

PLANNING COMMITTEE, Tuesday, 5th December, 2023

PRESENT: Councillor Hutchinson (Chair)

Councillors: Bellenger, Brundell, Kirton, Kimber and Thornber

SUBSTITUTES PRESENT

Councillor Kingstone (as Substitute for Councillor Clarke)

29 SUBSTITUTES NOMINATED FOR THIS MEETING AND APOLOGIES FOR ABSENCE

Apologies were received from Councillor Clarke.

Councillor Kingstone arrived at 14:03

(The meeting ended at 15:20).

30 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 14TH NOVEMBER 2023

RESOLVED that the Minutes of the meeting of the Planning Committee held on 14th November 2023, be approved as a correct record and signed by the Chair.

31 WITHDRAWN APPLICATIONS

The Director, Regeneration and Strategy reported that the following application had been withdrawn from the agenda for legal reasons:

Application Number 23/00571/FUL - Construction of agricultural buildings with associated access track in connection with small holding (Retrospective Application) at Land North of Helm Farm Cottages, Helm Lane, Triangle, Sowerby Bridge

32 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 NO: 23/00647/FUL Proposed extension to an existing warehouse, including alterations to existing car parking, enlargement of existing service yard and new vehicular access at Waxman Group Ltd, Grove Mills, Elland Lane, Elland, HX5 9DZ (Recommended to permit for the reasons set out in the list submitted).

RESOLVED that the application be Refused for the following reasons;

1. The Council adopted the Calderdale Local Plan on 22 March 2023 for all planning purposes. The following policy statements were considered relevant to the proposed development:

Calderdale Local Plan (March 2023)

Policy BT2 – Privacy, Daylighting and Amenity Space

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National Planning Policy Framework (September 2023)

Chapter 12 – Achieving well-designed places

Paragraph 130(f)

The proposed development was considered not to be in accordance with the requirements of the Development Plan, and it had been concluded that there were no material considerations which would justify or outweigh the non-compliance with the relevant policies of the adopted Development Plan.

2. The proposed development would result in significant adverse impacts on the residential amenities of neighbouring occupiers at numbers 30 – 38 Elland Lane to the west of the site in terms of overbearing and overshadowing, given the location and routing of the proposed new access track and the location, scale and massing of the proposed building extension. The proposal was contrary to Policy BT2 of the adopted Calderdale Local Plan and National Planning Policy Framework (Chapter 12) Paragraph 130(f).

3. There were no material considerations advanced in favour of the development that would outweigh the identified conflicts with the relevant policies of the adopted Development Plan.

Note: An objector and the applicant attended the meeting and addressed the Committee. Councillor Gallagher attended the meeting and addressed the Committee as Ward Councillor.

Councillor Kingstone did not take part in the discussion or vote due to arriving after the application had started to be presented.

(B) OTHER APPLICATIONS

APPLICATION NO: 22/00192/FUL Demolition of existing buildings and construction of detached dwelling with integral garage; formation of new access at Siddal Wells Cottage Siddal Top Lane Siddal Halifax HX3 9TU (Recommended to permit 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.

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

(Councillor Kimber declared an interest in the above item as a Trustee of Slow the Flow. However, she confirmed she had an open mind).