

PRESENT: Councillor Porritt (Chair)

Councillors: Bellenger, Baines MBE, Clarke, Hutchinson, A Smith and Thornber
(Substitute for Councillor Thornber)

35 SUBSTITUTES NOMINATED FOR THIS MEETING AND APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Kirton.

(The meeting closed at 16.30 hours).

36 MINUTES OF THE PLANNING MEETING HELD ON 25TH JANUARY 2022 TO BE AGREED AS A CORRECT RECORD AND SIGNED BY THE CHAIR.

RESOLVED that the Minutes of the meeting on 25th January 2022, be approved as a correct record and signed by the Chair.

37 WITHDRAWN APPLICATIONS

The Interim Director, Regeneration and Strategy reported that the following application had been withdrawn from the agenda for legal reasons:

Application Number 22/01415/C – Proposed Tree Preservation Order on Council Land on Land at the top of Southowram Bank, Halifax

The Director, Regeneration and Strategy reported that the application had been withdrawn by the Applicant in its entirety:

Application Number 19/00759/HSE – Single storey extension to rear, porch to front, canopy to side and front and dormer windows to rear and side elevations (Part Retrospective) at 142 Rolls Head Road, Halifax HX2 ONQ.

38 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:

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

(A) APPLICATION NUMBER 21/00731/OUT – MIXED USE DEVELOPMENT FOR A RETAIL FOODSTORE, INDUSTRIAL UNITS, CARE HOME, RETIREMENT VILLAGE, RESIDENTIAL DEVELOPMENT AND ACCESS WORKS (USE CLASSES B2, B8, E(a), E(g) (iii), C2 and C3) THE APPLICATION SEEKS TO SECURE THE PRINCIPLE OF DEVELOPMENT AND THE MEANS OF ACCESS (OUTLINE) AT FORMER CROSSLEE FACTORY, BRIGHOUSE ROAD, HIPPERHOLME, BRIGHOUSE.

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

RESOLVED that the application be mindful to permit subject to the completion of a Legal Agreement in accordance with the recommendation of the Director, Regeneration and Strategy, subject to the amended paragraph on page 30 of the report to read:

"The LPA Consultant concludes that the assessment shows the application is making air quality worse in the AQMA by small amounts, which is against the overall aim of the West Yorkshire Low Emissions Strategy (WYLES), which has been adopted by the Council. Taking in to account any potential error in the model (which is around 6ug/m3) this would lead to more moderate impacts in the AQMA. However, as at least one exceedance is predicted and air quality is worsened at this location, this is judged to be a negligible effect. Therefore, if the application is permitted it is now incumbent on the applicant to provide an assessment of damage cost of a major development to enable the LPA to secure additional measures by condition or S106 to the default mitigation described in the WYLES Technical Guidance"

and subject to the conditions set out in the list submitted together with the following additional condition:

- C42 No part of the General Residential Phase of the development shall be brought into use until the design of the pedestrian access connecting to the Public Right of Way, Brighthouse 054, has been submitted to and approved in writing by the Local Planning Authority. The pedestrian access shall be delivered upon the first occupation of the residential units on the residential phase.
- R42 In the interests of highway safety and to allow for safe pedestrian access to and from the site and to ensure compliance with BE5; of the Replacement Calderdale Unitary Development Plan.

(B) OTHER APPLICATIONS

RESOLVED that the applications shown on the list submitted be determined as follows in accordance with the recommendation of the Head of Planning and Highways:

Application Number 20/00105/FUL – Demolition of existing works building and construction of 21 residential dwellings (revised scheme to 14/00918) (additional plans) at former Cal Val Works, Hoo Hole, Cragg Vale, Mytholmroyd, Hebden Bridge - refuse for the reasons set out in the list submitted.

Note: The applicant's agent and an objector attended the meeting and addressed the Committee. A communication from Councillor Patient as Ward Councillor was read to the Committee by the Corporate Lead, Planning as he was unable to attend the meeting and address the Committee.

Application Number 21/00437/VAR – Variation on condition one on planning application 18/01462/FUL to substitute drawings (new information – Noise Impact

Tuesday, 15th February, 2022

Assessment inc acoustic fence) at The Brooksbank School Sports College, Victoria Road, Elland, Calderdale HX5 0QG – permit subject to the conditions set out in the list submitted.

(Councillor Porritt declared an interest in the above application as it is in her Ward and she had facilitated a meeting with residents regarding noise issues but remained open minded and her husband is a Governor at Brooksbank school).

Application Number 21/00963/VAR – Variation of condition 1 (List of approved plans) on planning consent 20/00053/FUL in order to make a minor material amendment to the housing design and layout at Tower House Hotel, Master Lane, Halifax, HX2 7EW - permit subject to the conditions set out in the list submitted.

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