

Contact Officer: Richard Dunne

## KIRKLEES COUNCIL

### PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)

**Thursday 13th December 2018**

Present: Councillor Terry Lyons (Chair)  
Councillor Donna Bellamy  
Councillor Nell Griffiths  
Councillor Mohammad Sarwar  
Councillor Ken Sims  
Councillor Mohan Sokhal  
Councillor Sheikh Ullah  
Councillor Harpreet Uppal  
Councillor Bernard McGuin  
Councillor Alison Munro  
Councillor Hilary Richards

#### **1 Membership of the Committee**

Councillor Alison Munro substituted for Councillor Gemma Wilson

Councillor Hilary Richards substituted for Councillor James Homewood

#### **2 Minutes of previous meeting**

The Minutes of the meeting held on 1 November 2018 were approved as a correct record.

#### **3 Interests and Lobbying**

Cllr Lyons and McGuin declared that they had been lobbied on Item 17.

Councillor Richards declared an 'other interest' in application 2018/90501 on the basis that she had known the family of the applicants for many years.

Councillor Lyons declared an 'other interest' in applicant 2018/92937 on the grounds that he was a member of Meltham Town Council.

Councillor Sokhal declared an 'other interest' in item 18 on the grounds that he had previously commented on and supported local residents to maintain the public rights of way footpaths at Clayton Fields.

Councillor Ullah declared an 'other interest' in item 18 on the grounds that he had previously been involved in facilitating a number of meetings between the developer and objectors.

Councillor McGuin declared an 'other interest' in item 18 on the grounds that he had been involved in a local group that had wanted to establish a village green on the land at Clayton Fields.

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Councillor McGuin declared an 'other interest' in application 2018/92785 on the grounds that in his capacity as a local ward member he had been involved in discussing the application with officers on behalf of local residents.

Councillor McGuin declared he had been lobbied on application 2018/93226.

Councillor Bellamy declared an 'other interest' in application 2018/93508 on the grounds that she was a member of Holme Valley Parish Council

Councillor Bellamy declared that she had been lobbied on applications 2016/91573 and 2018/92216.

Councillor Sims declared that he had been lobbied on application 2018/93508.

Councillor Griffiths declared that she had been lobbied on application 2016/91573.

Councillor Uppal declared that she had been lobbied on application 2017/93847.

Councillor Munro declared that she had an 'other interest' in application 2018/92785 on the grounds that she knew the applicants.

### **4 Admission of the Public**

All items on the agenda were taken in public session.

### **5 Deputations/Petitions**

No deputations or petitions were received.

### **6 Public Question Time**

The Committee received a question from Councillor Nigel Patrick regarding whether members of planning committees had received training on matters relating to Public Rights of Way.

The Kirklees Development Management Group Leader and the Definitive Map Officer responded on behalf of the Committee to the question.

The Committee received a second question from Councillor Nigel Patrick regarding planning reports and recommendations being completed before the public consultation period had expired. The Kirklees Development Manager Group Leader responded on behalf of the committee.

### **7 Site Visit - Application No: 2018/91542**

Site visit undertaken.

### **8 Site Visit - Application No: 2018/92934**

Site visit undertaken.

### **9 Site Visit - Application No: 2018/92935**

Site visit undertaken.

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**10 Site Visit - Application No: 2018/90501**

Site visit undertaken.

**11 Site Visit - Application No: 2016/91573**

Site visit undertaken.

**12 Site Visit - Application No: 2018/92937**

Site visit undertaken.

**13 Site Visit - Application No: 2018/93508**

Site visit undertaken.

**14 Site Visit - Application No: 2018/92785**

Site visit undertaken.

**15 Site Visit - Application No: 2017/93847**

Site visit undertaken.

**16 Local Planning Authority Appeals**

That the report be noted.

**17 Council stance on the definitive map modification order submitted to DEFRA. Public rights of way and their status at Huddersfield 231, Nether Moor, Huddersfield**

The Committee considered a report that outlined the Council's stance on the definitive map modification order submitted to DEFRA. Public rights of way and their status at Huddersfield 231, Nether Moor, South Crosland, Huddersfield.

The report outlined the context and background to the matter, information required to take a decision, next steps and officer recommendations and reasons.

Under the provisions of Council Procedure Rule 37 the Committee received representations from Andy Dunlop and Angela Bradbury.

**RESOLVED – That the:**

- (1) Interim emergency decision made by the Strategic Director Economy and Infrastructure to submit a case seeking the recording of Huddersfield 231 as a footpath be noted;
- (2) Committee acknowledge the amended officers advice that the Council can in fact support the existence of Huddersfield 231 as a bridleway and endorse the Committee's decision made on 23 November 2017 to authorise the making of an order to record Huddersfield public right of way 231 at Nether Moor as a public bridleway.

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

For: Councillors Griffiths, Lyons, McGuin, Munro, Richards, Sarwar, Sokhal, Uppal and Ullah (9 votes)

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Against : Councillors Bellamy and Sims (2 votes)

### 18 **Application for a definitive map modification order to add a public footpath to the definitive map and statement, Clayton Fields, Edgerton. (Application reference 204)**

The Committee considered a report that outlined details of an application for a definitive map modification order to add a public footpath to the definitive map and statement, Clayton Fields, Edgerton. (Application reference 204).

The report outlined the context and background to the matter, information required to take a decision, next steps and officer recommendations and reasons.

Under the provisions of Council Procedure Rule 37 the Committee received representations from Jonathan Adamson, Bill McGee (statement read out by Jonathan Adamson) and Mike Woodward (Chair of Marsh Community Forum).

#### **RESOLVED –**

- (1) That the Committee conclude that the Definitive Map Modification Order ( DMMO) application 204 relates to a dispute over the specific alignment of a route that is already subject to an unconfirmed, undetermined DMMO made by the Council, which is to be submitted to the Secretary of State for determination; and
- (2) That the evidence relating to file 204 should be submitted to the Secretary of state together with the opposed DMMO.

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

For: Councillors Griffiths, Lyons, Munro, Richards Sarwar and Uppal (6 votes)

Against : (0 votes)

Abstained: Councillors Bellamy and Sims

### 19 **Planning Application - Application No: 2016/91573**

The Sub Committee gave consideration to Planning Application 2016/91573 Demolition of existing redundant mill buildings and erection of 55 dwellings with associated parking and access from Manchester Road Cellars Clough Mill, Manchester Road, Marsden, Huddersfield.

Under the provisions of Council Procedure Rule 36 (1) the Committee received a representation from Councillor Rob Walker (Local Ward Member)

Under the provisions of Council Procedure Rule 37 the Committee received a representation from David Storrie (Agent).

**RESOLVED –** Delegate approval of the application and the issuing of the decision notice to the Head of Strategic Investment to:

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- (1) Complete the list of conditions including those contained within the considered report including:
1. 3 year time limit condition for commencement of the development.
  2. Development to be in accordance with approved plans.
  3. Approval of samples of (stone) materials
  4. Environment Agency condition- restricting finished ground level of all plots.
  5. Environment Agency condition-The ground floors of all the proposed dwellings will only be for entrance halls and garages and not habitable rooms.
  6. Details of mill pond - to be infilled (to avoid adverse impact on openness of green belt, biodiversity interests, and to ensure safe development for future users of the site.)
  7. Ecological Design Strategy (EDS), based on the latest ecological surveys and assessments, including assessment of impacts associated with access improvements – to provide implementable detail of habitat works sufficient to provide a net biodiversity gain.
  8. Landscape and Ecological Management Plan (LEMP) – to ensure long-term benefits to biodiversity by securing management of the created habitats.
  9. Construction Environmental Management Plan (CEMP), aimed at bats, barn owl, other breeding birds, and invasive non-native plant species – to avoid ecological impacts during construction
  10. Lighting design – to ensure lighting associated with the scheme do not result in impacts to bats and the Kirklees Wildlife Habitat Network
  11. Method statement for mitigation from Habitat Regulations Assessment (HRA) – to ensure the mitigation measures for impacts to the South Pennine Moors agreed with Natural England are implemented.
  12. Arboricultural Impact and methods statement in relation to new footpath and engineering operations along access road.
  13. Mitigation measures (including new tree planting) as a result of the impact on the KWHN/trees from the creation of new footpath and engineered operations
  14. Details of new external stair case to footbridge and written evidence that formal diversion/routing has been obtained prior to closure or removal of existing staircase.
  15. Structural survey of stone wall along adjacent to canal to demonstrate it will form an effective flood barrier, in vicinity of the site.
  16. Details of retention and maintenance of the stone wall adjacent to canal in vicinity of the site with construction method statement for proposed works (foundations, excavation works and stock piling)
  17. Grampian worded condition for improvements to the towpath, in vicinity of the site.
  18. Details of a scheme detailing foul, surface water and land drainage.
  19. Assessment of overland Flows and Flood Routing.
  20. A scheme detailing temporary construction phase flood risk and pollution control.
  21. Details of an emergency draw down facility to drain the mill pond.

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22. A scheme for the safety and protection of footpaths and path users during the construction and improvement to the other paths prior to the closure works commencing on the site access road and junction with Manchester Road.
23. Full structural assessment of the bridge over the River Colne.
24. Scheme for the provision of road widening, right turn facilities at the Manchester Road junction.
25. Scheme for the provision of works to the access road including widening, vehicle restraint and new footway.
26. Access Sightlines to be provided.
27. Scheme detailing the proposed internal estate roads.
28. Construction Management Plan.
29. Details of the siting, design, structural calculations and material to be used in the construction of retaining walls/ structures near or abutting highway.
30. Private parking spaces/drives surfaced in permeable material.
31. Works to be carried out in accordance with Flood Risk Assessment.
32. Submission of an Intrusive Site Investigation Report (Phase II Report).
33. Remediation Strategy where recommended in the Phase II Intrusive Site Investigation Report.
34. Remediation of the site shall be carried out and completed in accordance with approved Remediation Strategy.
35. A Validation Report in respect of approved remediation measures being carried out.
36. To incorporate necessary measures to minimise the risk of crime in accordance with WY Police Architectural Liaison Officer's comments dated 12th December 2017.
37. A full comprehensive detailed landscape planting and hard landscaping plan, in accordance with Landscape Officers comments dated 16/10/18
38. Landscape Management Plan to include details of initial aftercare and long-term maintenance for minimum of 5 years, in accordance with Landscape Officers comments dated 16/10/18.
39. A detailed travel plan which considers air quality mitigation.
40. Provision of electric vehicle charging points, one for each dwelling/apartment and rapid chargers for every 10 unallocated spaces for apartments.
41. Removal of permitted development rights for dwellings.

(2) Secure a S106 obligation covering the following matters:

1. Public Open Space provision on site, off site commuted sum (£82,969.00) and details of private management company to maintain and manage on site POS.
2. Education contributions (£130,967.00).
3. Affordable housing on site (11 dwellings with a tenure split to be agreed in accordance with Council Policy)
4. Maintenance and management of SUDs, associated drainage infrastructure and mill pond through a private management company.
5. Contribution of £26,468.75 towards the provision of a bus shelter and its maintenance at bus stop no. 19375.

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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 being 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 Griffiths, Lyons, Sarwar, Sokhal, Uppal and Ullah (6 votes)

Against: Councillors Bellamy, McGuin and Sims (3 votes)

Abstained: Councillors Munro and Richards

### 20 **Planning Application - Application No: 2018/92934**

The Sub Committee gave consideration to Planning Application 2018/92934 Outline application for erection of residential development former Gees Garage, New Hey Road, Outlane, Huddersfield.

**RESOLVED** – That consideration of the application be deferred to allow the applicants and officers an opportunity to address the outstanding matters relating to highways and drainage.

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

For: Councillors Bellamy, Griffiths, Lyons, McGuin, Munro, Richards, Sarwar, Sims, Sokhal, Uppal and Ullah (11 votes)

Against: (0 votes)

### 21 **Planning Application - Application No: 2018/92935**

The Sub Committee gave consideration to Planning Application 2018/92935 Outline application for erection of residential development land adj, former Gees Garage, New Hey Road, Outlane, Huddersfield.

**RESOLVED** – That consideration of the application be deferred to allow the applicants and officers an opportunity to address the outstanding matters relating to highways and drainage.

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

For: Councillors Bellamy, Griffiths, Lyons, McGuin, Munro, Richards, Sarwar, Sims, Sokhal, Uppal and Ullah (11 votes)

Against: (0 votes)

**22 Planning Application - Application No: 2018/92937**

The Sub Committee gave consideration to Planning Application 2018/92937  
Erection of 50 dwellings and associated works Land south of, Helme Lane,  
Meltham, Holmfirth.

Under the provisions of Council Procedure Rule 37 the Committee received a  
representation from Mark Jones (on behalf of the applicant).

**RESOLVED** – Delegate approval of the application and the issuing of the decision  
notice to the Head of Strategic Investment to:

- (1) Complete the list of conditions including those contained within the  
considered report and update list including:
  1. 3 year time limit condition for commencement of the development.
  2. Development to be in accordance with approved plans.
  3. Materials.
  4. Ecological enhancement.
  5. Final levels of dwellings to be approved.
  6. Electric charging points (at least 16 amp).
  7. Contaminated land conditions.
  8. Noise assessment.
  9. Travel Plan.
  10. Landscaping.
  11. Full details of pumping station.
  12. Details of footpath link.
  13. Details of surfacing materials for all hard surfaced areas.
  14. Boundary treatments.
  15. Construction management.
  16. Flood routing.
  17. Drainage scheme to be submitted and agreed
  18. Archaeological investigation and potential watching brief.
  19. Adoptable highway details to be submitted.
  
- (2) Ensure an acceptable turning head in order to accommodate large vehicles.
  
- (3) Secure a S106 obligation covering the following matters:
  1. Education - 46,127 towards Honley High School
  2. Public Open Space – Off-site contribution:
  3. £176,351 is required for POS and a LAP = £44,100 towards  
Broadlands existing play area and £132,250 towards Broadlands  
Public Open Space.
  4. Affordable Housing – 10 units – 5 affordable rent/5 intermediate but  
split to be confirmed.
  5. Pumping station to be maintained until adopted by Yorkshire Water.
  
- (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

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permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits being 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, Griffiths, Lyons, Richards, Sarwar, Sokhal and Ullah (6 votes)

Against: (0 votes)

Abstained: Councillors Bellamy McGuin, Munro, Sims and Uppal.

### 23 **Planning Application - Application No: 2018/90501**

The Sub Committee gave consideration to Planning Application 2018/90501 Change of use and alterations to part of mill to form 42 residential units and 8 light industrial units (use class B1c) and retention of part of existing retail use (revised description and amended plans) Stanley Mills, Britannia Road, Milnsbridge, Huddersfield.

**RESOLVED** – That consideration of the application be deferred to allow the applicants additional time to address the outstanding noise issues and put forward any necessary mitigation measures.

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

For: Councillors Bellamy, Griffiths, Lyons, McGuin, Munro, Richards, Sarwar, Sims, Sokhal, Uppal and Ullah (11 votes)

Against: (0 votes)

### 24 **Planning Application - Application No: 2017/93847**

The Sub Committee gave consideration to Planning Application 2017/93847 Outline application for erection of 36 dwellings land off, Upper Quarry Road and Bradley Road, Bradley, Huddersfield.

Under the provisions of Council Procedure Rule 37 the Committee received a representation from Nick Willock (agent).

**RESOLVED** – That the application be refused in line with the following reasons outlined in the considered report:

- (1) The proposed development would intensify right-turn movement off Bradley Road through queuing traffic across a live lane at a location with poor intervisibility, and would increase the risk of vehicles running over the footway. The proposed development would therefore have a detrimental impact on highway safety. This would be contrary to Kirklees Unitary

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Development Plan policy T10 and Kirklees Publication Draft Local Plan policy PLP21.

- (2) The proposed development, due to its lack of on-site affordable housing and Public Open Space, related financial contributions to address these requirements off-site and a financial contribution towards education provision, would not sufficiently meet known housing need, would not provide adequate, usable outdoor space for its residents, would not make adequate provision for education, and would not sufficiently mitigate its impacts. This would be contrary to Kirklees Unitary Development Plan policy H18, Kirklees Publication Draft Local Plan policies PLP4, PLP11, PLP49 and PLP63, and chapters 5, 8 and 12 of the National Planning Policy Framework.

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

For: Councillors, Griffiths, Lyons, Sarwar, Sokhal, Uppal and Ullah (6 votes)

Against: Councillors Bellamy and Sims (2 votes)

Abstained: Councillors McGuin, Munro and Richards

### 25 **Planning Application - Application No: 2018/92785**

The Sub Committee gave consideration to Planning Application 2018/92785 Change of use of land to pub garden and play area The Sun, 137, Highgate Lane, Lepton, Huddersfield.

Under the provisions of Council Procedure Rule 37 the Committee received a representation from Donna Brayshaw (applicant)

**RESOLVED** – Delegate to the Head of Strategic Investment to approve for a temporary period until end of July 2019 (contrary to the officers recommendation to refuse) subject to the following conditions:

- (1) Use of outside pub garden and play area to finish by 8:00 pm.
- (2) A Management Plan for the supervision and monitoring of the use of the outside pub garden and play area.
- (3) Appropriate signage highlighting the need to be considerate to people living in neighbouring properties.

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

For: Councillors, Bellamy, Griffiths, Lyons, Richards, Sims, Sokhal, Uppal and Ullah (8 votes)

Against: (0 votes)

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Abstained: Councillors McGuin and Munro.

### **26 Planning Application - Application No: 2018/93508**

The Sub Committee gave consideration to Planning Application 2018/93508 Reserved matters application pursuant to outline permission 2016/91502 for erection of one detached dwelling Adj, 1, Spring Lane, Holmfirth.

Under the provisions of Council Procedure Rule 37 the Committee received representations from Jill Hayfield and John Sandford (objectors) and Emma Hanks (on behalf of the applicant).

Under the provisions of Council Procedure Rule 36 (1) the Committee received a representation from Councillor Nigel Patrick (Local Ward Member)

### **RESOLVED –**

- (1) Delegate approval of the application and the issuing of the decision notice to the Head of Strategic.
- (2) Complete the list of conditions including those contained within the considered report including:
  1. Development to be done in accordance with plans.
  2. Roofing samples to be provided
  3. Referenced windows to be obscure glazed
  4. Bat box to be provided
  5. Remove referenced Permitted Development rights
  6. Parking to be provided and retained
- (3) Amend the boundary treatment condition (number 7 in the report) to an erection of a five foot stone wall along the full length of the shared boundary.

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

For: Councillors, Bellamy, Griffiths, Lyons, McGuin, Sims , Sokhal, Uppal and Ullah (8 votes)

Against: Councillor Richards (1 vote)

Abstained: Councillor Munro.

### **27 Planning Application - Application No: 2018/92216**

The Sub Committee gave consideration to Planning Application 2018/92216 Erection of 5 dwellings land off, Netherley Drive, Marsden, Huddersfield.

Under the provisions of Council Procedure Rule 37 the Committee received a representation from Amanda Tattersall (objector).

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**RESOLVED** – That the application be refused in line with the following reasons outlined in the considered report and the update date list:

- (1) The site is allocated as Provisional Open Land within the Kirklees Unitary Development Plan and Safeguarded Land within the emerging Kirklees Publication Draft Local Plan. While the Council is unable to demonstrate a five year housing land supply, because the site has been through Appropriate Assessment the tilted balance through the presumption in favour of sustainable development does not apply. The benefits of the proposal, including the housing provision, does not in this situation justify the loss of Provisional Open Land. To approve the development would be in breach of Policy D5 of the Kirklees Unitary Development Plan and Policy PLP6 of the Kirklees Publication Draft Local Plan.
- (2) The proposed dwellings, by virtue of their mass, scale and height, would fail to respect the character of the surrounding area. Furthermore the proposal proposes significant retaining works and walls which would also fail to harmonise with the surrounding built environment. To approve the development would be in breach of Policies BE1 and BE2 of the Kirklees Unitary Development Plan, PLP24 of the Kirklees Publication Draft Local Plan and Chapter 12 of the National Planning Policy Framework.
- (3) The proposed development seeks the pumping of surface water as a drainage solution. Insufficient justification has been provided to evidence that alternative methods of drainage have been appropriately explored and discounted. To approve the scheme would be contrary to Policy PLP28 of the Kirklees Publication Draft Local Plan and the aims and objectives of Chapter 14 of the National Planning Policy Framework.
- (4) There is no information supporting the application relating to requirements to support local infrastructure. A S106 agreement is required to ensure contributions towards Public Open Space and play equipment. The proposed development, therefore, fails to achieve the requirements of Policy H18 of the Kirklees Unitary Development Plan, PLP4 and PLP47 of the Kirklees Publication Draft Local Plan and the aims and objectives of Chapter 8 of the National Planning Policy Framework.

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

For: Councillors, Bellamy, Griffiths, Lyons, McGuin, Richards, Sims, Sokhal, Uppal and Ullah (9 votes)

Against: (0 votes)

Abstained: Councillor Munro.

**28 Planning Application - Application No: 2018/91838**

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The Sub Committee gave consideration to Planning Application 2018/91838 Outline application for erection of residential development Land off, Burn Road, Birchencliffe, Huddersfield.

Under the provisions of Council Procedure Rule 37 the Committee received a representation from Hamish Gledhill (Agent).

**RESOLVED** – Delegate approval of the application and the issuing of the decision notice to the Head of Strategic Investment to:

- (1) Complete the list of conditions including those contained within the considered report including:
  1. Standard conditions for outline consents (including submission of reserved matters and time limit).
  2. Intrusive site investigations and remediation to address contaminated land issues.
  3. Detailed drainage design including future maintenance and management of surface water infrastructure.
  4. Provision of footway to site frontage.
  5. Detailed road junction design.
  6. Internal estate road design.
  7. Noise report and mitigation.
  8. Ecological Design Strategy.
  9. Sustainable travel contribution.
  10. Construction management plan.
  11. Scheme for dust suppression during construction.
  12. Scheme for archaeological investigation.
  13. Provision for footpath link to Birchencliffe Recreation Ground/PROW HUD/405/10.
  14. Electric vehicle charging points to be provided.
  15. Stand-off distances to drainage infrastructure.
  
- (2) Secure a S106 agreement covering the following matters:
  1. Education contribution (figure to be established once the number of dwellings on the site is known and taking into account development on land to the north).
  2. Affordable housing (20% of the total number of units on the site).
  3. Public Open Space (form of provision to be established following master planning exercise and once the number of dwellings on the site is known; to include provision/contribution towards play facilities and provision of a link to Birchencliffe Recreation Ground)
  4. Financial contribution towards off-site improvement works at the Halifax Road/East Street (Cavalry Arms) junction (figure dependent on number of dwellings to be agreed under 'layout' at reserved matters)
  5. Sustainable travel contribution (figure to be established once the number of dwellings on the site is known)
  
- (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

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permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits being 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, Griffiths, Lyons, Sims, Sokhal, Uppal and Ullah (6 votes)

Against: Councillor McGuin (1 vote)

Abstained: Councillors Bellamy and Munro

### 29 **Planning Application - Application No: 2018/91542**

The Sub Committee gave consideration to Planning Application 2018/91542 Erection of two storey rear extension, porch to front and alterations to roof 9, Inglewood Avenue, Birkby, Huddersfield.

Under the provisions of Council Procedure Rule 37 the Committee received representations from Malcolm Sizer (on behalf of local objectors) and Ahmad Iqbal (Agent).

**RESOLVED** – Delegate approval of the application and the issuing of the decision notice to the Head of Strategic Investment to complete the list of conditions including those contained within the considered report and update list including:

- (1) Development within 3 years.
- (2) In accordance with the approved plans.
- (3) Submission of materials.
- (4) Condition obscurely glazed windows.
- (5) Surfacing of parking and vehicles areas for first 5 metres.
- (6) Provision of privacy screen to first floor terrace.
- (7) Provision of privacy screen to roof terrace.
- (8) Withdraw permitted development rights for any further windows.

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

For: Councillors, Bellamy Griffiths, Lyons, McGuin, Sims, Uppal and Ullah (7 votes)

Against: (0 votes)

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Abstained: Councillors Munro and Sokhal.

### 30 **Planning Application - Application No: 2018/93226**

The Sub Committee gave consideration to Planning Application 2018/93226  
Erection of two storey and single storey extensions Brigsteer, 402, Birkby Road,  
Birkby, Huddersfield.

**RESOLVED** – That consideration of the application be deferred in line with the following reasons outlined in the update list:

It is recommended that the application be deferred until the next Huddersfield Sub Committee, January 24th 2019. This recommendation is made because of the late submission of amended plans which in the view of planning officers represent an important material consideration, and to ensure that Committee Members have a reasonable amount of time to consider the new plans and form a balanced view on them.

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

For: Councillors Bellamy, Griffiths, Lyons, McGuin, Munro, Richards, Sarwar, Sims, Sokhal, Uppal and Ullah (11 votes)

Against: (0 votes)