

Contact Officer: Richard Dunne

## **KIRKLEES COUNCIL**

### **PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)**

**Tuesday 17th December 2019**

Present: Councillor Terry Lyons (Chair)  
Councillor Paul Davies  
Councillor Donald Firth  
Councillor James Homewood  
Councillor Andrew Marchington  
Councillor Bernard McGuin  
Councillor Nigel Patrick  
Councillor Mohammad Sarwar  
Councillor Mohan Sokhal  
Councillor Harpreet Uppal  
Councillor John Lawson

Apologies: Councillor Anthony Smith  
Councillor Sheikh Ullah

**1 Membership of the Committee**

Councillor John Lawson substituted for Councillor Anthony Smith

**2 Minutes of previous meeting**

The minutes of the meeting held on 7 November 2019 were approved as a correct record.

**3 Interests and Lobbying**

Councillors McGuin, Davies, Uppal and Homewood declared that they had been lobbied on application 2019/91083.

**4 Admission of the Public**

All items on the agenda were taken in public session.

**5 Deputations/Petitions**

No deputations or petitions were received.

The Sub Committee was informed of the reasons why a request for a deputation on the outcomes of a legal case covering a Public Right of Way from Sandy Lane to Nether Moor Road, South Crosland was refused.

**6 Public Question Time**

No questions were asked.

**7 Site Visit - Application No: 2019/91083**

Site visit undertaken.

**8 Local Planning Authority Appeals**

That the report be noted.

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

The Sub Committee gave consideration to Planning Application 2019/90085  
Erection of 8 dwellings Land at, Lancaster Lane, Brockholes, Holmfirth.

Under the provisions of Council Procedure Rule 37 the Committee received a representation from Hamish Gledhill (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 in accordance with approved plans.
3. Approval of samples of facing materials.
4. Reporting of unexpected contamination.
5. Detailed design of the access/turning head.
6. Surfacing of parking spaces.
7. Details of the internal and external boundary treatment, including the gabion wall to the east of the site.
8. Detailed soft landscaping scheme (to take account ecology matters and presence of sewers within the site).
9. Detailed drainage design.
10. Construction Environment Management Plan.
11. Landscape and Ecological Management Plan.
12. Lighting design strategy.
13. Invasive species management protocol.
14. Electric vehicle charging points.
15. Vegetation clearance outside of bird breeding season.
16. Construction management plan (for highways and amenity).
17. Finished floor levels set as per Environment Agency's advice.
18. No development in flood zone 3.
19. No ground level raising in flood zone 3.
20. Scheme to ensure stability of New Mill Road.

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

- i. Sustainable Travel Fund (£4,000)
- ii. Arrangements for the future maintenance and management of surface water drainage infrastructure within the site.

(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

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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, Homewood, Lawson, Marchington, McGuin, Patrick, Sarwar and Sokhal (8 votes)

Against: Councillors D Firth and Uppal (2 votes)

Abstained: Councillor Lyons

### **10 Planning Application - Application No: 2019/92646**

The Sub Committee gave consideration to Planning Application 2019/92646 Outline application for erection of residential development Spurn Point, Manchester Road, Linthwaite, 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. Standard conditions for outline applications.
2. Provision of visibility splays.
3. Detailed design of junction of new estate road.
4. Detailed design of internal adoptable roads.
5. Details of highway retaining walls.
6. Surfacing of parking areas.
7. Bin store and collection arrangements.
8. Construction management plans (for highways and amenity).
9. Pre and post development defects survey of a section of Manchester Road adjacent to the site with repairs/remedial works as necessary.
10. Temporary drainage during construction.
11. Detailed drainage design with 'layout' under reserved matters.
12. Investigation, remediation and validation in relation to potential contaminated land.
13. Electric vehicle charging points.
14. Detailed tree information for the trees along the site's north/western boundary to be provided with 'layout' details.
15. Noise report and mitigation.
16. Affordable housing provision.
17. Open space provision.
18. Education provision.
19. Sustainable Travel Fund/Travel Plan (to include provision for the upgrade of bus stop numbers 21716 and 19120).

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20. Preliminary ecological appraisal and impact assessment.

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

For: Councillors P Davies, Homewood, Lawson, Lyons, Sarwar, Sokhal and Uppal (7 votes)

Against: Councillors D Firth, McGuin and Patrick (3 votes)

Abstained: Councillor Marchington

### **11 Planning Application - Application No: 2019/91083**

The Sub Committee gave consideration to Application Planning Application 2019/91083 Demolition of existing dwelling and erection of detached dwelling with detached garage/gym/store 345, Bradley Road, Bradley, Huddersfield.

Under the provisions of Council Procedure Rule 37 the Committee received representations from Steven Miller (objector) and Malcolm Sizer (on behalf of the applicant).

That consideration of the application be deferred to provide an opportunity for the applicants to resolve a discrepancy in the plans. This relates to a height comparison between the previously approved and currently proposed side elevations.

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

For: Councillors P Davies, D Firth, Lyons, McGuin, Sarwar, Sokhal and Uppal (7 votes)

Against: Councillors, Homewood, Lawson and Marchington (3 votes)

Abstained: Councillor Patrick