

**PRESENT:**

Councillors: Bellenger, Clarke, Kirton and A Smith

**SUBSTITUTES PRESENT**

Councillors: Kingstone (substitute for Councillor Hutchinson) and Leigh MBE (substitute for Councillor Thornber)

**21 APPOINTMENT OF A CHAIR**

**IT WAS AGREED** that Councillor Clarke be appointed Chair for this meeting of the Planning Committee.

**22 SUBSTITUTES NOMINATED FOR THIS MEETING AND APOLOGIES FOR ABSENCE**

Apologies were received from the Chair, Councillor Porritt, the Deputy Chair, Councillor Hutchinson, and Councillor Thornber.

*(The meeting closed at 16.53 hours).*

**23 MEMBERS' INTERESTS**

Councillor Bellenger declared that he had visited the site for application number 22/00777/OUT before the date of this meeting and had spoken to the applicant to obtain an understanding of the layout of the site.

**24 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 25TH OCTOBER 2022**

**RESOLVED** that the Minutes of the meeting of the Planning Committee held on 25<sup>th</sup> October 2022, be approved as a correct record, and signed by the Chair.

**25 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 22/00592/FUL - Construction of 4 x 4 bed dwellings with associated parking and amenity space at land adjacent to 31 Bright Street, Sowerby Bridge, Calderdale. (Recommended permit by the Director, Regeneration and Strategy for the reasons set out in the list submitted).**

Objectors and their representative attended the meeting and addressed the Committee.

**RESOLVED** that the application be refused for the following reasons:

R1: The proposed development of 2 pairs of semi-detached, 4 bedroomed dwellings on this restricted site were considered to be an over-

development of the site by virtue of the height, massing, scale, form and design of the development. The resultant development would be incongruous and over-dominant in appearance, out of keeping with the street scene and would not respect the character of the surrounding area and as such was contrary to policy BE1 (General Design Criteria) of the Replacement Calderdale Unitary Development Plan.

- R2: The width and surface of the private road Bright Street serving the site was, inadequate to accommodate with safety and convenience the additional traffic which would be generated by the proposed development having regard to Policy BE5 of the Replacement Calderdale Unitary Development Plan and paragraph 110 of the National Planning Policy Framework.

**(B) Application Number 22/00777/OUT - Farm workers dwelling (Outline) at Land East of Padan Arum Cottage, Old Lindley Road, Outlane, Elland, Calderdale. (Recommended refuse by the Director, Regeneration and Strategy for the reasons set out in the list submitted).**

Councillor Prashad attended the meeting as Ward Councillor and addressed the Committee. The applicant and the applicant's agent attended the meeting and addressed the Committee.

**RESOLVED** that consideration of the application be deferred in order for the planning officer and the applicant to find a suitable way forward.

**(C) OTHER APPLICATION**

**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 22/00958/FUL - Amendment of the road alignment along Church Street and red line boundary of planning permission 20/00217/FUL and that the application is accompanied by an environmental statement at A629 Phase Two Commercial Street Halifax Calderdale. – permit for the reasons set out in the list submitted.

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