

PLANNING COMMITTEE, Tuesday, 20th June, 2023

PRESENT: Councillor Hutchinson (Chair)
Councillors: Brundell, Clarke, Kirton and Thornber

SUBSTITUTES PRESENT

Councillors: Durrans and Prashad

1 SUBSTITUTES NOMINATED FOR THIS MEETING AND APOLOGIES FOR ABSENCE

Apologies were received from Councillors Bellenger and Kimber.

Councillor Brundell arrived at 14:11.

(The meeting ended at 18:00).

2 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 25TH APRIL 2023

RESOLVED that the Minutes of the meeting of the Planning Committee held on 25th April 2023, be approved as a correct record and signed by the Chair.

3 APPOINTMENT OF DEPUTY CHAIR FOR THE 2023/24 MUNICIPAL YEAR

***RESOLVED** that it be recommended to the Council that Councillor Clarke be appointed as Deputy Chair of this Committee for the 2023/2024 Municipal Year.

4 PLANNING APPLICATIONS LIST

The Director, Regeneration and Strategy submitted a written report detailing the following applications which had been submitted in accordance with the Town and Country Planning Act 1990 and the Town and Country Planning (Development Management Procedure) (England) Order 2015 and reported orally on the following:

(A) APPLICATION NUMBER 22/01294/FUL – CHANGE OF USE OF GRAZING LAND TO PROVIDE 5 TIMBER CLAD CAMPING PODS AND FORMATION OF GRASSED LANDSCAPED EMBANKMENT (PART RETROSPECTIVE) AT THORNTON PARK FARM, ASH HALL LANE, COTTON STONES, SOWERBY BRIDGE. (Recommended to Refuse by the Director, Regeneration and Strategy for the reasons set out in the list submitted).

Note: The applicant's agent attended the meeting and addressed the Committee. Councillor Thornber attended the meeting as Ward Councillor and addressed the Committee.

RESOLVED that:

a) The application be permitted as the design of the proposal preserves the openness of the Green Belt; and as such the proposal is appropriate development in the Green Belt and complies with policy GB1 of the Calderdale Local Plan.

b) The Director, Regeneration and Strategy be given delegated authority to issue a decision notice subject to the appropriate conditions, including but not limited to a non-severance condition to protect the amenity of residents of the farm; details of sewage treatment plant and appropriate materials.

(Councillor Thornber declared an interest in the above item as he had already expressed support and was in favour of the application. Councillor Thornber left the meeting for the discussion and voting thereon).

(B) APPLICATION NUMBER 20/01367/FUL – CONSTRUCTION OF 12 HOUSES (IN LIEU OF 9 INDUSTRIAL UNITS AS PLANNING PERMISSION 03/00937) AT DERDALE DEVELOPMENT, DERDALE STREET, TODMORDEN. (Recommended for mindful to permit subject to completion of legal agreement by the Director, Regeneration and Strategy for the reasons set out in the list submitted).

Note: The applicant's agent attended the meeting and addressed the Committee.

RESOLVED that the application be mindful to permit in accordance with the recommendation of the Director, Regeneration and Strategy subject to the completion of a legal agreement covering an education contribution; public transport contribution (bus stop improvement and MetroCard's); and affordable home ownership.

(C) APPLICATION NUMBER 22/00886/VAR – VARIATION OF CONDITION 1 ON PLANNING APPLICATION 15/00301/FUL – DESIGN AMENDMENTS AT LAND SOUTH WEST OF THE LITTLE PARK, VICTORIA ROAD, HEBDEN BRIDGE. (Recommended to Permit by the Director, Regeneration and Strategy for the reasons set out in the list submitted).

RESOLVED that the application be to permit in accordance with the recommendation of the Director, Regeneration and Strategy with following amended condition:

- C4 The use of the development hereby permitted shall not commence until details of the surfacing of the car park shown on the permitted plans have been submitted to an approved in writing by the Local Planning Authority. The car park shall then be provided, surfaced, sealed and marked out in accordance with the permitted surfacing details and with the permitted plans and the car park shall thereafter be retained for that purpose for the occupiers of and visitors to the development.
- R4 To ensure that provision for vehicle parking clear of the highway is available for users of and visitors to the development and in the interests of visual amenity and highway safety and to ensure compliance with policies BT1, BT4 and Annex 1 of the Calderdale Local Plan.

(D) APPLICATION NUMBER 21/01345/FUL – CHANGE OF USE OF LAND FOR THE SITING OF 5 GLAMPING HUTS AND 1 BELL TENT WITH ASSOCIATED HARD-STANDING CAR PARKING TOGETHER WITH THE USE OF PART OF THE AGRICULTURAL BUILDING FOR ANCILLARY WCS, SHOWERS AND KITCHEN AREA (PART RETROSPECTIVE) AT CROSS FARM, NEW ROAD,

MANKINHOLES, TODMORDEN. (Recommended to Permit by the Director, Regeneration and Strategy for the reasons set out in the list submitted).

Note: The applicant attended the meeting and addressed the Committee.

RESOLVED that the application be to permit in accordance with the recommendation of the Director, Regeneration and Strategy with the following additional condition:

- C10 Prior to the development being first brought into use, a single long lasting bat roosting feature constructed of woodcrete, ecostyrocrete or similar material shall be installed on a tree at a height of at least 3m and facing South-west or South. The bat roosting feature shall be installed in accordance with these details and retained thereafter.
- R10 In the interests of biodiversity enhancement and in order to comply with policy GN3 of the Calderdale Local Plan and section 15 (Conserving and Enhancing the Natural Environment) of the National Planning Policy Framework 2021.

(E) APPLICATION NUMBER 22/01364/FUL – RESIDENTIAL DEVELOPMENT OF 8 HOUSES (AMENDED SCHEME TO 21/00364) AT LAND TO REAR OF 4 BACK CLOUGH, NORTHOWRAM, HALIFAX. (Recommended to Permit by the Director, Regeneration and Strategy for the reasons set out in the list submitted).

Note:. The applicant's agent and an objector attended the meeting and addressed the Committee.

RESOLVED that the application be to permit in accordance with the recommendation of the Director, Regeneration and Strategy with the following amended condition 14:

The development shall not be occupied until details of the treatment of the boundaries of the site, including details of any stabilisation works or rebuilding works to the retaining wall along the eastern boundary of the site; and details of boundary treatment between dwellings, have been submitted to and approved in writing by the Local Planning Authority. The treatments so approved shall then be provided in full prior to the first occupation of the development and shall thereafter be retained.

(F) OTHER APPLICATIONS

RESOLVED that the applications shown on the list submitted be determined as follows in accordance with the recommendation of the Director, Regeneration and Strategy:

Application Number 21/01421/FUL – Construction of Detached Dwelling with Glazed Link Extension and Detached Garage/Plant Room Including Landscaped Gardens and Ponds at Land South of Travellers Cottages, Steep Lane, Sowerby, Sowerby Bridge. (Recommended to Refuse by the Director, Regeneration and Strategy for the reasons set out in the list submitted).

Note: The applicant's agent and an objector attended the meeting and addressed the Committee. Councillor Patient attended the meeting and addressed the Committee as Ward Councillor

Application Number 22/01335/FUL – Change of use of Public House to use Class E(A) (Display or Retail Sale of Goods) Excluding the sale of Food and Residential Development of Three Dwellings to rear at The Shant, 247 Shay Lane, Holmfield, Halifax. (Recommended to Permit by the Director, Regeneration and Strategy for the reasons set out in the list submitted).

Note: The applicant's agent attended the meeting and addressed the Committee.

(Councillor Clarke declared an interest in the above item as this was her local pub and she was acquainted with a number of the objectors. However, she has had no discussion with them on this application, is not bias and has an open mind).

Application Number 23/00095/HSE – Raising of Roof, Extension to Front, Detached Garage with Garden Room at Popples Barn, 3a Popples, Bradshaw, Halifax. (Recommended to Permit by the Director, Regeneration and Strategy for the reasons set out in the list submitted).

Note: The applicant, their agent and an objector attended the meeting and addressed the Committee. Councillor Sutherland and Councillor Clarke attended the meeting and addressed the Committee as Ward Councillors.

(Councillor Clarke declared an interest in the above item as she had had an extended family interest and lives in the area. Councillor Clarke left the meeting for the discussion and voting thereon).