

Holme Valley Parish Council

Planning applications lodged with Kirklees from 21 June to 18 July 2017- List 1718/03

The following applications were considered by Holme Valley Parish Council at the meeting on **24 July 2017**. Where appropriate, recommendations will be made to Kirklees Planning Services regarding whether or not they should be approved, but the decisions will be taken by Kirklees Planning Services.

Full details regarding deadline dates for comments and how to submit a comment can be obtained from the Kirklees' website: www.kirklees.gov.uk/planning

HVPC Reference:	1718/03/01
Application No:	2017/92019
Location:	18 Wickleden Gate, Scholes, Holmfirth, HD9 1QT
Ward/Councillors:	Scholes – RPD/TW
Applicant:	G Heap
Proposed Development:	Erection of single storey rear extension
OS Map Ref:	415873 407402
HVPC Comment:	Support the application.
Decision:	

HVPC Reference:	1718/03/02
Application No:	2017/91888
Location:	Woodlands Mill, Luke Lane, Thongsbridge, Huddersfield, HD9 7TB
Ward/Councillors:	Brockholes – MP
Applicant:	D & LS Developments Ltd, c/o Agent
Proposed Development:	Change of use, alterations and extensions to former mill buildings to form mixed use development comprising of food manufacturing, cookery school, café, shop, restaurant, cooking demonstration/tasting areas and management offices/suite. Re-location of 'Nissen'-hut, outdoor seating areas, service yard, parking and associated landscaping works
OS Map Ref:	415137 410136
HVPC Comment:	Support the application.
Decision:	

HVPC Reference:	1718/03/03
Application No:	2017/92067
Location:	1 Spring Gardens, Upperthong, Holmfirth, HD9 3RT
Ward/Councillors:	Upperthong – JGC/RR
Applicant:	Mr & Mrs R Loughlin
Proposed Development:	Erection of single storey rear extension and alterations and removal of existing conservatory
OS Map Ref:	413091 408328
HVPC Comment:	Support the application.
Decision:	

HVPC Reference:	1718/03/04
Application No:	2017/92073
Location:	32 Holmclose, Holmbridge, Holmfirth, HD9 2NJ
Ward/Councillors:	Upper Holme Valley – KB/TB
Applicant:	L Boyes

Proposed Development:	Erection of dormer
OS Map Ref:	412079 406888
HVPC Comment:	Support in principle, subject to there being no overlooking.
Decision:	

HVPC Reference:	1718/03/05
Application No:	2017/92082
Location:	106 School Street, Holmfirth, HD9 7EQ
Ward/Councillors:	Holmfirth Central – RH/GC
Applicant:	Alan Varker, Kumon
Proposed Development:	Erection of 2no. non-illuminated signs (within a Conservation Area)
OS Map Ref:	414275 408363
HVPC Comment:	Support the application.
Decision:	

HVPC Reference:	1718/03/06
Application No:	2017/92078
Location:	47 Netherlea Drive, Netherthong, Holmfirth, HD9 3EX
Ward/Councillors:	Netherthong – DKB/JR
Applicant:	A & D Horrocks
Proposed Development:	Demolition of conservatory and erection of single storey side extension
OS Map Ref:	413981 409430
HVPC Comment:	Support the application.
Decision:	

HVPC Reference:	1718/03/07
Application No:	2017/92061
Location:	Washpit Mills, Choppards Lane, Holmfirth, HD9 2RD
Ward/Councillors:	Upper Holme Valley – KB/TB
Applicant:	R Cooke
Proposed Development:	Certificate of lawfulness for continuation of existing B2/B8 use with ancillary use
OS Map Ref:	414287 406768
HVPC Comment:	Support the application.
Decision:	

HVPC Reference:	1718/03/08
Application No:	2017/92062
Location:	Haigh House, Cinder Hills Road, Holmfirth, HD9 1EH
Ward/Councillors:	Holmfirth Central – GC/RH
Applicant:	Andy Hauser
Proposed Development:	Erection of single storey front extension (within a Conservation Area)
OS Map Ref:	414710 407827
HVPC Comment:	Support the application, subject to materials being in keeping.
Decision:	

HVPC Reference:	1718/03/09
Application No:	2017/92148
Location:	26 Mount View Road, Hepworth, Holmfirth, HD9 1JA
Ward/Councillors:	Hepworth - TWD
Applicant:	R Wright
Proposed Development:	Modification of existing conservatory to form sun room
OS Map Ref:	416484 406782
HVPC Comment:	Support the application.
Decision:	

HVPC Reference:	1718/03/10
Application No:	2017/92014
Location:	12 Upper Gate, Hepworth, Holmfirth, HD9 1TG
Ward/Councillors:	Hepworth – TWD
Applicant:	S Booth
Proposed Development:	Erection of detached garage (within a Conservation area)
OS Map Ref:	416227 406854
HVPC Comment:	Support the application.
Decision:	

HVPC Reference:	1718/03/11
Application No:	2017/92200
Location:	Chemical Works, Liphill Bank Road, Holmfirth, HD9 2LH
Ward/Councillors:	Upperthong – JGC/RR
Applicant:	Hamish Gledhill, Acumen Designer & Architects
Proposed Development:	Variation condition 2 (plans) on previous permission 2017/91024 for demolition of chemical works, associated buildings and two dwellings, erection of two detached dwellings, one pair of semi-detached dwellings and terrace of three dwellings
OS Map Ref:	412769 407848
HVPC Comment:	Support the application.
Decision:	

HVPC Reference:	1718/03/12
Application No:	2017/92201
Location:	The Smithy House, Haggroyd Lane, Brockholes, Holmfirth, HD9 7AQ
Ward/Councillors:	Brockholes – MP
Applicant:	L Henton
Proposed Development:	Erection of enlargement to existing front dormer
OS Map Ref:	414869 410956
HVPC Comment:	Support the application.
Decision:	

HVPC Reference:	1718/03/13
Application No:	2017/91864
Location:	36 Bradshaw Road, Honley, Holmfirth, HD9 6EF
Ward/Councillors:	Honley West – CRG/SE
Applicant:	Ian Higgins
Proposed Development:	Certificate of lawfulness for erection of single storey extension to rear

OS Map Ref:	413484 411376
HVPC Comment:	Support the application.
Decision:	

HVPC Reference:	1718/03/14
Application No:	2017/92232
Location:	Land adj to 42, Penistone Road, New Mill, Holmfirth, HD9 7BT
Ward/Councillors:	Fulstone – DMF/DH
Applicant:	Ian Burd
Proposed Development:	Reserved matters application to outline permission 2014/93203 for erection of no.1 detached dwelling and associated works
OS Map Ref:	416637 408634
HVPC Comment:	All Members of the Parish Council's Planning Committee declared a personal interest in this item, as the site was formerly held in trust by the Holme Valley Land Charity (whereby the Parish Council is the sole corporate trustee). Support the application, subject to Highways being satisfied.
Decision:	

HVPC Reference:	1718/03/15
Application No:	2017/92300
Location:	Appleton Quarry, Holmfirth Road, Shepley, Huddersfield, HD8 8BB
Ward/Councillors:	Fulstone – DMF/DH
Applicant:	Marshalls Mono Ltd
Proposed Development:	Variation of condition 23b (time period) on previous planning permission 2015/93162 for variation of condition 23B (time period) on Previous schedule of conditions IDO/423A/435/465/PR1 First Periodic Review for Proposed Stone Quarrying.
OS Map Ref:	419300 408586
HVPC Comment:	Support the application, subject to Kirklees Noise Control being satisfied with the proposed variation.
Decision:	

HVPC Reference:	1718/03/16
Application No:	2017/92044
Location:	6 Woodhead Road, Holmfirth, HD9 2JU
Ward/Councillors:	Upperthong – JGC/RR
Applicant:	P Bottomley
Proposed Development:	Extension to basement and formation of associated access (within Conservation Area)
OS Map Ref:	413899 408027
HVPC Comment:	Support the application, subject to Highways being satisfied.
Decision:	

HVPC Reference:	1718/03/17
Application No:	2017/92241

Location:	Bradshaw Road Stables, Bradshaw Road, Honley, Holmfirth, HD9 6RJ
Ward/Councillors:	Honley South – CMK
Applicant:	R Daniels
Proposed Development:	Erection of extensions to equestrian building and stable block, siting of 4 steel containers and erection of canopy
OS Map Ref:	413020 410605
HVPC Comment:	Support the application.
Decision:	

HVPC Reference:	1718/03/18
Application No:	2017/92249
Location:	Land adj, 26 Broad Lane, Upperthong, Holmfirth, HD9 3JS
Ward/Councillors:	Upperthong – JCG/RR
Applicant:	S Hobson, C/O Agent
Proposed Development:	Reserved matter application for erection of 3 dwellings pursuant to outline permission 2015/91661
OS Map Ref:	413072 408137
HVPC Comment:	Object on the grounds of detrimental effect of Listed Buildings adjacent and opposite, roads/highways concerns, health and safety concerns, and over-intensification of the site.
Decision:	

HVPC Reference:	1718/03/19
Application No:	2017/92224
Location:	Ward Place, Brow Lane, Holmfirth, HD9 2SW
Ward/Councillors:	Upper Holme Valley – KB/TB
Applicant:	Judith Morris, Hardmor Properties Ltd
Proposed Development:	Variation on condition 18 (surfacing material) on planning permission no. 2008/90988 for change of use, extension and alterations to original 7 no. cottages and 2 agricultural barns to form 5 no. dwellings with garages.
OS Map Ref:	413892 407425
HVPC Comment:	Noted that application withdrawn.
Decision:	Withdrawn

HVPC Reference:	1718/03/20
Application No:	2017/92314
Location:	Ward Place, Brow Lane, Holmfirth, HD9 2SW
Ward/Councillors:	Upper Holme Valley – KB/TB
Applicant:	J Morris
Proposed Development:	Variation on condition 18 (surfacing material) on previous permission no. 2008/90965 for Listed Building Consent for change of use, extension and alterations to original 7 no. cottages and 2 agricultural barns to form 5 no. dwellings with garages.
OS Map Ref:	413892 407425
HVPC Comment:	Noted that application withdrawn.
Decision:	Withdrawn

HVPC Reference:	1718/03/21
Application No:	2017/92230
Location:	Rodgers Plant Hire, Riverside Works, Woodhead Road,

	Honley, Holmfirth, HD9 6PW
Ward/Councillors:	Netherthong – DKB/JR
Applicant:	Mr S Rodgers, Rodgers Plant Hire
Proposed Development:	Outline application for residential development
OS Map Ref:	414198 411796
HVPC Comment:	Object as incomplete application.
Decision:	

HVPC Reference:	1718/03/22
Application No:	2017/92027
Location:	Abinger Farm, Scholes Moor Road, Scholes, Holmfirth, HD9 1RU
Ward/Councillors:	Scholes – RPD/TW
Applicant:	J Heeley
Proposed Development:	Erection of agricultural building
OS Map Ref:	415152 406310
HVPC Comment:	Object as incomplete information/poor quality plans.
Decision:	

HVPC Reference:	1718/03/23
Application No:	2017/92329
Location:	Hollin Hall, 74 Hall Ing Lane, Honley, Holmfirth, HD9 6QR
Ward/Councillors:	Honley C&E – SB/PDS/EB
Applicant:	Nicholas Smith
Proposed Development:	Works to TPO(s) 5A/15
OS Map Ref:	414979 412057
HVPC Comment:	Noted.
Decision:	

HVPC Reference:	1718/03/24
Application No:	2017/92365
Location:	Rose Glen, Far Lane, Hepworth, Holmfirth, HD9 1TL
Ward/Councillors:	Hepworth – TWD
Applicant:	M Walker
Proposed Development:	Certificate of lawfulness for proposed erection of garage extension
OS Map Ref:	416377 406468
HVPC Comment:	Support the application.
Decision:	

Further or Amended Plans/Information Received

HVPC Reference:	AMD/1718/03/01
Application No:	2017/91361
Location:	Land at Cross Lane, Scholes, Holmfirth
Ward/Councillors:	Scholes – RPD/TW
Applicant:	Spawforths
Proposed Development:	Erection of 39 dwellings and associated landscaping
OS Map Ref:	415187 407068
Previous Comment	8/5/17 - Object to the application. Local Plan has not been finalised so this application on Provisional Open Land should be rejected. Concerns also that infrastructure not in place to support

	<p>such a large development.</p> <p>Two members of the public left after consideration of this application.</p>
<p>HVPC Comment:</p>	<p>24/7/17 – Object to the application on the same grounds as previously, i.e. the Local Plan has not been finalised so this application on Provisional Open Land should be rejected.</p> <p>Members also refer to two important judgements, made in the last few months:</p> <p>(1) Supreme Court decision (10 May 2017) – see further details attached, as provided by Scholes Future Group – a summary of which is provided below and states:</p> <ul style="list-style-type: none"> • Start with the statute. • Stick to the current plan unless “other material considerations indicate otherwise (para 7 attached refers) • NPPF as it applies to “decision-taking” on planning applications is mere guidance, not determinative – only one material consideration amongst possibly many (para 21 attached refers). <p>(2) Court of Appeal decision (30 June 2017) – see further details attached, as provided by Scholes Future Group – a summary of which is also provided below and states:</p> <ul style="list-style-type: none"> • Consideration must be given even to policies which are “out of date” (NPPF47) and this may result in a refusal of planning permission. • The “presumption in favour of sustainable development” is capable of being rebutted (para 35(3)). • “The absence of a five year supply of housing land will not necessarily be conclusive in favour of granting permission” (para 35(3)). <p>On the above basis, Members object to this application, but also have concerns that infrastructure is not in place to support such a large development anyway. Members also have concerns that the changes to the application submitted by the developer are minor and do not address the Parish Council’s concerns.</p> <p>The Clerk be authorised to copy this information to the Kirklees Planning Case Officer (Matthew Woodward) but also the Director of Planning at Kirklees Council (Paul Kemp).</p> <p>Two members of the public left the meeting after consideration of this item on the planning list.</p>
<p>Decision:</p>	

HVPC Reference:	AMD/1718/03/02
Application No:	2017/90620
Location:	Dobroyd Mills, Hepworth Road, New Mill, Holmfirth, HD9 1AF
Ward/Councillors:	Hepworth – TWD
Applicant:	Robert Halstead Chartered Surveyor
Proposed Development:	Planning permission for demolition of existing buildings, change of use of existing building to mixed uses comprising B1a (offices), B1c (light industrial), A3 (food and drink) and C3 (up to 18 dwellings) and outline permission for erection of 75 dwellings
OS Map Ref:	416367 407141
Previous HVPC Comment:	<p>Object to the application on the following grounds:</p> <ol style="list-style-type: none"> 1. Highways issues. 2. Over intensification of the site (number of dwellings rather excessive). 3. Top field by church (GB) should not be built on. <p>Support mixed development on brownfield site but insufficient details of housing mix.</p>
HVPC Comment	<p>24/7/17 – Object to the application on the following grounds:</p> <ol style="list-style-type: none"> 1. Highways issues – Members are particularly concerned that the two junctions onto the A616 down to Jackson Bridge need improving. 2. Over-intensification of the site (number of dwellings rather excessive) and insufficient details of housing mix. 3. Top field by church (in Green Belt) should definitely not be built on. <p>Members are concerned that the changes to the application by the developer do not mitigate the Parish Council's concerns previously expressed, but Members would support a more mixed development on that part of the site which is brownfield (only).</p>
Decision:	