

Minutes of the 34th Planning Committee, held on Tuesday 12th June at Holywell Green United Reformed Church, 6.30pm

Present: Cllrs Fieldhouse (LF), Lyness-Brown (AL) and Mullany (MM) (Chair and minutes)

2022P33.1 Apologies and reasons for absence and lateness

Cllrs Knights and Bottomley gave apologies due to holiday.

2022P33.2 Public participation session

No public in attendance.

2022P33.3 To receive parish councillors' Declarations of Interest

MM declared an interest in relation to item 2022P33.8 Application Ref. No: 22/20045/TPO (knows the applicant).

2022P33.4 To accept the minutes of the 32nd Planning Committee held in March 2022

These were accepted as a true record.

2022P33.5 To receive update on committee initiatives in the Council's Business Plan

a) Stainland Conservation Area Appraisal

MM reported that a draft letter to residents in the Conservation Area was being re-worked following discussion at the last meeting and would be circulated for comment shortly.

2022P33.6 To consider response to the following planning applications:

Ref. No: 22/20045/TPO

Prune one tree (Tree Preservation Order)

1 Ingroyd Stainland Road Elland Calderdale HX4 9HF

Resolved: No comments.

Ref. No: 22/00271/HSE

Single storey rear extension

3 The Park Park Lane Sowood Elland Calderdale HX4 9LE

Resolved to comment:

The Council notes that the proposed extension will be of different design and materials to the existing extension of which it would be a continuation. The proposed roof will be glass in contrast to the slate of the existing extension. It is also noted that the side elevation of the proposed scheme will have a different design to the existing, featuring larger glass doors.

On balance however, the more lightweight, transparent design of the proposal will minimise further harm to the character of the listed building.

Ref. No: 22/00493/HSE

Demolition of attached garage and construction of single storey side extension to provide ground floor disabled living accommodation

13 Thorne Street Stainland Elland Calderdale HX4 9EZ

Correspondence from local resident Mrs E Ramsden relevant to this matter was noted.

Resolved to comment:

The Council has no objection to this application in principle but as the site is within the Conservation Area, adjacent to an important historic pedestrian route (Church Lane), we would make the following observations:

Given the Conservation Area location facing Church Lane we would expect the building to be finished in natural stone on all elevations, not just the front.

A flat roof is proposed for the extension, which the application states is required to enable installation of hoists for disabled living. Given the Conservation Area location we would expect a pitched roof in slate to match existing. We are not clear why this would preclude the necessary hoist installation. We note the roof of the existing garage is pitched.

The introduction of windows into the new extension on the side elevation facing Church Lane may lead to consideration of boundary treatment and any changes should also be sympathetic to the character of Conservation Area.

2022P33.7 To receive an update on current planning enforcement issues in the parish

No further updates from CMBC on outstanding enforcement queries.

Resolved: MM to chase progress on outstanding queries.

2022P33.11 Any other business

None.

2022P33.12 Date of next meeting

12th July 2022 6.30pm

Meeting closed 7.30pm