

Contact Officer: Sheila Dykes

KIRKLEES COUNCIL

STRATEGIC PLANNING COMMITTEE

Thursday 24th October 2019

Present: Councillor Steve Hall (Chair)
Councillor Charlotte Goodwin
Councillor Carole Pattison
Councillor Mohan Sokhal
Councillor Andrew Pinnock

Apologies: Councillor Donald Firth
Councillor Paul Kane

1 Membership of the Committee

Councillor Bill Armer substituted for Councillor Donald Firth.

2 Minutes of the Previous Meeting

The minutes of the meeting held on 26th September 2019 were approved as a correct record.

3 Interests and Lobbying

Councillor Steve Hall advised that he had been lobbied in relation to Application 2019/90151.

4 Admission of the Public

All agenda items were heard in public session.

5 Deputations/Petitions

A deputation was received from Kirklees Climate Emergency – Trees, Moorland and Rewilding Sub Group, with Save Greenhead Trees.

Mathias Franklin, Development Management Group Leader, provided a response.

6 Public Question Time

No public questions were asked.

7 Site Visit - Application No: 2019/90151

Site visit undertaken.

8 Site Visit - Application No: 2019/92787

Site visit undertaken.

9 Planning Application - Application No: 2019/90151

The Committee gave consideration to Planning Application 2019/90151 relating to the erection of 190 dwellings with associated landscaping and infrastructure, on land to the north of Cumberworth Road, Skelmanthorpe, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Karen Rowling (on behalf of Paula Sheriff MP), Tim Bamford, Frank Dolan, Gary Field, Helen France, Ray Lawson, Nick Ryden, Hazel Sharp and Simon Watson (objectors) and Matthew Burrow (on behalf of the applicant).

Under the provisions of Council Procedure Rule 36(1), the Committee received representations from Councillors Will Simpson and Graham Turner (Ward Members).

RESOLVED –

That consideration of the application be deferred to the next meeting of the Committee and that further details be provided in respect of:

- (i) Drainage management of the southern watercourse (on and off site) to achieve the long term maintenance and management arrangements for the scheme as proposed.
- (ii) Distribution of the affordable housing.
- (iii) Allocation of education contributions.
- (iv) Strengthening tree planting on the boundary.
- (v) Consideration of the need for/removal of the footpath link to Heather Fold.
- (vi) Size of the dwellings under the Minimum Space Standards.

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

For: Councillors Armer, Goodwin, S Hall, Pattison, A C Pinnock and Sokhal (6 Votes)

Against (0 votes)

10 Planning Application - Application No: 2019/92409

The Committee gave consideration to Planning Application 2019/92409 relating to the erection of a hotel with associated parking and landscaping and formation of new entrance from Bradley Mills Road, on land off Stadium Way, Huddersfield.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Andrew Chapman and Gareth Davies (in support).

Under the provisions of Council Procedure Rule 36(1), the Committee received representations from Councillor Peter McBride (Ward Member).

RESOLVED –

That approval of the application and issue of the decision notice be delegated to the Head of Development and Master Planning in order to complete the list of conditions, including those contained within the report, as set out below:

Strategic Planning Committee - 24 October 2019

1. Standard 3 years to implement permission.
2. Standard condition requiring development to accord with approved plans.
3. No development on the buildings superstructure until samples of facing and roofing materials have been approved.
4. Car parking areas to be surfaced and marked out prior to occupation.
5. Submission of Phase 2 Land Contamination Report.
6. The implementation of an intrusive contaminated land survey.
7. The submission of a site remediation strategy if required.
8. Implementation of site remediation strategy if required.
9. Submission of remediation validation if required.
10. Further supplementary ecological surveys.
11. Details of landscaping arrangements and boundary treatment.
12. A Landscape and Ecological Management Plan.
13. A Construction Environmental Management Plan.
14. A lighting design strategy for Biodiversity.
15. The installation of electric vehicle charging points.
16. The submission of a scheme detailing artificial lighting arrangements and restricting hours of operation.
17. Details of any extract ventilation system or air conditioning system to be installed.
18. Details of the location / design of any retaining structures.
19. A scheme for the design, provision, maintenance and management of a riverside walk route and connection with Huddersfield Public Footpath 104.
20. Layout and parking.
21. Access management plan.
22. Method of storage/access for waste.
23. Construction access.
24. Details of a Car Park Management Plan.
25. Details of a Travel Plan.
26. Air Quality Impact Assessment.
27. Noise Impact Assessment.
28. Odour Impact Assessment.
29. Scheme for dust suppression.
30. Scheme for eradication of Japanese Knotweed.
31. Scheme for renewable energy use.
32. Scheme to minimise energy use and waste generated and details of how waste generated is to be managed.
33. Treatment of all surface water flows from parking areas and hardstandings.
34. Flood resilient finishes to the building.
35. Flood warning and evacuation planning.
36. Flood routing through the development.
37. Surface water management during construction phase.
38. Surface water drainage design including calculations, modelling and exceedance flow routing.
39. Oil interceptor on car park drainage upstream of the attenuation structure.
40. Drainage management and maintenance plan.
41. Yorkshire Water (Separate drainage systems for foul and surface water, Surface water run off from hardstandings, Development in line with FRA and drainage strategy).

42. Stadium management plan to be updated during the construction phase and then again for the operational phase of the hotel.

and to secure a Section 106 agreement to cover the following matters:

- (i) Compensatory off site commuted sum towards Open Space (£158,234.79),
- (ii) Contributions to Cooper Bridge junction through KSEZ (Kirklees Strategic Enterprise Zone), contribution of £63,008,
- (iii) Contribution towards travel plan measures (£10,000),
- (iv) Contribution to be agreed after the submission of an Air Quality Assessment,
- (v) Sustainable Urban Drainage management and maintenance scheme,

in the circumstances where the Section 106 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 Armer, Goodwin, S Hall, Pattison, A C Pinnock and Sokhal
(6 Votes)

Against (0 votes)

11 Planning Application - Application No: 2019/92940

The Committee gave consideration to Planning Application 2019/92940 relating to the erection of 161 residential units, including a 50 unit extra care facility (all class C3), and public open space on land to the west of Ashbrow Infant and Nursery School, Ashbrow Road, Ashbrow, Huddersfield.

RESOLVED -

That approval of the application and the issue of the decision notice be delegated to the Head of Development and Master Planning in order to complete the list of conditions, including those contained within the Committee report, as set out below:

- 1. Time limit - 3 years.
- 2. Development in accordance with approved plans.
- 3. Phasing plan.
- 4. Ecological enhancement and management plans.
- 5. Construction management plan.
- 6. Contaminated land conditions.
- 7. Electric charging points.
- 8. Noise report and mitigation.
- 9. Details of junction and associated highway works.

Strategic Planning Committee - 24 October 2019

10. Details of internal adoptable estate roads.
11. Design and construction of retaining walls.
12. Detailed drainage design.
13. Separate systems of surface water and foul drainage.
14. Temporary drainage.
15. Gate between plots 14 and 15.
16. Scheme for PROW improvement works including lighting at junction of new footpath link and dedication of link as a PROW.
17. External lighting scheme for amenity and biodiversity.
18. Construction environmental management plan,

and to secure a Section 111 agreement to cover the following matters:

- (i) Public open space provisions including off-site commuted sum (£84,668) in lieu of equipped play and future maintenance and management responsibility of open space within the site plus £1,000 inspection fee to monitor the provision on site and application of the Play Space contribution;
- (ii) £227,221 towards Education (Ashbrow School and North Huddersfield Trust School);
- (iii) Sustainable Travel Fund contribution of £62,303 (to include Travel Plan monitoring);
- (iv) Arrangements for the future maintenance and management of surface water drainage infrastructure within the site,

in the circumstances where the Section 111 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 Armer, Goodwin, S Hall, Pattison, A C Pinnock and Sokhal (6 Votes)

Against (0 votes)

12 Position Statement - Application No: 2019/92787

The Committee considered a Position Statement in relation to a planning application for the erection of 252 dwellings with open space, landscaping and associated infrastructure on land at Owl Lane, Chidswell, Dewsbury.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Paul Butler (on behalf of the applicant).

Strategic Planning Committee - 24 October 2019

Committee Members commented on the following issues: the number of car parking spaces that were shown as being detached from properties on the plans and the potential for parking to take place outside properties, causing congestion on already narrow roads; linking up of cycle lanes; the relationship of the site with the field that adjoins the boundary and which lies within Wakefield District's Green Belt; the request for a restriction on vehicles turning into Chidswell Lane and the mechanism for achieving access to the adjacent land; and the size of the proposed roundabout on Owl Lane and the highway infrastructure needed to ensure sufficient capacity to accommodate any further development.

RESOLVED –

That the contents of the Position Statement be noted.