of Strategic Investment is 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 follows:

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

Against: (0 votes)

### 12 **Planning Application - Application No: 2018/90074**

The Committee gave consideration to Planning Application 2018/90074 Erection of motor vehicle dealership comprising car showrooms, workshops and MOT, ancillary offices, car parking and display, new vehicular access and egress to A643 and landscaping Land Off, Lindley Moor Road, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Richard Irving and Alistair Flatman (both on behalf of the applicant) and Mike Chalker (Objector).

#### **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 and the update list including:

1. 3 years to commence the development
2. Develop in accordance with approved plans
3. Samples of materials
4. Details of boundary treatments
5. Landscape details
6. Highway conditions to include visibility splays; provision of footpath along Lindley Moor Road; surfacing and drainage of the car park and service areas; construction management plan; provision of a Travel Plan
7. Lighting condition
8. Crime Prevention condition
9. Drainage conditions

(2) An additional condition covering air quality.

(3) Secure a Section 106 agreement to cover the following matter:

- I. The provision of £15,000 Travel Plan Monitoring fee (£3,000 per annum for 5 years).

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(4) That, pursuant to (3) above, in the circumstances where the S106 agreement has not been completed within 3 months of the date of the Committee's resolution then the Head of Strategic Investment 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; if so, the Head of Strategic Investment is 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 follows:

For: Councillors Armer, Kane, Pattison and Sokhal (4 votes)

Against: Councillors D Firth and A Pinnock (2 votes)

### 13 **Planning Application - Application No: 2017/93804**

The Committee gave consideration to Planning Application 2017/93804 Outline application (all matters reserved other than access) for erection of residential development (within a Conservation Area) Land at, Queens Road West, Milnsbridge, Huddersfield

#### **RESOLVED –**

Delegate approval of the application and the issuing of the decision notice to the Head of Strategic Investment in order to: enable the publicity period for the amended details to expire; and complete the list of conditions contained within the considered report including:

1. Standard Outline Condition (submission of reserved matters)
2. Standard Outline Condition (implementation of reserved matters)
3. Standard Outline Condition (reserved matters submission time limit)
4. Standard Outline Condition (reserved matters implementation time limit)
5. Highways
6. Ecology
7. Drainage
8. Affordable Housing (if Reserved Matters is for more than 11 dwellings)
9. Public Open Space
10. Education
11. Noise Report
12. Contamination Reports
13. Yorkshire Water conditions

(2) The inclusion of the following additional conditions:

- I. The submission of a road condition survey for Park Road and Queens Road West to include a schedule of remedial works.
- II. A contribution towards the provision of Metro Cards.

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

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

Against: (0 votes)

### 14 **Planning Application - Application No: 2017/94366**

The Committee gave consideration to Planning Application 2017/94366 change of use of land for bushcraft activities Land Adjacent Lock 38, off Marsden Lane, Marsden, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received a representation from Hannah Byram (in support).

#### **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 including those contained within the considered report and the update list including:

1. Development to commence within 3 years.
2. In accordance with the plans.
3. Development to operate in accordance with submitted statement regarding fires, operation of the site and traffic including the provision of a 60 minute gap between sessions.
4. Restriction of hours of operation from 7am to 9pm.
5. Restriction of the group size to 15.
6. Access improvements, parking layout and pick up and drop off provision to be carried out in accordance with the details set out on Dwg. No. ML03 Rev A and provided before the use commences.
7. Provision of passing spaces before the development is brought into use.
8. Limit vehicular size entering the site to a D1 classification minibus.
9. Surfacing of areas to be used by vehicles.
10. Submission of details to control Himalayan Balsam.

(2) An additional condition requiring details of an ecologically sensitive car park surface.

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

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

Against: (0 votes)

### 15 **Planning Application - Application No: 2018/90865**

The Committee gave consideration to Planning Application 2018/90865 external refurbishment and alterations to units 9-10, 12 and 17-20, installation of security fencing, replacement of external lighting and formation of carpark extension Unit 20, The Ringway Centre, Beck Road, Huddersfield.

**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. Three year time limit to implement the permission
2. In accordance with plans
3. Arboricultural Method Statement
4. Over-cladding and paint to be RAL7016 (Anthracite)
5. Car parking area to be constructed, surfaced and maintained with attached existing parking area

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

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

Against: (0 votes)