

PRESENT: Councillor Porritt (Chair)

Councillors: Bellenger, Baines MBE, Clarke, Hutchinson, Kirton and A Smith

27 SUBSTITUTES NOMINATED FOR THIS MEETING AND APOLOGIES FOR ABSENCE

There were no apologies for absence received.

(The meeting closed at 17.13 hours).

28 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 9TH NOVEMBER 2021

RESOLVED that the Minutes of the meeting of the Planning Committee held on 9th November 2021, be approved as a correct record and signed by the Chair.

29 WITHDRAWN APPLICATIONS

The Director, Regeneration and Strategy reported that the following application had been withdrawn from the agenda for legal reasons:-

Application Number 20/01490/FUL – Conversion of Barn to dwelling at Lightlie Royd, Lightcliffe Royd Lane, Barkisland, Sowerby Bridge, Calderdale.

30 PLANNING APPLICATIONS LIST

The Director, Regeneration and Strategy submitted a written report detailing the following application 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 21/00555/FUL – Remediation and redevelopment of part of the site for residential development (Use Class C3) with associated access, landscaping, areas of public open space and other associate infrastructure – Mindful to Permit subject to the information set out in the list submitted plus the additional information provided and a Legal Agreement being completed.**

The Minerals Officer provided additional information to Members on the correct earth moving figures (excavated/ reuse/exported and imported) and advised that whilst there was a theoretical conflict with Policies E3 and E5 as set out in the report on page 29 and therefore the development was not in line with the Development Plan for the reasons set out in the report this was outweighed by other considerations. For the avoidance of doubt the concluding paragraph should have highlighted this however this was covered earlier in the report.

An objector and the applicant's agent attended the meeting and addressed the Committee. Councillor Robinson attended the meeting as Ward Councillor and addressed the Committee.

RESOLVED that the application be permitted in accordance with the recommendation of the Director, Regeneration and Strategy, mindful to permit subject to Legal Agreement.

(B) Application Number 20/00947/FUL - Construction of detached dwelling with associated access and ancillary works at Bar House, Denholme Gate Road, Hipperholme, Brighouse, West Yorkshire (recommended for refusal by the Director, Regeneration and Strategy subject to the reasons set out in the list submitted).

The applicant attended the meeting and addressed the Committee. Councillor Robinson attended the meeting as Ward Councillor and addressed the Committee.

RESOLVED that the application be permitted subject to the following conditions:

- C1 Prior to commencement of development above damp proof course level details of the proposed natural stone and timber facing materials, including coursing, pointing and also timber type and finished colour, shall be submitted in writing to and approved in writing by the Local Planning Authority. Prior to the first occupation of the development, it shall be constructed in accordance with the details so approved and so retained thereafter. The stone pointing shall be flush with the face of the stone or slightly recessed, ("ribbon" or "strap" pointing shall not be used) and shall be so retained thereafter.
- R1 To ensure the use of appropriate materials in the interests of visual amenity and to ensure compliance with BE1 and BE15 of the Replacement Calderdale Unitary Development Plan.
- C2 Prior to the first occupation of the development hereby permitted the dwelling shall be roofed with blue slate to the main house roof and porch roof, and fibreglass to the flat roofed element of the dwelling as specified in the submitted application and shall be retained as such for the lifetime of the development.
- R2 To ensure the use of appropriate materials in the interests of visual amenity and to ensure compliance with BE1 and BE15 of the Replacement Calderdale Unitary Development Plan.
- C3 Prior to commencement of development above damp proof course level details of the proposed boundary fence shall be submitted in writing to and approved in writing by the Local Planning Authority. Prior to the first occupation of the development, the boundary fence shall be constructed in accordance with the details so approved and so retained thereafter.

- R3 To ensure the use of appropriate materials in the interests of visual amenity and to ensure compliance with BE1 and BE15 of the Replacement Calderdale Unitary Development Plan.
- C4 Prior to the first occupation of the development hereby permitted the works to improve the visibility splay to the east of the site access shall be carried out as specified on Drawing No 1797-20-002 received by the Local Planning Authority on 21st October 2020 and thereafter a clear visibility splay above 900mm shall be maintained for the lifetime of the development.
- R4 In the interests of highway safety and to ensure compliance with policy BE5 of the Replacement Calderdale Unitary Development Plan.
- C5 No gate shall be erected or installed within 5m of the highway.
- R5 In the interests of highway safety and to prevent vehicles causing an obstruction in the highway when entering the site in accordance with policy BE5 of the Replacement Calderdale Unitary Development Plan.
- C6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that order) no development falling within Classes A-E of Part 1 of Schedule 2 of the said order shall be carried out without the prior written permission of the Local Planning Authority.
- R6 In the interests of safeguarding the character and openness of the Green Belt in accordance with Paragraphs 147-149 of the National Planning Policy Framework.

(C) Application Number 21/00186/HSE - Two storey extension to side of dwelling at Knowsley Barn, Firth House Lane, Barkisland, Sowerby Bridge, Calderdale (recommended for refusal by the Director, Regeneration and Strategy subject to the reasons set out in the list submitted).

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 the application be permitted subject to Officers drawing up appropriate conditions.

(D) OTHER APPLICATIONS

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

Application Number 21/00988/VAR - Variation of condition 22 on application 16/00439/MIN – no importation of stone for sawing, storage or for sale on the

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site or elsewhere at Elland Edge Quarries, Lower Edge Road, Rastrick, Brighouse, Calderdale.

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

Application Number 21/00242/HSE - Two storey side extension, single storey rear extension and dormer to front and rear at 37 Warley Road, King Cross, Halifax, Calderdale HX1 3SU.

Note: The applicant attended the meeting and addressed the Committee. Councillors Lynn and Shoukat attended the meeting as Ward Councillors and addressed the Committee.