

Contact Officer: Richard Dunne

KIRKLEES COUNCIL

PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)

Thursday 22nd August 2019

Present: Councillor Terry Lyons (Chair)
Councillor Nell Griffiths
Councillor James Homewood
Councillor Mohammad Sarwar
Councillor Mohan Sokhal
Councillor Donald Firth
Councillor Paul Davies
Councillor Andrew Marchington
Councillor Bernard McGuin
Councillor Steve Hall
Councillor Alison Munro

Apologies: Councillor Sheikh Ullah
Councillor Harpreet Uppal
Councillor Nigel Patrick

1 Membership of the Committee

Councillor Steve Hall substituted for Councillor Harpreet Uppal.

Councillor Alison Munro substituted for Councillor Anthony Smith.

2 Minutes of previous meeting

The Minutes of the meeting held on 18 July 2019 were approved as a correct record.

3 Interests and Lobbying

Councillors Lyons, Griffiths, P Davies, Homewood and S Hall declared they had been lobbied on application 2019/90085.

Councillor Griffiths declared she had been lobbied on application 2019/91048.

Councillor Lyons declared an "other interest" in application 2019/90811 on the grounds that he knew the applicant.

4 Admission of the Public

All items on the agenda were taken in public session.

5 Deputations/Petitions

No deputations were received.

6 Public Question Time

No questions were asked.

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7 **Site Visit - Application No: 2019/91048**
Site visit undertaken.

8 **Site Visit - Application No: 2019/90811**
Site visit undertaken.

9 **Site Visit - Application No: 2019/92128**
Site visit undertaken.

10 **Site Visit - Application No: 2019/90085**
Site visit undertaken.

11 **Local Planning Authority Appeals**
That the report be noted.

12 **Planning Application - Application No: 2019/90811**
Cllr Sokhal took the chair for this item.

The Committee gave consideration to Planning Application 2019/90811 Erection of 10 dwellings Springfields, Mill Moor Road, Meltham, Holmfirth.

Under the provisions of Council Procedure Rule 37 the Committee received a representation from Jeremy Child (on behalf of the applicant)

RESOLVED – Delegate approval of the application and the issuing of the decision notice to the Head of Development and Master Planning in order to:

(1) Complete the list of conditions including those contained within the considered report including:

1. Time limit for commencement of the development (3 years)
2. Development to be in accordance with the approved plans.
3. Approval of samples of materials.
4. Intrusive site investigations and scheme of remediation and a validation report (as may be necessary).
5. Ecological Design Strategy including planting schedule and bat and/or bird boxes.
6. Detailed drainage design including restriction of surface water discharge to 3 litres per second.
7. Detailed design of diverted land drain.
8. Details of boundary treatment including rockery/retaining wall.
9. Drystone wall to Mill Moor Road and Matthew Lane site frontages.
10. Details of lockable gates to prevent unrestricted access to rear of plots.
11. Remove permitted development rights for rear extensions on plots 1, 4 and 8-10.
12. Surfacing of parking areas.
13. Nothing to be planted or erected within 2m of the carriageway edges to maintain acceptable sightlines.
14. Construction management plan.

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- 15. Footway to Matthew Lane.
- 16. Electric vehicle recharging points

(2) Secure a S106 agreement to cover the following matters:

- i. Open space provisions comprising of an off-site commuted sum of £18,850.
- ii. Sustainable travel contribution (Metro Cards) - £5,000.
- iii. Arrangements for the future maintenance and management of surface water drainage infrastructure.

(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 Development and Master Planning shall 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; if so, the Head of Development and Master Planning 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 P Davies, Firth, Griffiths, S Hall, Homewood, McGuin, Sarwar and Sokhal, (8 votes)

Against: Councillor Munro (1 vote)

Abstained: Councillor Marchington.

13 **Planning Application - Application No: 2019/90085**

The Sub Committee gave consideration to Planning Application 2019/90085 Erection of 10 dwellings Land at, Lancaster Lane, Brockholes, Holmfirth.

RESOLVED – That consideration of the application be deferred in line with the reasons detailed in the update list.

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

For: Councillors P Davies, Firth, Griffiths, S Hall, Homewood, Lyons, Marchington, McGuin, Munro, Sarwar and Sokhal, (11 votes)

Against: (0 votes).

14 **Planning Application - Application No: 2019/92128**

The Sub Committee gave consideration to Planning Application 2019/92128 erection of extensions and alterations to dwelling, erection of detached garage and related landscape works (within a Conservation Area) Eastwood House, 14, Green Cliff, Honley, Holmfirth.

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Under the provisions of Council Procedure Rule 37 the Committee received representations from Liz Oldfield and Val Javin (objectors) and Elaine Bedford (applicant).

RESOLVED – 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) Development to be within 3 years.
- (2) In accordance with the approved plans.
- (3) Matching materials.
- (4) Construction in accordance with Arboricultural Method Statement.
- (5) Garage cannot be converted from approved use without prior consent from LPA.
- (6) Withdraw Permitted Development (PD) Right for additional windows in garage. (PD rights for extensions and buildings already removed under 1992 application).

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

For: Councillors P Davies, Firth, S Hall, Homewood, Munro, Sarwar and Sokhal, (7 votes)

Against: Griffiths, Lyons, McGuin and Marchington (4 votes).

15 **Planning Application - Application No: 2019/91048**

The Sub Committee gave consideration to Planning Application 2019/91048 Change of use of land to domestic curtilage and erection fences to the sides (within a Conservation Area) 2, Garfield Place, Marsden, Huddersfield.

Under the provisions of Council Procedure Rule 37 the Committee received representations from Eddy Underwood (objector), Luke Evans, and Donna Bellamy (in support)

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

The change of use proposed, by reason of its impact on the width and layout of the highway and the displacement of on street parking, would detrimentally impact on the highway safety of Garfield Place and Oliver Place. The development would cause conflicts between pedestrians, cyclists and vehicles by the narrowing of Garfield Place compromising the safe and efficient flow of traffic within the land forming the application site and on the surrounding highway network. This conflict would cause more dangerous manoeuvres to be required for vehicles to pass one another due to the narrowing of the highway. The proposal also disperses parking in an area where off-street parking is at a premium and does not satisfy the parking need of the area. For these reasons the proposal is deemed to be contrary to LP21

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(a) and LP22 of the Kirklees Local Plan and Chapters 9 and 12, Paragraphs 110 (c) and 127 (a) of the National Planning Policy Framework respectively.

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

For: Councillors P Davies, Homewood, Lyons, Munro, Sarwar and Sokhal, (6 votes)

Against: Councillor Firth (1 vote).

Abstained: Councillors S Hall, McGuin and Marchington