

Hannah Halstead

From: Meltham Town Council <melthamcouncil@btconnect.com>
Sent: 28 June 2017 11:30
To: DCAdmin
Subject: Resolutions from Meltham Town Council on the planning applications falling within its boundaries taken at its planning meeting on 26/06/2017

Dear Sirs

Please find below the resolutions from Meltham Town Council on the planning applications falling within its boundaries taken at its planning meeting on 26/06/2017:

[Application number 2017/60/91505/W](#) - Outline application for erection of residential development at Land off, Huddersfield Road, Meltham, Holmfirth, HD9 for Mr J Mayo. Due to the attendance of members of the public this application was considered first.

The Councillors considered the application, the plans and the documentation supporting the Planning Application and considered written correspondence from a member of the public who had contacted the Council prior to the meeting urging the Council to object to the application on the grounds that it failed to meet the National Planning Policy Framework principle of sustainable development.

The members of public present suggested to Councillors that Meltham needed more houses and the development was away from the centre so that any additional traffic was unlikely to come into the centre. It was suggested that wherever there were proposals to build there is always an objection and that the young people of Meltham should be able to stay in Meltham. A discussion took place about affordable housing generally in the area.

Councillors suggested that there was a need to protect the area and in the case of this proposed development there is nothing else around it. It was suggested that the current proposal represents an inefficient use of land that is not integrated well with existing developments. It was noted that this was already a busy road and that the development would make a busy road even busier. One of the members of the public suggested the road would need widening should the development go ahead. A member of the public questioned if not here where should houses be built and another member of public replied that there were more appropriate sites with planning consent for houses which were not being developed.

The Chair said in his view the proposal breaks a pattern of existing development within the Town and would likely lead to further development in adjacent fields.

Councillors noted that the proposed development is on the edge of the greenbelt and the existing Unitary Development Plan allocates the land as Provisional Open Land (POL). The Chair explained that a POL designation in the Local Plan means the land is safeguarded and treated similarly to green belt. On sites designated as POL Planning Permission will not generally be granted other than for certain development which would not prejudice the contribution of the site to the character of its surroundings and the possibility of development in the longer term.

The Chair suggested that the aim of the POL designation is to maintain the character of the land during the period until the plan is reviewed when it will be considered for allocation for development. The reassessment of POL will involve determining whether in the prevailing circumstances there is a case for releasing some or all of the land for development, or whether it should be maintained as POL until the next review of the plan.

Councillors noted that the land subject to this application is currently POL and is not allocated for development, consequently planning permission should only be granted following a Local Plan review which proposes the development. It was noted that in fact the proposal had recently been reviewed, with the Local Plan now being reviewed by Government and the review had retained the classification of this area of land as not being needed for development at the present time and therefore planning permission should not be granted. Councillors recognise that this land will eventually be built on but suggested that such safeguarded sites should be there to fulfill a much longer term need - i.e. well beyond the plan period.

It was further suggested that the development is unsustainable in its own right in terms of additional traffic and school places.

Councillors also expressed concerns that the proposed development is adjacent to the Greenway in Meltham and questioned the impact any development would have on this environment. It was noted there were no Environmental Impact Assessments at the present time and as the application is an outline application (only dealing with access) there is very little detail in the application.

It was also noted that no comments were submitted as part of the consultation about this plot of land and the change of use (Site allocation ID SL2186).

Councillors also felt that this application should not be determined under officer delegation but should be determined by the Planning Committee.

RESOLVED: That the Council objects to the application on the following grounds:

- the proposed development is on the edge of the greenbelt and the existing Unitary Development Plan allocates the land as Provisional Open Land (POL). Planning permission should not generally be granted on sites designated as POL other than for certain development which would not prejudice the contribution of the site to the character of its surroundings and the possibility of development in the longer term which these proposals would do. The aim of the POL designation is to maintain the character of the land during the period until the plan is reviewed when it will be considered for allocation for development. The reassessment of POL will involve determining whether in the prevailing circumstances there is a case for releasing some or all of the land for development, or whether it should be maintained as POL until the next review of the plan. The land subject to this application is currently POL and is not allocated for development, consequently planning permission should only be granted following a Local Plan review which proposes development. It was noted that in fact the proposal had recently been reviewed, with the Local Plan now being reviewed by Government and the review had retained the classification of this area of land as not being needed for development at the present time. In the circumstances planning permission should not be granted. Whilst the Council recognises that this land will eventually be built on it suggests that such safeguarded sites should be there to fulfill a much longer term need - i.e. well beyond the plan period.
- it fails to meet the National Planning Policy Framework principle of sustainable development being unsustainable in terms of additional traffic and school places.

- the current proposal represents an inefficient use of land that is not integrated well with existing developments, there are no other developments near the proposed development and the proposal breaks a pattern of existing development within Meltham and would likely lead to further development in adjacent fields.
- no comments were submitted as part of the consultation about this plot of land and the change of use (Site allocation ID SL2186).

[Application number 2017/62/91707/W](#) - Erection of fence at 51A, Highfield Crescent, Meltham, Holmfirth, HD9 5RG for A Franks

RESOLVED: That the Council objects to the application on the grounds of visual amenity and road safety in that the fence obstructs the view of road users.

[Application number 2017/70/91794/W](#) - Variation of condition 2 (plans) on previous permission 2014/93995 for re-use and adaptation of existing barn to form four dwellings with associated access and parking (Listed Building) at Headyfields, Wilshaw Road, Meltham, Holmfirth, HD9 4DQ for Anthony Dearnley Homes Ltd

RESOLVED: That the Council notes the application.

[Application number 2017/62/91827/W](#) - Erection of first floor extension to side at 31, Sefton Lane, Meltham, Holmfirth, HD9 5JX for D Hampson

RESOLVED: That the Council supports the application.

[Application number 2017/44/91887/W](#) - Discharge condition 8 (Remediation Strategy) on previous permission 2017/90308 for variation condition 1 (revised drawings) on previous permission 2016/91694 for variation of condition 2 (plans) on previous planning permission 2012/91986 for erection of detached dwelling at Knowle Lane, Meltham, Holmfirth, HD9 4DS for Towndoor Ltd

RESOLVED: That the Council notes the application.

[Application number 2017/62/91891/W](#) - Erection of 3 detached dwellings with integral garages at Site Adj, 34, Sunny Bank Road, Meltham, Holmfirth, HD9 5LL
for Mr Davies, C/O Agent

RESOLVED: That the Council objects to the application on the grounds that the site would be overdeveloped and that the high density of housing reduces the space needed for access by emergency and utility vehicles.

[Application number 2017/N/92043/W](#) - Prior notification for formation of agricultural or forestry development - proposed road at agricultural land, Thick Hollins Road, Meltham, Holmfirth for Turner Bros

RESOLVED: That the Council notes the application.

[Application number 2017/CLD/91756/W](#) - Certificate of lawfulness for proposed erection of outbuilding at 1, Heron Close, Netherton, Huddersfield, HD4 7FE for M Rath

RESOLVED: That the Council supports the application.

Regards
Michelle

Michelle Chard
Clerk to the Council

******* PLEASE NOTE THE NEW ADDRESS *******

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