

Minutes of the 32nd Planning Committee held on Tuesday 8th March 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:

None

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

Stainland Conservation Area Appraisal

MM reported that no response had been received from CMBC Conservation Officer Kate Peach requesting a meeting to discuss potential ways forward in producing an updated Appraisal/Management Plan.

Resolved: That the clerk be requested to re-send the correspondence from the Parish Council email address.

MM reported that the current (1982) Appraisal leaflet had now been posted on the SDPC website in order to promote greater awareness of the Conservation Area.

A proposal to circulate a letter and a copy of the Appraisal leaflet to every house in the Conservation Area to remind residents of its special character and planning implications, was discussed.

Resolved: That a draft letter and street list for delivery (MM) and cost estimates (LF) be prepared for consideration at the April Communications Committee. That the letter be delivered by members of the Planning committee at the end of May.

6. Local Plan update

MM reported that the inspector's response was still awaited following conclusion of the Local Plan hearings.

7. Planning Applications

To consider response to the following planning application:

21/01540/FUL Conversion of stables to single dwelling including first floor extension Scholes Farm High Street Stainland Elland Calderdale HX4 9PQ

Resolved to Comment:

The proposed first floor extension to the stables will have some effect on views through the Conservation Area from High Street as it will reduce visibility of mature trees behind the property. Proposed removal of the conifers at the side of the property will increase visibility of the building within the view.

In terms of the proposed design, the Parish Council feels the scale of the windows on the north elevation is inappropriate to the character of the existing building and the wider Conservation Area.

Although the applicant states that deciduous trees surrounding the existing building are to be retained, the Parish Council would like to see a condition for their protection during the development process, in the form of an arboricultural report by suitably qualified professionals which may also provide advice on any maintenance work beneficial to the trees and nearby dwellings in terms of daylight. We would also like to see appropriate replanting of native species as replacement for the trees (conifers) removed.

8. Update on applications determined since the last meeting

MM reported results of decisions on the following applications:

Residential development of six, three storey townhouses (outline)

Land Adjacent Royal Oak Inn Stainland Road Elland Calderdale

Status: Withdrawn

Dormer extension (retrospective)

4 Gladstone Street Stainland Elland Calderdale HX4 9EX

Status: Refuse

MM reported that this decision was going to Appeal and that the Parish Council's previous comments would be taken into account by the Appeal inspector.

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Hard Platts Barn Hard Platts Lane Stainland Elland Calderdale HX4 9HP

Status: Permit

Demolition of five existing garages to facilitate the construction of a detached dwelling

Garage 1 Adjacent To 7 Forest Hill Road Sowood Elland Calderdale

Status: Refuse

**9. To receive an update on training course attended: Planning Enforcement and Appeals
Thursday, 24 February 2022 (NALC)**

JB reported attending this training course and would make available course documentation to Council members.

10. Enforcement issues in the parish

MM reported that enforcement queries he had lodged before Christmas were still under investigation by CMBC.

11. Date of next meeting:

Tuesday 12th April 2022 6.30pm

Meeting closed 8.00pm.