

Contact Officer: Richard Dunne

## KIRKLEES COUNCIL

### STRATEGIC PLANNING COMMITTEE

**Thursday 2nd August 2018**

Present: Councillor Steve Hall (Chair)  
Councillor Donna Bellamy  
Councillor Donald Firth  
Councillor Paul Kane  
Councillor Carole Pattison  
Councillor Andrew Pinnock  
Councillor Hilary Richards

**1 Membership of the Committee**

Councillor Hilary Richards substituted for Councillor Rob Walker.

**2 Minutes of the Previous Meeting**

The Minutes of the meeting held on 5 July 2018 were approved as a correct record.

**3 Interests and Lobbying**

Councillors Kane, Pattison, A Pinnock, Bellamy, D Firth and S Hall declared they had been lobbied on application 2017/94109.

Councillor Bellamy declared that she had been lobbied on application 2018/90735.

**4 Admission of the Public**

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

**5 Deputations/Petitions**

No deputations or petitions were received.

**6 Public Question Time**

No questions were asked.

**7 Site Visit - 2018/90735**

Site visit undertaken.

**8 Local Planning Authority Appeals**

That the report be noted.

**9 Planning Application - Application 2017/94109**

The Committee gave consideration to Planning 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. Queensgate House, Queensgate, Huddersfield.

## Strategic Planning Committee - 2 August 2018

Under the provisions of Council Procedure Rule 37, the Committee received representations from Helen Marks and Lauren Wedderburn (on behalf of the applicant) and Amy Hordon (objector on behalf of the Ministry of Justice).

**RESOLVED** – Contrary to the officer’s recommendation that the application be refused. The Committee considered that the introduction of student accommodation into an Employment Priority Area as shown on the emerging Local Plan would result in the loss of an existing employment use and it had not been adequately demonstrated that the site or premises were no longer capable of employment use, contrary to policy B4 of the Unitary Development Plan and policy PLP8 of the Publication Draft Local Plan.

In addition the Committee considered that the proposed building would not be in keeping with the surrounding development in respect of its form, scale, materials, height and massing and would have an overbearing and domineering impact upon the local area and would therefore be contrary to policy BE2 and BE11 of the Unitary Development Plan and policy PLP24 of the Emerging Local Plan.

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

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

Against : (0 votes)

### 10 **Planning Application - Application 2018/90146**

The Committee gave consideration to Planning Application 2018/90146 Erection of 5 dwellings adj, 196, Wakefield Road, Earlsheaton, Dewsbury.

Under the provisions of Council Procedure Rule 37, the Committee received a representation from Andrew Keeling (Agent).

**RESOLVED** – That consideration of the application be deferred in order to provide the applicants with a further opportunity to: consider how to provide access for the construction traffic with the minimum of disruption to residents of Park View; provide more details of the construction management plan; and to address the specific details requested by Kirklees Council Highways as outlined in section 10.19 of the considered report.

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

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

Against: (0 votes)

## Strategic Planning Committee - 2 August 2018

### 11 **Planning Application - Application 2018/90735**

The Committee gave consideration to Planning Application 2018/90735 Demolition of former fire station and erection of 24no. two bedroom flats, 2no. single bedroom flats and 1no. dwelling, associated parking, new vehicular access and landscaping (within a Conservation Area) Marsden Fire Station, Manchester Road, Marsden, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received representations from William Best and David Storrie (on behalf of the applicant).

**RESOLVED** – That consideration of the application be deferred in order to allow the applicants and officers time to provide the following information:

1. Details of where the privately managed model of affordable housing had been used at other local authorities and its degree of success;
2. The latest position from Strategic Housings consultation response;
3. An updated viability appraisal that included the long term ownership financial position, rental projections and applicant profits of the units.

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

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

Against: (0 votes)

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

**RESOLVED** – 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: 2018/90735**

(Exempt information relating to Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 as amended by the Local Government (Access to Information) Variation Order 2006 as it contains commercially sensitive information (Information relating to the financial or business affairs of any particular person, including the Authority holding that information). It is not in the public interest to disclose the exempt information as disclosure could adversely affect overall value for money and compromise the interests of the company involved, which outweighs the public interest

The Committee gave consideration to the exempt information prior to the determination of Agenda Item 11.