

Contact Officer: Richard Dunne

KIRKLEES COUNCIL

PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)

Thursday 3rd October 2019

Present: Councillor Terry Lyons (Chair)
Councillor Nell Griffiths
Councillor James Homewood
Councillor Mohammad Sarwar
Councillor Mohan Sokhal
Councillor Sheikh Ullah
Councillor Harpreet Uppal
Councillor Donald Firth
Councillor Paul Davies
Councillor Andrew Marchington
Councillor Anthony Smith
Councillor Bernard McGuin

Apologies: Councillor Nigel Patrick

1 Membership of the Committee

Apologies were received from Councillor Nigel Patrick.

2 Minutes of previous meeting

The Minutes of the meeting held on 22 August 2019 were approved as a correct record.

3 Interests and Lobbying

Councillors Griffiths declared she had been lobbied on applications 2019/92566 and 2019/91365.

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.

7 Site Visit - Application for order to add a public footpath to the definitive map and statement, Miry Lane to St Mary's Rise, Netherthong

Site visit undertaken.

8 Site Visit - Application No: 2018/93453

Site visit undertaken.

9 Site Visit - Application No: 2019/92566

Site visit undertaken.

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10 Site Visit - Application No: 2019/91365

Site visit undertaken.

11 Local Planning Authority Appeals

That the report be noted.

12 Application for a definitive map modification order

The committee considered a report that outlined details of an application to add a public footpath to the definitive map and statement, Miry Lane to St Mary's Rise, Netherthong.

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 Nigel Kay, Christine Senior, Andy Dunlop (objectors) and Stewart Brown and Noel Scanlon (in support).

RESOLVED – That the application for a definitive map modification order to add a public footpath to the definitive map and statement, Miry Lane to St Mary's Rise, Netherthong be refused for the reasons outlined in the considered report.

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

For: Councillors Davies, Firth, Griffiths, Homewood, Lyons, Marchington, McGuin, Sarwar, Sokhal, A Smith, Ullah and Uppal (12 votes)

Against: (0 votes)

13 Planning Application - Application No: 2018/93453

The Sub Committee gave consideration to Planning Application 2018/93453
Erection of two storey rear extension and front dormers 39, Springdale Avenue, Thornton Lodge, Huddersfield.

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 take place within 3 years
- (2) Development to be In accordance with the approved plans.
- (3) Matching materials

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

For: Councillors Davies, Firth, Griffiths, Homewood, Lyons, Marchington, McGuin, Sarwar, Sokhal, A Smith, Ullah and Uppal (12 votes)

Against: (0 votes)

14 Planning Application - Application No: 2019/92566

The Sub Committee gave consideration to Planning Application 2019/92566 Change of use of parts of 3rd and 4th floors to laboratory (B1) and training facility with ancillary overnight accommodation (D1), with engineering operations including the formation of car parking (Listed Building within a Conservation Area) Titanic Mill, Low Westwood Lane, Linthwaite, 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 Andrew Keeling (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. Time limit
2. In accordance with plans
3. Noise mitigation strategy
4. Electric vehicle charging points
5. Ecological design strategy
6. Details of ventilation/extraction scheme to serve the proposed uses in this section of the building
7. Car parking surfaced and provided in accordance with details to be submitted for approval
8. Limit D1 use to training facility
9. Restrict bed space accommodation on the 4th floor to being tied to, and ancillary to, the D1 training use
10. Gate set back minimum of 6m
11. Footway to be provided
12. Submission of details prior to the installation of external lighting
13. Weekday hours of use
14. Temporary weekend hours of use
15. Limit B1 floor-space to that shown

(2) The following two additional conditions:

- i. That the area converted to B1 business use be restricted to B1c (laboratory use) only.
- ii. That where possible the existing cobbles are re-used in the construction of the new vehicular access from Low Westwood Lane.

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

For: Councillors Davies, Firth, Griffiths, Homewood, Lyons, Marchington, McGuin, Sarwar, Sokhal and A Smith (10 votes)

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Against: (0 votes)

Abstained: Councillors Ullah and Uppal

15 **Planning Application - Application No: 2019/91365**

The Sub Committee gave consideration to Planning Application 2019/91365
Erection of extensions and alterations to existing dwelling Greenroyd Farm, 4,
Chapel Street, Scapegoat Hill, Huddersfield.

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

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

- (1) The application site is within designated Green Belt. The proposed extensions, when considered cumulatively with the previous extensions to the host property, combined with their overall scale, siting and design, would result in disproportionate additions to the original building with resultant harm upon the openness of the Green Belt. The proposed development would therefore represent inappropriate development within the Green Belt by definition. No very special circumstances have been demonstrated that clearly outweigh the harm caused to the Green Belt by reason of inappropriateness or other harm. The proposal would therefore fail to accord with the requirements of Policy LP57 (a) of the Kirklees Local Plan and policies within Chapter 13 of the National Planning Policy Framework.
- (2) The proposed extensions, by reason of their scale, design and materials would appear discordant with the agricultural character of the host building appearing as insensitive additions that fail to respect the building's original form. The proposed scheme would be an unsympathetic form of development that would harm the appearance of the host and wider rural character of the area. The total additions would result in extensions that cannot be considered as subservient to the host dominating the original building contrary to Policy LP24 (a) and (c) of the Kirklees Local Plan.

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

For: Councillors Davies, Firth, Homewood, Lyons, Marchington, McGuin, Sarwar, Sokhal, A Smith, Ullah and Uppal (11 votes)

Against: (0 votes)

Abstained: Councillor Griffiths