

Minutes of the 26th Planning Committee held on 14th September 2021

Present:

LF, JB, PL, MM (Chair and Minute taker)

1. Apologies:

GL, PL (left the meeting at 7.30pm)

2. Public Participation:

No members of the public present

3. Declarations of Interest:

LF declared an interest in relation to item 6 application 21/00858/LBC (knows the applicant)

4. Minutes of 25th Planning Committee held on 10th August 2021:

These were approved as a true record.

5. To review the strategic objectives contained in the Council's Business Plan

ENV/16/2020: Develop Awareness of Planning Context

Resolved: This should take the form of an explanatory page on the Council's website including a series of links to further information. MM to draft text for discussion at the next meeting

ENV/17/2020: Planning Authority Performance

Resolved: This should take the form of data appropriate for inclusion in the Committee's annual report to the Council. This should set out for parishioners what work the Committee has done on their behalf. MM to draft suitable indicators against which performance can be reported. MM to request a meeting with Head of Planning should this be required in order to provide the data and understanding of CMBC processes needed to compile this report.

Additional initiatives

MM stated that the Business Plan did not currently reflect initiatives proposed at previous planning committee (June 2021). These included an update of the Stainland Conservation Appraisal (under Strategic Objective 4 of Business Plan) and an initiative on climate/biodiversity (under Strategic Objective 5)

Resolved: That these initiatives supported by a budget of 10k, be proposed for inclusion in the updated business plan.

6. To consider response to the following planning applications

Relocation of interior wall (Listed Building Consent) - Springfield Cottage Forest Hill Road Sowood Elland Calderdale HD3 3FB Ref. No: 21/00858/LBC |

Resolved: The Parish Council supports the comments submitted by the Council for British Archaeology that in the absence of an appropriately detailed Heritage Statement undertaken by suitably qualified adviser, the application should be refused.

Extension at first floor to create room in the roof over new proposed lounge (Planning application 20/00123/HSE) - Park View Barn Gosport Lane Outlane Elland Calderdale HX4 9JY Ref. No: 21/00816/HSE |

Resolved: The Parish Council notes that the application property located in the Green Belt has already been extended to the south, east and most recently to the west. In relation to the latter development, the case officer's report recorded that the cumulative percentage increase in the size of the property as a result of all extensions was then at 53%. This was deemed to be "a little on the

high side” but the extension was permitted on the basis that efforts had been made to reduce the scale and also that it was only a single storey extension.

The Parish Council therefore questions the acceptability in the Green Belt of the current proposals for a further first floor extension with the additional cumulative percentage increase in extension size relative to original building which that entails. The proposed extension would be visible from Forest Hill Road and as such would not be without impact on the openness of the Green Belt.

Two storey extension - Turley Cote Farm 2 Turley Cote Lane Outlane Elland Calderdale HD3 3YH Ref. No: 21/00891/HSE

The application property is a two storey Pennine long house with a farmhouse at one end and two barns to the side. Though it is not listed, the Parish Council would regard it as a local heritage asset.

This proposed extension at the front of the property facing onto Turley Cote Lane will disrupt the simple linear form and roof structure of the Pennine longhouse. The proposed extension will detract from the existing traditional design for instance eg by its proximity to existing windows. Having considered the proposed layout of rooms, the Parish council questions the need for the extension and suggests consideration be given to reconfiguration of existing space to meet the same requirements without compromising the building’s essential character.

Two storey side extension - 4 The Dene Stainland Dean Stainland Elland Calderdale HX4 9QB Ref. No: 21/00980/HSE

Application determined prior to discussion (permit). LF stated this was regrettable as the proposals would have been worthy of comment.

Resolved: MM to check consultation date and query this decision/ timescales with the case officer.

First floor extension, porch and external alterations to walls, roof, doors and windows. - The Ranch New Road Holywell Green Elland Calderdale HX4 9DF Ref. No: 21/00822/HSE |

Resolved: The Parish Council has no objection in principle to the proposed extension in so far as it differs from that already approved as permitted development. The enhanced roof/walling materials are welcomed. and The Council would like to see enhancements extended to window and door materials.

Residential development of six, three storey townhouses (outline) - Land Adjacent Royal Oak Inn Stainland Road Elland Calderdale Ref. No: 21/00758/OUT |

The Parish Council objects to the proposals on the following grounds

- The site is located within the Green Belt the purpose of which is to prevent distinct settlements from merging. The proposals would extend the settlement of Holywell Green closer to West Vale and set a precedent for development on neighbouring Green Belt sites
- The scale and layout of the development is unviable in that there is insufficient room on the site for 6 large three storey town houses and the parking provision that this would necessitate.
- CMBC Highways objection makes clear that parking provision for houses of this scale would need to at least double ie parking for at least 12 cars. This amount of additional traffic would increase hazards at this location where traffic speeds are high and which has a limited bus service.

- The application site is located at a prominent gateway to Holywell Green. The scale and design of the proposed dwellings is not sympathetic to the existing Burrwood Terrace
- No account has been taken of the site's location within a Wildlife Corridor. The Parish Council fully endorses the comments of the Countryside Officer regarding the removal of trees from the site prior to submission of the application. We support the recommendation for an ecological report and for proposals to deliver the appropriate net gain for biodiversity. The latter should take account of damage already done to the Wildlife Corridor as part of site clearance.

Demolition of existing porch to facilitate single storey extension to front and rear - 5 Grange Close Outlane Elland Calderdale HD3 3FU Ref. No: 21/00718/HSE

Resolved: No comments

Construction of log cabin in the side front garden - 1 Greaves Fold Holywell Green Elland Calderdale HX4 9DY Ref. No: 21/00739/HSE

Resolved: No comments

Change of use of ground floor from 1 to 2 apartments | Flat 1 Abbey Manor Stainland Road Elland Calderdale HX4 9HF 21/00715/FUL |

Comments from CMBC Highways have not been seen but the Parish Council shares the view that existing off street parking arrangements for this development (5 spaces) are unsatisfactory in terms of their impact on both pedestrian and vehicle movements in the immediate area. The addition of a further two spaces as proposed to accommodate this development would exacerbate this situation.

7. To receive an update on current planning enforcement issues in the parish

Resolved: MM to investigate apparent development of a property off Stainland Road Holywell Green on land to the rear of Burwood Court to check if appropriate planning approval has been granted.

8. Any other business

LF raised the recent NALC consultation on Local Nature Recovery Strategies and whether the Council should consider a response.

Resolved: MM to look at the consultation and consider putting on agenda for discussion at the next meeting.

9. Date of next meeting

October 12th 2021

Meeting closed 8.55

