Contact Officer: Richard Dunne

KIRKLEES COUNCIL

STRATEGIC PLANNING COMMITTEE

Thursday 1st August 2019

Present: Councillor Steve Hall (Chair)
Councillor Donald Firth
Councillor Paul Kane
Councillor Mohan Sokhal
Councillor Carole Pattison
Councillor Andrew Pinnock
Councillor Mark Thompson

1 Membership of the Committee
Councillor Mark Thompson substituted for Councillor Charlotte Goodwin.

2 Minutes of the Previous Meetings
The minutes of the meetings held on 20 June 2019 and 11 July 2019 were approved as a correct record.

3 Interests and Lobbying
No interests or declarations of lobbying were made.

4 Admission of the Public
It was noted that the appendix for item 14 would be taken in private session.

5 Deputations/Petitions
No deputations or petitions were received.

6 Public Question Time
No questions were asked.

7 Site Visit - Application No: 2018/94213
Site visit undertaken.

8 Site Visit - Application No: 2018/90234
Site visit undertaken.

9 Site Visit - Application No: 2018/90748
Site visit undertaken.

10 Site Visit - Application No: 2019/90373
Site visit undertaken.

11 Planning Application - Application No: 2018/94213
The Committee gave consideration to Planning Application 2018/94213 Erection of 14 dwelling houses and associated works Land adjacent 143, Dale Lane, Heckmondwike.

RESOLVED –

1. Delegate approval of the application and the issuing of the decision notice to the Head of Development and Master Planning in order to complete the list of conditions including those contained within the considered report including:

    (1) Three years to commence development
    (2) Approved plans and documents.
    (3) Building materials.
    (4) Landscaping.
    (5) Protection of trees.
    (6) Time limitations regarding the removal of vegetation.
    (7) Lighting design strategy.
    (8) Landscape and Ecological Management Plan.
    (9) Land contamination.
    (10) Construction Method Statement.
    (11) Drainage maintenance and management.
    (12) Flood risk and drainage.
    (13) Electric vehicle charging points.
    (14) Construction access and management plan.
    (15) Internal adoptable estate roads.
    (16) Areas to be surfaced and drained.
    (17) Boundary treatments.
    (18) Temporary surface water drainage for the construction phase

2. Secure a S106 agreement to cover the following matters:

    (i) Public open space provisions including off site commuted sum (£9,339.72) and future maintenance and management responsibilities of open space within the site
    (ii) 100% of total number of dwellings to be affordable with all of them being Affordable Rented and suitable for occupation for people with disabilities
    (iii) Long term maintenance and management of the drainage proposals through a management company before which the Statutory Undertaker can adopt the system and in the event adoption of such system is not undertaken.

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 Development and Master Planning 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 Firth, S Hall, Kane, Pattison, A Pinnock, Sokhal and Thompson (7 votes)

Against: (0 votes)

12 Planning Application - Application No: 2019/90373

The Committee gave consideration to Planning Application 2019/90373 Outline application for the erection of 4 no. industrial units for B1c (light industry) use with associated parking and turning facilities (Within A Conservation Area) Land to north of, Scar Lane, Milnsbridge, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received a representation from Nick Willock (on behalf of the applicant).

RESOLVED –

1. Delegate approval of the application and the issuing of the decision notice to the Head of Development and Master Planning in order to complete the list of conditions including those contained within the considered report including:

   (1) Standard Outline 1 (Requiring approval of Reserved Matters).
   (2) Standard Outline 2 (In accordance with Reserved Matters).
   (3) Standard Outline 3 (Time limit for Reserved Matters application).
   (4) Standard Outline 4 (Time limit for commencement post Reserved Matters).
   (5) Material samples to be provided.
   (6) Details of incorporation of coal drops.
   (7) Charging points.
   (8) Contaminated land investigation.
   (9) Dust mitigation.
   (10) Drainage conditions required by the LLFA.
   (11) In accordance with Arboricultural Method Statement.
   (12) Noise mitigation strategy.
   (13) Ventilation system(s) detail.
   (14) Assorted conditions requested from Network Rail.
   (15) Construction management plan.
   (16) Implementation of acoustic fencing.
   (17) Highways Stage 1 safety audit.
   (18) Gate limitations.
   (19) Details of internal surfacing and parking provided.
   (20) Lighting strategy (ecology).
   (21) Ecological design strategy.
   (22) Removal of invasive species.

2. Finalise negotiations on outstanding technical matters relating to drainage

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

For: Councillors Firth, S Hall, Kane, Pattison, A Pinnock and Sokhal and (6 votes)

Against: Councillor Thompson (1 vote)

13 Planning Application - Application No: 2018/90234

The Committee gave consideration to Planning Application 2018/90234 Erection of 4no. camping pods, shower/changing facility block and warden accommodation Land Off, Black Sike Lane, Holmfirth

Under the provisions of Council Procedure Rule 37, the Committee received representations from Dave Trueman (applicant) and Hamish Gledhill (agent).

RESOLVED – That consideration of the application be deferred to:

1. Allow the applicant an opportunity to provide details of a business plan to enable consideration of the financial viability of the business;
2. Review the permanency of the proposed warden's accommodation; and
3. Provide details for the maintenance of the culvert running through the proposed site.

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

For: Councillors Firth, S Hall, Kane, and Sokhal (4 votes)

Against: Councillor Pattison, A Pinnock and Thompson (3 votes)

14 Planning Application - Application No: 2018/90748

The Committee gave consideration to Planning Application 2018/90748 Outline application for the development of up to 630 residential dwellings (Use Class C3), up to 70 care apartments with doctors surgery of up to 350 sq m (Use Classes C2/C3/D1), up to 500 sq m of Use Class A1/A2/A3/A4/A5/D1 floorspace (dual use), vehicular and pedestrian access points off Blackmoorfoot Road and Felks Stile Road and associated works Land off, Blackmoorfoot Road and Felks Street, Crosland Moor, Huddersfield

Under the provisions of Council Procedure Rule 37, the Committee received a representation from Dominic Page (agent).

RESOLVED – That the application be refused for the following reasons outlined in the considered report:

The Kirklees Spatial Development Strategy detailed in the adopted Local Plan seeks to provide new homes which meet the needs of the community. There is an identified and justified need for the provision of affordable housing within Kirklees which this scheme fails to sufficiently provide for. Policy LP5 requires masterplans to make efficient use of land through appropriate densities and also to provide a mix of housing that addresses the range of local needs. The indicative masterplan does not achieve these policy outcomes. Policy LP7 of the adopted Local Plan requires the effective and efficient use of land and that new developments should achieve a density of 35 per ha where appropriate. This application does not achieve this level of density and as a consequence also fails to deliver the required contribution towards affordable housing or education provision, thus in addition to being contrary to policy LP7 is also contrary to policies LP4, LP5 and LP11 the adopted Local Plan.

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

For: Councillors Firth, S Hall, Kane, Pattison, A Pinnock, Sokhal and Thompson (7 votes)

Against: (0 votes)

15 Exclusion of the Public

That acting under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items 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 No: 2018/90748

The Committee received exempt information in respect of Application 2018/90748 (Agenda Item 14).