

## **Minutes of the 31st Planning Committee held on Tuesday 8th February 2022 at 6.30pm**

**Present: Lisa Fieldhouse (LF) Joan Bottomley (JB) Mark Mullany (Chair and Minute Taker) Jill Knights (JK)**

### **1. Apologies:**

None

### **2. Public Participation :**

No member of the public attended.

### **3. Members' Declarations of Interest:**

JK declared an interest in relation to planning application **21/00532/LBC** (Bull and Dog, Stainland) due to living in close proximity and intending to submit her own personal comments.

### **4. Minutes of the 28th Planning Committee held on 9th November 2021**

These were accepted as a true record

### **5. Planning Initiatives in the SDPC Business Plan**

5a) Planning Context and 5b) Planning Performance - MM reported these were still in progress

5c) Stainland Conservation Area Appraisal

MM reported that he had written to CMBC Conservation Officer Kate Peach requesting a meeting, ideally in person, to discuss potential ways forward in producing an updated Appraisal/Management Plan.

LF asked if the current (1982) Appraisal leaflet had been posted on the SDPC website in order to promote greater awareness of the Conservation Area. LF stated that the committee was also to consider circulating the leaflet to every house in the Conservation Area to remind them of its special character and planning implications. MM to report at next meeting.

### **6. Local Plan update**

MM reported that a final hearing session of the Local Plan Examination had taken place in January and the inspector's findings on the Plan as a whole were awaited.

### **7. Planning Applications**

#### **21/01545/FUL Demolition of existing light industrial building and replacement with new build detached dwelling and garage. The Ranch New Road Holywell Green Elland Calderdale HX4 9DF**

**Resolved:** The Council notes that this appears to be a re-submission of plans approved in 2018 (permission now lapsed). 2018 approval has accepted that the site is brownfield due to the presence of former industrial/ agricultural buildings, that the proposed dwelling will not significantly reduce the openness of the Green Belt and that the general design is not out of keeping with the character of the setting. As such the Parish Council restricts its comments to design features/materials. Natural stone would be preferable to artificial stone which if used should be of a good quality and similar colour to that used in nearby buildings. For roofing natural slate would be in keeping with nearby buildings and preferable to artificial slate tiles. It is noted that on Plan 444672-1388628 West elevation is labelled as East elevation. It appears that glass balustrades could be proposed on the external stairway on the west elevation. This elevation would be prominent when coming up the public bridleway adjacent to the site (part of a promoted recreational area in the Parish) and these design features would be out of keeping with the rural character of the setting.

**21/01287/HSE2 The Park Park Lane Sowood Elland Calderdale HX4 9LE.**

**Resolved:** No comments

**21/01548/OUT Proposed new farm workers dwelling (Outline) | Land East Of Padan Arum Cottage Old Lindley Road Outlane Elland Calderdale**

**Resolved:** The Parish Council objects to the proposal.

A strong case is made in the accompanying report for the need of the farm worker to live permanently at or near their place of work, and Para 80 of the National Planning Policy Framework suggests this may in principle justify exceptional development of isolated homes in the countryside.

However, paragraph 80 alone should not override other policies designed to achieve sustainable well planned development, not least those relating to development in the Green Belt which would apply here. The application is Outline and no information or justification in planning terms is provided as to why the proposed site has been chosen, or how it relates to the main operations site, the location of which is not made clear. There appears to be a large agricultural building at the northern end of the proposed access track and if this is the main farm site scope for locating any dwelling here should be explored before considering isolated sites in open countryside.

Regarding the outline application, without details of the building's scale and design it would not be possible to quantify any harm to the Green Belt eg impact on its openness and therefore there is no basis for deciding whether, if any very special circumstances were accepted, these would outweigh the harm caused to the Green Belt. Outline permission should be refused.

**21/00614/HSE Two storey side extension, porch to front and single storey extension to rear 68 West View Stainland Elland Calderdale HX4 9EN**

**Resolved:** The cumulative scale of the proposed extensions to side, front and rear is considered excessive and would result in an incongruous appearance in the street scene, where no similar examples are evident, as well as potentially causing amenity/daylighting/access issues for adjoining property as noted in the comments.

**21/00532/LBC|RECONSULTATION: Conversion of public house to 2 no dwellings including demolition of outbuilding and single storey rear extension and demolition of WC's to form parking spaces for the dwellings. The Bull And Dog Inn South Parade Stainland Elland Calderdale HX4 9HW**

**Resolved:** The Parish Council welcomes the opportunity to review this application in the light of additional evidence from the applicant and expert opinion from CMBC Conservation Officer (CO) and other heritage consultees. The Council welcomes the proper scrutiny of the proposed development of this very prominent heritage asset and the potential impact on the wider Conservation Area.

We note the CO's comment that development cannot be approved while there is an outstanding objection from an amenity group. We share concerns expressed by heritage consultees about aspects of the proposals, the harm they would cause to the significance of the listed building, gaps in evidence supporting the application and the need for

further justification of the proposals as they stand.

However, the Parish Council is also very keen to see a sympathetic development of the property achieved with minimum delay to ensure that the opportunity for development is not missed. This is important not only because the asset itself continues to deteriorate but also there is ongoing negative impact on the wider Conservation Area and quality of life of residents in Stainland village.

While residential development would not provide the direct public benefits associated with the former public house, the Parish Council's view is that given the building's recent troubled history, its very prominent position in the centre of the village, its current deteriorating condition, the unsightly hoardings continuing to surround the site and the ongoing impact on the wider Conservation Area, there would be significant public benefit to be weighed against harm resulting from the proposals.

#### **8. Update on applications determined since the last meeting**

**Resolved:** MM to update committee members on this by email.

#### **9. To consider response to Calderdale MBC Consultation on Review of Local List**

(Each Local Authority publishes a list of information that is required to be submitted with a planning application to make it valid. This is reviewed approximately every 2 years).

**Resolved:** MM to respond by 13/03/2022 deadline stating that the Committee generally supports the changes proposed which it is hoped will improve the quality of evidence provided in support of applications. Biodiversity – the committee welcomes proposals for applying biodiversity net gain requirements. Heritage – the committee welcomes the revisions which it is hoped will improve the inadequate quality of heritage statements we often see currently. Looking at the proposals in general, we would question how such arrangements would be effectively monitored/enforced.

#### **10. Enforcement issues in the parish**

MM reported that enforcement queries he had lodged before Christmas were still under investigation, further details having been requested by CMBC

#### **11. AOB**

Training Course: offered by NALC: Planning Enforcement and Appeals – Thursday, 24 February 2022 2.00pm to 3.30pm

**Resolved:** JB to attend at a cost of £16.88 to be funded from Council's training budget.

#### **12. Date of next meeting:**

Tuesday 8th March 2022 6.30pm

Meeting closed 8.15pm.

