

Minutes of the 28th Planning Committee held on Tuesday 9th November 2021 at 6.30pm

Present: Peter Lassey (PL) Lisa Fieldhouse (LF) Joan Bottomley (JB) Mark Mullany (Chair and Minute Taker)

1. Apologies:

None

2. Public Participation :

No member of the public attended.

3. Members' Declarations of Interest:

None

4. Minutes of the 27th Planning Committee held on 12 October 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 as discussed at the last meeting.

5c) Stainland Conservation Area Appraisal

MM reported that he had circulated to committee members Historic England Guidance on preparation of Conservation Area Appraisals, plus two examples of Appraisals which had been used as templates in quotations received from consultants in 2019.

Resolved - that further discussion of the project and budget implications take place after a meeting with CMBC Conservation Team for updated advice. MM To pursue arranging this meeting.

Also that the current (1982) Appraisal leaflet be put on the SDPC website in order to promote greater awareness of the Conservation Area.

Also that consideration be given in next year to circulating the leaflet to every house in the Conservation Area to remind them of its special character and planning implications.

6. Local Plan update

MM reported that a final hearing session of the Local Plan Examination was awaited. Date to be confirmed.

7. A629 Huddersfield to Halifax Phase 4 -Walking and Cycling Consultation

Resolved: As the proposed improvements are located outside the parish boundary but could benefit parish residents MM to draft general supportive comment if comments by organisations are supported by the consultation portal.

8. Planning Applications

21/01196/HSE | Single storey front and single storey rear extension | Upper Firth House Mill Berry Mill Lane Stainland Elland Calderdale

Resolved: Comments to include: Query the cumulative scale of extensions including the current proposals. Object to the Flood Risk Assessment which is not adequate given the flood risk identified.

21/01407/HSE | Single storey side extension, part two storey part single storey rear extension and addition of a balcony | 10 Town Ing Way Stainland Elland Calderdale HX4 9EE

Resolved: Comments to include: Query cumulative scale of extensions including proposed. Query the loss of garage and implications for car parking at such a large property. The scale and design of the property (including flat roofed elements) would not sit well in the streetscene and is therefore considered contrary to Local Plan policy BE1 Design General Design Criteria.

21/01138/HSE | Replacement and enlargement of porch to rear elevation | 1 Potters Villa Stainland Dean Stainland Elland Calderdale HX4 9QB

Resolved: No comments.

21/01156/192 | Certificate of lawfulness for a single storey rear extension to existing residential dwelling | 6 Benroyd Terrace Jagger Green Lane Holywell Green Elland Calderdale HX4 9DA

Resolved: No comments.

9. Update on applications determined since the last meeting

Noted: 3 applications had been permitted since the last meeting:

- High Withens High Street Stainland Elland Calderdale HX4 9PQ: Two storey rear extension and three rooflights
- The Ranch New Road Holywell Green Elland Calderdale HX4 9DF: First floor extension, porch and external alterations to walls, roof, doors and windows.
- Turley Cote Farm 2 Turley Cote Lane Outlane Elland Calderdale HD3 3YH: Two storey extension

10. Enforcement issues in the parish

MM reported that a response to the FOI on CMBC performance on planning enforcement had been received and circulated.

Resolved: MM to seek clarification on the details provided and seek to establish what monitoring arrangements CMBC has in place on enforcement issues.

Noted: Correspondence: Response received from CMBC in relation to an enforcement query lodged by a local resident regarding 297 Stainland Road.

11. AOB

None.

12. Date of next meeting:

Tuesday 14th December 2021 6.30pm Meeting closed 7.37pm.

21/01196/HSE | Single storey front and single storey rear extension | Upper Firth House Mill Berry Mill Lane Stainland Elland Calderdale

The Parish Council notes that the Future Climate screening report identifies that the site is at significant risk from both river and surface water flooding, and that further assessment is recommended on both counts. The Flood risk assessment supplied (no date or author details) does not adequately address these issues. While the proposals represent minor development it has not been demonstrated that the extensions would not affect local flood storage capacity or flood flows.

21/01407/HSE | Single storey side extension, part two storey part single storey rear extension and addition of a balcony | 10 Town Ing Way Stainland Elland Calderdale HX4 9EE

Resolved: Comments to include:

The Parish Council would query the cumulative scale of extensions proposed in relation to the existing dwelling. The two storey elements around the north east elevation appear to have potential to affect the amenity of the neighbouring property. The proposals appear to involve the loss of existing garage which gives rise to unresolved questions regarding car parking at a large residential property. In terms of design the flat roofed single storey extension would be visible on the front/side elevation where it would not sit well in the streetscene. To the rear the mixture of different building heights and extensive flat roof would be visible from public footpath 11/63/1. The proposal is therefore considered contrary to Local Plan policy BE1 Design General Design Criteria.