

From: Meltham Town Council
Sent: 17 October 2017 13:14
To: DCAdmin
Subject: Resolutions from Meltham Town Council on the planning applications falling within its boundaries taken at its planning meeting on 16/10/2017.

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 16/10/2017:

The Committee considered the following planning applications:

[Application number 2017/70/93230/W](#) - Removal of conditions 3. (floor finishes) 6. (repairs and replacements) 9. (stone repair) and 10. (rebuilding of walls) on previous permission no. 2015/91981 for listed building consent for alterations and extensions to former grade II listed weaver's cottages to form one dwelling at Former Albion Mills, Mill Moor Road, Meltham, Holmfirth, HD9 5AF for Crystal Homes 2 Limited

RESOLVED: That the Council supports the application.

[Application number 2017/44/93268/W](#) - Discharge conditions 3-6, 10-13, 15, 18-21, 25, 26, 28-31 on previous permission 2016/92254 for erection of 24 dwellings at Land off, Colders Lane, Meltham, Holmfirth for JP Wild Ltd.

RESOLVED: That the Council notes the application.

[Application number 2017/62/93348/W](#) - Erection of single storey front and rear extensions at 99, Wessenden Head Road, Meltham, Holmfirth, HD9 4HR for T Evans.

RESOLVED: That the Council supports the application.

In addition the Town Council had received a Planning Consultation Request (Further or Amended Plans / Information received) in relation to **application number 2017/91505**. Councillors considered the consultation material but concluded that it did not alter the Council's previous position in relation to this application and

RESOLVED: That the Council still 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).

Regards
Michelle

Michelle Chard
Clerk to the Council

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

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