

PRESENT: Councillor Porritt (Chair)

Councillors: Hutchinson, Bellenger, Kirton, A Smith and Thornber

SUBSTITUTES PRESENT

Councillors: Shoukat (as Substitute for Councillor Clarke)

26 SUBSTITUTES NOMINATED FOR THIS MEETING AND APOLOGIES FOR ABSENCE

Apologies were received from Councillor Clarke

(Councillor Shoukat arrived at the meeting at 14.10 hours)

Councillor Shoukat was reminded by the Chair that he could not take part in the discussions or voting of application number 21/00841/HSE – 84 Gibraltar Road as he arrived at the meeting part way through the application being discussed.

(The meeting closed at 15:11 hours)

27 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 15TH NOVEMBER 2022 TO BE AGREED AS A CORRECT RECORD

RESOLVED that the Minutes of the meeting of the Planning Committee held on 15th November 2022, be approved as a correct record, and signed by the Chair.

28 WITHDRAWN APPLICATIONS

The Director, Regeneration and Strategy reported that the following application had been withdrawn from the agenda for legal reasons:

20/01294/FUL - Conversion of barn to dwelling (part retrospective) at Barn West of Copperas Row, Rochdale Road, Greetland, Elland, Calderdale.

29 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 21/00364/FUL - Residential development of 8 houses at land to the rear of 4 Back Clough, Northowram, Halifax, Calderdale - (recommended to permit with additional conditions and amendments to conditions by the Director, Regeneration and Strategy for the reasons set out in the list submitted).

Objectors attended the meeting and addressed the Committee. Councillor Caffrey attended the meeting as Ward Councillor and addressed the Committee. The Applicant's Agent attended the meeting and addressed the Committee.

RESOLVED that the application be refused for the following reasons:

BE2 - Privacy, Daylighting and Amenity Space; and

BE1 – General Design Criteria

(B) Application Number 21/01250/VAR - Variation of condition 1 on planning application 18/00016/FUL - Revisions to the approved design and appearance; substitute drawing number S1188-02B for the approved plan at Highroyd Farm, Greetland Road, Barkisland, Calderdale (recommended to permit with amendments to those conditions already approved under Application Number 18/00016/DISC1 by the Director, Regeneration and Strategy for the reasons set out in the list submitted, and addition of a condition requiring details of render).

RESOLVED that the application be approved in accordance with the recommendation of the Director, Regeneration and Strategy subject to those conditions already approved under 18/00016/DISC1 and the list submitted and with the following amended condition:

C2 With the exception of the render, the external walling shall be carried out in accordance with the details approved by application 18/00016/DISC1 before the first occupation of any of the dwellings and shall be so retained thereafter.

R2 In the interests of visual amenity and to ensure compliance with policy BE1 of the Replacement Calderdale Unitary Development Plan.

(C) 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 20/00841/HSE - Demolition of existing garage to facilitate two storey side and single storey rear extensions (Amended scheme to 19/01185) at 84 Gibraltar Road, Halifax, Calderdale (recommended to Permit with Conditions) Permit with conditions listed.