

Contact Officer: Andrea Woodside

KIRKLEES COUNCIL

STRATEGIC PLANNING COMMITTEE

Thursday 27th September 2018

Present: Councillor Steve Hall (Chair)
Councillor Donna Bellamy
Councillor Donald Firth
Councillor Paul Kane
Councillor Carole Pattison
Councillor Rob Walker
Councillor John Lawson

- 1 Membership of the Committee**
Under the provisions of Council Procedure Rule 35(8), Councillor Lawson substituted for Councillor A Pinnock.
- 2 Minutes of the Previous Meeting**
RESOLVED - That the Minutes of the Meeting held on 30 August 2018 be approved as a correct record.
- 3 Interests and Lobbying**
There were no declarations of lobbying or interests.
- 4 Admission of the Public**
It was noted that exempt information had been submitted in respect of Agenda Item 13 (Pre-application enquiry 2018/20735).
- 5 Public Question Time**
None received.
- 6 Deputations/Petitions**
No questions were asked.
- 7 Site Visit - Application 2018/92005**
Site visit undertaken.
- 8 Site Visit - Application 2018/90403**
Site visit undertaken.
- 9 Site Visit - Application 2018/20367**
Site visit undertaken.

10 Planning Application - 2018/92005

The Committee gave consideration to Application 2018/92005 – Demolition of existing industrial units and erection of new industrial units and formation of car parking at Flush Mills, Westgate, Heckmondwike.

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;

- time limit for implementation – 3 years
- development in accordance with approved plans
- no development on the buildings superstructure until samples of facing and roofing materials have been approved
- development not to be brought into use until areas to be used by vehicles/pedestrians have been surfaced and drained
- development shall not be brought into use until vehicle turning facilities have been implemented
- access to the site to only be taken from the existing site access with blocking up of existing loading bay
- the submission of a scheme providing drainage details for the site
- the implementation of an intrusive contaminated land survey
- the submission of a site remediation strategy if required
- the implementation of site remediation strategy if required
- submission of remediation validation if required
- investigation of coal mining legacy issues involving intrusive investigation, the implementation of remedial works if required and proposed mitigation measures
- the installation of electric vehicle charging points and the provision of a low emissions travel plan
- details prior to the commencement of development of the method of preventing vehicular access into the site from the existing opening to the west of Omar Street
- details to be provided for the provision of cycle and motorway parking
- details to be provided of eastern boundary wall to be retained, including method of demolition, finished treatment and structural integrity
- noise survey and implementation, as recommended by Environmental Protection

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

For: Councillors Bellamy, D Firth, S Hall, Lawson, Kane, Pattison and Walker (7 votes)

Against: (no votes)

11 Planning Application - 2018/92176

The Committee gave consideration to Application 2018/92176 – Erection of industrial units at 2A Colliers Way, Clayton West, Huddersfield.

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;

- time limit for implementation – 3 years
- development in accordance with approved plans
- no development on the buildings superstructure until samples of facing and roofing materials have been approved
- development not to be brought into use until areas to be used by vehicles/pedestrians have been surfaced and drained
- development shall not be brought into use until vehicle turning facilities have been implemented
- the submission of a scheme providing drainage details for the site
- the submission of a Phase I contaminated land study
- the implementation of an intrusive contaminated land survey if required
- the submission of a site remediation strategy if required
- the implementation of a site remediation strategy if required
- submission of remediation validation if required
- investigation of coal mining legacy issues involving intrusive investigation, the implementation of remedial works if required and proposed mitigation measures
- hours of operation restricted to 18:30 Monday to Friday and 08:00 to 13:00 Saturdays – no activities shall take place on Sundays or bank holidays
- the installation of electric vehicle charging points
- the submission of a scheme detailing the provision of bat roost opportunities
- the submission and approval of a landscaping scheme (including maintenance arrangements)
- details to be submitted for the provision of cycle and motorcycle parking

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

For: Councillors Bellamy, D Firth, S Hall, Lawson, Kane, Pattison and Walker (7 votes)

Against: (no votes)

12 Planning Application - 2018/90403

The Committee gave consideration to Application 2018/90403 – Erection of detached dwelling (modified proposal) at Springfield Farm, 15 Moorside, Cleckheaton.

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;

- time limit for implementation – 3 years
- development in accordance with approved plans
- samples of materials
- removal of permitted development rights

Strategic Planning Committee - 27 September 2018

- surfacing of parking areas
- electric vehicle charging point
- reporting of unexpected contamination
- ecological design strategy
- turning facilities shall be retained within the first 10 metres to the car park of Katie's Kinder Care Nursery to the north of the application site – the turning facilities shall thereafter be made available for use at all times by any vehicles and shall be kept free from obstruction to such use

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

For: Councillors Bellamy, D Firth, S Hall, Kane, Pattison and Walker (6 votes)

Against: (no votes)

Abstained: Councillor Lawson

13 Planning Application - 2018/90735

The Committee gave consideration to Application 2018/90735 – Demolition of former fire station and erection of 27 units at Marsden Fire Station, Manchester Road, Marsden.

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;

- time limit for implementation – 3 years
- plans to be approved
- walling, roofing and paving materials to be submitted and approved
- submission of landscaping scheme
- obscure glazing in south-facing windows of dwellinghouse, or details of how mutual overlooking between houses and flats will be prevented
- access to be formed with appropriate visibility splays
- private parking spaces, vehicle turning areas to be laid out, surfaced and retained
- bin storage areas to be laid out and retained
- surface water drainage scheme and subsequent maintenance
- submission of ecological design strategy
- submission of phase II contamination report and remediation strategy
- installation and retention of charging points
- submission of lighting scheme
- construction management plan

2) That authority be delegated to the Head of Strategic Investment to secure, subject to the conclusion of the assessment of viability, a S106 Agreement to cover (i) provision of 2 on site affordable rent units and (ii) contribution of £10,000 towards sustainable transport initiatives, including a real time bus information display and discounted metrocards (residential metrocard scheme) - £13,365.

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

Strategic Planning Committee - 27 September 2018

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 Bellamy, D Firth, S Hall, Lawson, Kane, Pattison and Walker (7 votes)

Against: (no votes)

14 Pre Application Enquiry - 2018/20367

The Committee received information in relation to a Pre-Application Enquiry in respect of Application 2018/20367.

Under the provisions of Council Procedure Rule 37, the Sub-Committee received representations from Julian Winter (Huddersfield Town Football Club) and Joshua Hellowell (applicant's agent).

Discussion took place which reflected general support of the scheme, and specifically regarding to car parking provision, environmental standards, samples of construction materials.

15 Exclusion of the Public

RESOLVED - That acting under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for 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, as specifically stated in the undermentioned Minute.

16 Planning Application - Application 2018/90735

(Exempt information under Part 1 of Schedule 12A of the Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006. The report is recommended for consideration in private because the information relates to the financial or business affairs of persons (or the authority holding that information). It is considered that the disclosure of the information would adversely affect the companies concerned. The public interest in maintain the exemption, which would protect the interests of the Council and the company concerned, outweighs the public interest in disclosing the information and providing greater openness in the Council's decision making).

The Committee received exempt information in respect of Pre Application Enquiry 2018/90735 (Minute No. 14 refers).