

Contact Officer: Andrea Woodside

KIRKLEES COUNCIL

STRATEGIC PLANNING COMMITTEE

Thursday 5th July 2018

Present: Councillor Steve Hall (Chair)
Councillor Donna Bellamy
Councillor Donald Firth
Councillor Carole Pattison
Councillor Andrew Pinnock
Councillor Rob Walker
Councillor Mohan Sokhal

1 Membership of the Committee

Councillor Sokhal substituted for Councillor Kane.

2 Minutes of the Previous Meetings

RESOLVED –

(1) That the Minutes of the Meeting held on 23 May 2018 be approved as a correct record subject to the deletion of condition 2(1) in respect of Application 2018/90146.

(2) That the Minutes of the Meeting held on 7 June 2018 be approved.

3 Interests and Lobbying

Councillors Bellamy, D Firth, S Hall, Pattison A Pinnock and Walker declared that they had been lobbied on Application 2018/01432.

Councillors Pattison and A Pinnock declared that they had been lobbied on Application 2017/94109.

Councillor Walker declared that he had been lobbied on Application 2018/20130.

Councillor Bellamy declared that she had been lobbied on Applications 2018/90802, 2018/90877 and 2018/20130.

4 Admission of the Public

It was noted that all agenda items would be considered in public session.

5 Deputations/Petitions

None received.

6 Public Question Time

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Councillor Bolt asked questions with regards to (i) Committee Members having attended the relevant training sessions and (ii) referencing to Planning Policies within Committee Reports.

7 Site Visit - Application No: 2018/20130

Site visit undertaken.

8 Site Visit - Application No: 2018/91432

Site visit undertaken.

9 Site Visit - Application No: 2018/90801

Site visit undertaken.

10 Site Visit - Application No: 2018/90802

Site visit undertaken.

11 Planning Application - Application No: 2018/91078

The Committee gave consideration to Application 2018/91078 – Erection of 82 dwellings, landscaping and associated works at land off Crosland Road, Oakes, Huddersfield.

RESOLVED – 1) That authority be delegated to the Head of Strategic Investment to approve the application, issue the decision notice and complete the list of conditions including matters relating to;

- three years to commence development
- development to be in accordance with approved plans
- approval of materials
- approval of boundary treatments
- reinstatement of Crosland Road stone boundary wall
- landscape scheme submission
- ecological management plan
- bio-diversity enhancement
- contaminated land/remediation condition
- noise attenuation
- removal of permitted development rights/insertion of windows – plots 36 and 51-54
- drainage conditions – surface water/temporary drainage strategy/overland flow routes
- highways conditions – visibility/sight lines/provision of footway on Crosland Road frontage/parking areas provided surfaces and drained/travel plan and monitoring fee
- archaeological watching brief
- aboricultural method statement
- provision of electric charging points

2) That authority be delegated to the Head of Strategic Investment to secure a S106 Agreement to cover (i) public open space provision including the provision and maintenance of POS within the site, and an offsite contribution of £192,074 towards the improvement of existing facilities in the area (ii) off-site highway works for

junction improvements to Crosland Moor/Lindley Moor Road and traffic light improvements of £82,399 and £233,700 respectively (iii) a contribution towards travel plan monitoring of £15,000 (£3k per annum for 5 years) (iv) 20% or 16 of the total number of units to be affordable housing, with a tenure split of 55% social rental, and 45% intermediate (v) sustainable travel fund (METRO cards) £40,590 and (vi) the provision of a bus stop with real time information (£10,000).

3) That, pursuant to (2) above, in circumstances where the S106 Agreement has not been completed within three months of this decision, the Head of Strategic Investment shall be authorised to 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, and would therefore be permitted 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 S Hall, Pattison, Sokhal and Walker (4 votes)

Against: Councillors Bellamy, D Firth and A Pinnock (3 votes)

12 Planning Application - Application No: 2018/90802

The Committee gave consideration to Application 2018/90802 – Removal of condition 31 (B8 floorspace) and variation of conditions 23 (residential) (road safety audits) and 30 (industrial) (road safety audits) on previous application 2014/90688 for outline application for erection of commercial floorspace (B1c, B2, B8) including details of engineering operations to form serviced employment plots and full application for the erection of 166 dwellings at land at Slipper Lane, Mirfield.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received a representation from Matthew Sheppard (applicant's agent).

Under the provisions of Council Procedure Rule 36 (1) the Sub-Committee received a representation from Councillor Bolt.

RESOLVED – 1) That authority be delegated to the Head of Strategic Investment to approve the application, issue the decision notice and complete the list of conditions including matters relating to;

- three years to start development
- construct in accordance with approved plans
- reworded conditions 23 (residential) and 30 (industrial)
- Outline only – reserved matters (siting, landscape, scale, appearance), drainage, decontamination, noise levels on boundaries, lighting, arboriculture method statement, air quality and travel plan

2) That authority be delegated to the Head of Strategic Investment to secure a variation to the S106 Agreement, as detailed within the considered report.

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3) That, pursuant to (2) above, in circumstances where the S106 Agreement has not been completed within three months of this decision, the Head of Strategic Investment shall be authorised to 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, and would therefore be permitted 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 S Hall, Pattison, A Pinnock, Sokhal and Walker (5 votes)

Against: Councillor D Firth (1 vote)

Abstained: Councillor Bellamy (1 vote)

13 **Planning Application - Application No: 2018/90801**

The Committee gave consideration to Application 2018/9081 – Reserved Matters application pursuant to outline permission 2014/90688 for erection of commercial floorspace (B1c, B2, B8) including details of engineering operations to form serviced employment plots and full application for the erection of 166 dwellings (industrial part only) at land at Slipper Lane, Mirfield.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received a representation from Matthew Sheppard (applicant's agent).

Under the provisions of Council Procedure Rule 36 (1) the Sub-Committee received a representation from Councillor Bolt.

RESOLVED – 1) That authority be delegated to the Head of Strategic Investment to approve the application, issue the decision notice and complete the list of conditions including matters relating to;

- three years to commence development
- development to be completed in accordance with approved drawings

2) That authority be delegated to the Head of Strategic Investment to secure a variation to the S106 Agreement, as detailed within the considered report.

3) That, pursuant to (2) above, in circumstances where the S106 Agreement has not been completed within three months of this decision, the Head of Strategic Investment shall be authorised to 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, and would therefore be permitted 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 S Hall, Pattison, A Pinnock, Sokhal and Walker (5 votes)

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Against: (no votes)

Abstained: Councillors Bellamy and D Firth

14 **Planning Application - Application No: 2018/90876**

The Committee gave consideration to Application 2018/90876 – Variation conditions 2 (plans) and 15 (opening times) on previous permission 2017/91888 for change of use, alterations and extensions to former mill buildings to form mixed use development comprising of food manufacturing, cookery school, café, shop, restaurant, cooking demonstrations/tasting areas and management office/suite, outdoor seating areas, service yard, parking and associated landscaping works at Woodlands Mill, Luke Lane, Thongsbridge, Holmfirth.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received a representation from Nick Willock (applicant's agent)

RESOLVED - That authority be delegated to the Head of Strategic Investment to approve the application, issue the decision notice and complete the list of conditions including matters relating to;

- conditions as set out in the decision letter dated 21.12.2017
- A3 floorspace controlled to ensure two restaurants do not operate from the site
- phasing schedule/plan for the development to ensure both buildings are converted within an appropriate timeframe

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

For: Councillors Bellamy, D Firth, S Hall, Pattison, A Pinnock, Sokhal and Walker (7 votes)

Against: (no votes)

15 **Planning Application - Application No: 2018/90877**

The Committee gave consideration to Application 2018/90877 – Erection of extension to former mill building at Woodlands Mill, Luke Lane, Thongsbridge.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received a representation from Nick Willock (applicant's agent).

RESOLVED - That authority be delegated to the Head of Strategic Investment to approve the application, issue the decision notice and complete the list of conditions including matters relating to;

- three years to commence development
- approved plans and documents
- extension only to be used for ancillary purposes
- details and samples of all external materials, including materials and detailed drawings of glazed roof to herb garden
- no external pipes etc to be installed

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- lighting strategy for biodiversity
- construction management plan

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

For: Councillors Bellamy, D Firth, S Hall, Pattison, A Pinnock, Sokhal and Walker (7 votes)

Against: (no votes)

16 **Position Statement - Application No: 2018/91432**

The Committee received a position statement submitted in respect of Application 2018/91432 – Erection of industrial unit (use classes B2 and B8) office, research and development building (use classes B1a and B1b) and associated internal roads, car park, service yard and landscaping at land adjacent to Bradley Business Park, Dyson Wood Way, Bradley.

Under the provisions of Council Procedure Rule 36 (1) the Sub-Committee received a representation from Councillor Uppal.

Committee discussion reflected support for the principal of development on the site, and the significant investment which this would generate. It was considered that there needed to be a mitigation of impacts upon local residents and residential amenity, including an effective buffer zone to mitigate visual impact. It was requested that consultation take place with local residents once amended details are received.

RESOLVED – That the position statement be noted.

17 **Position Statement - Application No: 2017/94109**

The Committee received a position statement submitted in respect of Application 2017/94109 – Change of use and extension of the existing office building to create 156 student bedrooms including a gym, cycle and refuse storage area, student 'hub' space, plant and services and associated landscaping at Queensgate House, Queensgate, Huddersfield.

Committee discussion reflected a general objection to the scale, massing and visual impact of the proposed building, which would impact upon the view of Castle Hill. Concerns were also raised regarding the loss of office accommodation and the relocation of the courts, which may have negative impacts upon the town.

RESOLVED – That the position statement be noted.

18 **Pre-Application - Application No: 2018/20130**

The Committee received a pre-application report in respect of Application 2018/20130 - part demolition and part conversion to form 64 apartments and approximately 66 dwellings at Westwood Mill, Lowestwood Lane, Linthwaite.

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Under the provisions of the Planning Protocol, the Sub-Committee received representations from Guy Boyer (applicant) and Malcolm Sizer (applicant's agent).

Committee discussion took place with regards to principal of the restoration of the listed buildings through enabling development within green belt, viability information, use of materials, the ongoing problems with the current derelict site and the historical importance of the buildings.

RESOLVED – That the pre- application report be noted.