

Meeting of the Plans Scrutiny Committee held on Tuesday 26 March 2019 in the Civic Chamber, Council Offices, Skelmanthorpe

Members Present: Cllrs E Shaw, I Atkinson, J Patterson, R Gott, K Waites, S Slater, S Merry, C Naylor, J Summers, M Wood & N Gemmell

In Attendance: C Wadsworth, Clerk

16/351 Declarations of Interest

There were no declarations of interest.

16/352 Open Session

Members of the public spoke in objection to application no: 2019/60/90380/E Land at Green Acres Close, Emley, and no: 2019/62/90151/E Land to the North of Cumberworth Road, Skelmanthorpe. Cllr Gemmell also spoke as a member of the public about the quality of housing within the increasing amount of large-scale developments, comments which would be passed on to Kirklees councillors, however it was agreed that this was outside the scope of Kirklees planning.

16/353 Apologies for Absence

Apologies were received from Cllr J Cook.

RESOLVED that the reasons submitted be approved.

16/354 Admission of the Public

RESOLVED that there were no items requiring the exclusion of the press and public.

16/355 Planning Applications

Planning notifications were considered and observations made thereon. (See attached)

RESOLVED that the observations be submitted to Kirklees Council.

16/356 Planning Decisions

RESOLVED that planning decisions were considered and observations made thereon.

RESOLVED that the planning decisions be noted.

16/357 Orders for Payments

RESOLVED that orders for payment number 730 totaling £3426.05 be approved for payment.

Date of next meeting

30 April 2019

Signed: (CHAIRMAN)

Plans Scrutiny Committee comments from 26 March 2019

2019/62/90455/E	8, Bluehills Lane, Lower Cumberworth, Huddersfield, HD8 8RQ Erection of single storey rear extension	No objections
2019/62/90410/E	24, Albert Road, Clayton West, Huddersfield, HD8 9NL Erection of single storey rear infill extension, first floor rear extension, raised decking and associated alterations	No objections
2019/62/90425/E	Queens Head, 191, Wakefield Road, Scissett, Huddersfield, HD8 9JL redevelopment of car park and beer garden and erection of three storey retail building	No objections however there were concerns around the impact on neighbouring properties
2019/62/90463/E	Bridgewood House, 165, Barnsley Road, Denby Dale, Huddersfield, HD8 8PS Erection of single storey side extension	No objections
2019/62/90591/E	3, Fox Close, Emley, Huddersfield, HD8 9SH Erection of single storey side and rear extension	No objections
2019/62/90151/E	Land to the North of, Cumberworth Road, Skelmanthorpe, Huddersfield, HD8 Erection of 192 dwellings and associated landscaping and infrastructure	The Council strongly expressed unanimous objections to this development on the grounds of: 1. The unsustainable scale of the development and the impact on the infrastructure of the village. 2. The layout and density of the proposal is not in-keeping with the surrounding area. 3. Increased traffic generation onto very busy roads and an already problematic junction at the triangle, where school children walk to both Shelley College and Scissett Middle School. 4. Impact on an already overloaded drainage system and potential for flooding.

2019/60/90380/E	Land at, Green Acres Close, Emley, Huddersfield, HD8 9RA Outline application for erection of residential development and associated access	<p>Objections were made: The site was allocated in the Local Plan for 44 houses with two points of access. Main access being Wentworth Drive with Green Acres Close as a minor secondary. This application is for 50 houses with one single access via Green Acres Close. This is contrary to Local Plan Policy. Green Acres Close leads to Warburton a narrow roadway without footpaths, very little off-street parking and houses with doorways opening directly onto the road. The only children's playground in Emley & Emley Moor is on Warburton. The northern end of Warburton is Upper Lane, already highly congested and compromised by a lack of footpaths and again many houses with no off-street parking. UDP policy T10 states that new development will not normally be permitted if it will create or materially add to highways safety problems. Policy PLP21 of the Local Plan requires development proposals to be accessed effectively and safely by all users, and states new development will not be permitted if it adds to highway safety problems. An uplift of around 70% in vehicular movements onto Warburton is a highly material consideration. The application has not taken into consideration the negative effect on Emley Millennium Green, requiring safe pedestrian access and disabled parking provision. Water supply, foul water drainage and sewage have been an ongoing problem for households in Emley. The addition of extra housing will have an adverse effect on a system which cannot cope with existing needs. Emley is an isolated rural settlement with an infrequent and well documented unreliable public transport provision. It is not feasible for residents to walk or cycle to jobs, services or amenities. Private vehicle use is essential for day-to-day living and the addition of 50 households is not a sustainable development. The Council were unanimous in strongly objecting to this planning application.</p>
2019/62/90552/E	27, Albert Road, Clayton West, Huddersfield, HD8 9NL Removal of conservatory and erection of single storey rear extension and alterations	No objections
2019/62/90580/E	Dearne Grange Farm, Park Head Lane, Birds Edge, Huddersfield, HD8 8YA Demolition of existing stable block and erection of one detached dwelling	Objections due to the inappropriate conversion of an agricultural building, and due to Greenbelt regulations.
2019/62/90520/E	8, Dene Road, Skelmanthorpe, Huddersfield, HD8 9BU Erection of single storey rear extension	No objections
2019/62/90610/E	120, Bedale Drive, Skelmanthorpe, Huddersfield, HD8 9EU Erection of two storey rear extension	No objections
2019/62/90565/E	2, Holly Tree Grange, Skelmanthorpe, Huddersfield, HD8 9BJ Erection of single storey rear extension	No objections

2019/62/90706/E	Land at, Busker Lane, Scissett, Huddersfield, HD8 9JU Erection of substation for Scissett Care Home, Busker Lane and associated alterations to parking and landscaping	No objections
2019/62/90733/E	421, Wakefield Road, Denby Dale, Huddersfield, HD8 8QD Erection of single storey side extension	No objections
2019/62/90632/E	1B, Leak Hall Crescent, Denby Dale, Huddersfield, HD8 8RZ Erection of single storey side and rear extensions	No objections