



Stainland and District Parish Council 24th Planning Committee MINUTES

Tuesday 13th July 2021

Councillors Present: Councillor Mullany (Chaired the meeting). In attendance were Councillor Fieldhouse and Councillor Lassey.

Minutes Drafted by Parish Clerk

Laura White-Scott (Clerk)

	Item
2021P24.1	Resolved to note that Councillor Liddell, Councillor Weeks & Councillor Bottomley were unable to attend.
2021P24.2	Public Participation. There were no members of the public present for this session.
2021P24.3	Resolved to note there was no Parish Councillors' declarations of interest.
2021P24.4	Resolved to accept the minutes of the 23rd Planning Committee meeting held on 8th June 2021.
2021P24.5	Resolved to note the update on the Calderdale Local Plan Examination. Further hearing in September still consulting on air quality, infrastructure. Will be autumn before we have any decision from CMBC.
2021P24.6	<p>Resolved that the following applications were discussed.</p> <p>21/00509/FUL Agricultural building Mount Pleasant Farm Dean House Lane Stainland Elland Calderdale HX4 9LG https://portal.calderdale.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QR8OYEDWJ1B00 35m from other buildings, it is on a well-used public bridleway, applicant needed new building to store equipment and for use of agricultural business which involves alpacas. 165sm building. 5.8m high to top of the ridge. It is a replacement for a tractor store which currently has been made into a dwelling. Resolved that we will request that the building be returned to green belt site once is no longer used as an agricultural building.</p> <p>20/01111/FUL Sub-division of existing dwelling to form 2no. dwellings including external alterations White Rock House Farm Dean House Lane Stainland Elland Calderdale HX4 9LG https://portal.calderdale.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QH27WMDWKUH00 Located on the scenic footpath of the parish, two very detailed bat reports supplied with application which have been passed by CMBC. Highways team submitted comments stating that they are unable to support it. Ecologically sensitive area, designated site nearby that may be affected. Original issues around drainage & pollution still apply. Resolved to resubmit previous comments.</p>

21/00196/HSE | Garage with store to the side. | Hard Platts Farm Hard Platts Lane Stainland Elland Calderdale HX4 9HP

<https://portal.calderdale.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QOM4R3DWHBZ00>

Highways have approved revised version of garage, Neighbour is concerned about trees and timber structure not in keeping with the area. Objecting neighbour had professional support in application. Cllr Mullany to do site visit.

21/00406/FUL | Manège | Hard Platts Barn Hard Platts Lane Stainland Elland Calderdale HX4 9HP

<https://portal.calderdale.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQGSRKDWIHE00>

Lack of information regarding access to the site, no details of how it would be used – private or commercial. Need detail of drainage issues due to moving so much earth. Sustainable drainage system required. Lighting may be an issue – no details of flood lights. Possible screening and planting may be required.

Site visit with above application required

21/00219/FUL | Demolition of existing stables to facilitate detached dwelling | Stables Adjacent Benroyd Terrace Jagger Green Lane Holywell Green Elland Calderdale

<https://portal.calderdale.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQQC8HDWHFP00>

Design issues – very small

In greenbelt but has brown belt status, Highways issues are not resolved.

Lack of grazing space for horses. Applicant made a case for not submitting bat survey.

21/00439/HSE | Single storey side extension. Widening of parking space to create 2 parking spaces. | 13 Benroyd Terrace Jagger Green Lane Holywell Green Elland Calderdale HX4 9DA

<https://portal.calderdale.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQKI29DWIKW00>

Extension will effect daylight for neighbour. Also widening parking area may affect neighbour's access. Visibility for junction may be compromised. Supportive of comments made by objecting neighbour.

21/00531/FUL | Conversion of public house to 2 no dwellings including demolition of outbuilding and single story rear extension | The Bull And Dog Inn South Parade Stainland Elland Calderdale HX4 9HW

<https://portal.calderdale.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QRIC6HDWJ7R00>

Loss of community building, however there are no other local pubs in the village. Resolved to support application, the proposals are very encouraging. No conservation officer comments yet. Boundary with library should be noted. We support in principle, accept the case on loss of community building and welcome restoration of building.

21/00284/HSE | Demolition of existing garage to facilitate new larger stone built garage in the same location.(Revised Scheme to 20/00345) | Old Lee Farm Swan Lane Outlane Elland Calderdale HD3 3YH

<https://portal.calderdale.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QPCIPUDW0CF00>

9b. To note the following applications. (No consultee or public objections currently recorded for these to these applications)

In green belt, previously refused planning. Materials have not changed from previous application, concerns for how materials will be in keeping with listed building. Mature trees on satellite image however it is not mentioned on report and no details of impact on the trees. No height mentioned in the report. Resolved to support but request design features in line with building.

	<p>21/00605/HSE Rear single storey extension 7 Dene Royd Close Stainland Elland Calderdale HX4 9QP https://portal.calderdale.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QS9RNVDWJPV00</p> <p>21/00610/VAR Variation of description on planning application 17/00391/FUL as amended by 17/0391/NMA to read: Redevelopment of site including extension to existing cottage, re-building of barn to create new dwelling and rebuilding of detached store to create new dwelling. Mount Pleasant Farm Dean House Lane Stainland Elland Calderdale HX4 9LG https://portal.calderdale.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QSB DYD WJQT00</p> <p>21/00639/LBC Replace existing damaged render on the gable end of the property with new render 18 Sowood Green Green Lane Sowood Elland Calderdale HX4 9JJ https://portal.calderdale.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QSJCL0DWJWY00</p> <p>21/20083/TPO Prune one tree (Tree Preservation Order) 10 Pinewood Gardens Holywell Green Elland Calderdale HX4 9DP https://portal.calderdale.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QTGFRUDWKON00</p> <p>21/00359/LBC Partition to downstairs room with a stud wall to create downstairs W.C and storage area. (Listed Building Consent) Lower Fold Farm Sowood Fold Green Lane Sowood Elland Calderdale HX4 9JP https://portal.calderdale.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQ0EHWDWI7R00</p> <p>21/00271/HSE Demolition of the single-storey side extension to be replaced with a two-storey extension to the side. Single storey entrance porch to the front. 1 Grange Close Outlane Elland Calderdale HD3 3FU https://portal.calderdale.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QP6I24DWHQ800</p> <p>21/00447/HSE First floor extension to side 3 Rose Cottages Dog Lane Stainland Elland Calderdale HX4 9QF https://portal.calderdale.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQKT88DWILL00</p> <p>21/00055/HSE Summerhouse Lower Bank House Farm Beestonley Lane Stainland Elland Calderdale HX4 9PU https://portal.calderdale.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QN531VDWGKY00</p> <p>21/00353/HSE Single storey extension to front elevation 12 Town Ing Way Stainland Elland Calderdale HX4 9EE https://portal.calderdale.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QPUZTCDW0CT00</p>
2021P24.7	Resolved that there are no new planning enforcement issues.
2021P24.8	Resolved to note there was no other business

2021P24.9	Resolved to note that the date of the next meeting will be Tuesday 10 th August 2021 at 7pm.
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