

Minutes of the 33rd Planning Committee, held on Tuesday 10th May at Holywell Green United Reformed Church, 6.30pm

Present: Cllrs Fieldhouse (LF), Knights (JK), Bottomley (JB) and Mullany (MM) (Chair and minutes)

2022P33.1 Apologies and reasons for absence and lateness

None.

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: 22/00152/191 (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 consider vacancy for position of vice chair of the committee

JB wished to stand down as Vice Chair but was happy to remain on the committee. JK and LF both had no capacity for further Council commitments.

Resolved: Review the vacancy following expected recruitment of additional councillors.

2022P33.6 To receive update on committee initiatives in the Council's Business Plan

a) Stainland Conservation Area Appraisal

Following an informative meeting with the Council's Conservation Officer in March, the following was resolved:

Resolved: That a letter/copy of the current Conservation Area Appraisal be circulated to all residents within the Conservation Area in order to raise awareness of its purpose, planning implications and potential benefits to residents. The letter was to be delivered by committee members by the end of May if possible, subject to approval of budget and content by Communications Committee.

Resolved: That preparations be made for a public engagement/information gathering exercise on the Conservation Area as part of the Stainland Library/Community Centre activities offer. This would encourage members of the public to provide/gather information on historic buildings which could inform a future Conservation Area Appraisal.

MM to contact CMBC Conservation Officer for example Appraisals discussed during the recent meeting.

2022P33.7 To receive an update on the Calderdale Local Plan

MM reported that the Local Plan inspector's post-hearings letter had indicated that the Local Plan was likely to be found 'sound' and instructed the Council to proceed with final modifications which would be consulted on. The inspector's final report on the Local Plan was still awaited.

2022P33.8 To consider response to the following planning applications:

Use of building for business (Lawful Development Certificate) Oakwood Cottage Stainland Road Elland Calderdale HX4 9A Ref. No: 22/00152/191

Resolved: No comments.

Agricultural Building, Rob Royd Farm Beestonley Lane Stainland Elland Calderdale HX4 9PS Ref. No: 22/00130/FUL

Resolved to comment:

The Parish Council does not accept the justification for the proposed building as set out in the supporting statement. There is no current agricultural activity on the site. A barn attached to the main residence has recently been converted to residential by the applicants.

The size of the proposed building is considered excessive, and due to its location on sloping ground its height at the front will be very prominent when viewed from Beestonley Lane. As such it will have a significant impact on the openness and character of the Green Belt in this area.

The building will also impact the open character and views from the adjacent public footpath. Although the proposed location of the building will to some extent be hidden by existing buildings it will inevitably harm the setting of the listed farm buildings.

The application states that access to the building will be located away from the existing (listed) buildings but no further details are provided. The Parish Council would not support the creation of a third access to the property across Green Belt land following the recent creation of a second access as part of residential development.

No evidence has been supplied to demonstrate how the development will achieve 'biodiversity net gain'. The Parish Council was very disappointed that landscaping/replacement planting following the residential development at the site did not meet condition for native species (though the development was otherwise generally of high quality). We would like to see this addressed as part of any landscaping proposals should this application be approved.

As with other proposals of this nature, if approved, we suggest consideration be given to a condition requiring removal of the building should the agricultural use cease.

Ground floor front and side extension and first floor side and rear extension to ancillary building to form dwelling, The Coach House Turley Cote Lane Outlane Elland Calderdale HD3 3GF Ref. No: 22/00033/FUL

Recent/ongoing developments at the adjacent Turley Cote Farm site have removed much of the site's historic agricultural character and will intensify traffic use on Turley Cote Lane compromising recreational use of one of the Parish's most attractive bridleways. That however is not a reason to permit further low quality, unsustainable development in the immediate area.

The Parish Council's view is that these proposals for various extensions to an ancillary building on the Coach House site represent overdevelopment within the confines of the site, demands on which will be increased by as yet unresolved parking requirements. Design quality of the resulting dwelling including the proposed elevation facing onto Turley Cote Lane, will be poor. It is unclear where the property frontage is.

The Parish Council supports CMBC highways view that further intensification of traffic use in the lane is unsustainable.

Installation of a detached garage, Doonhamer Berry Mill Lane Stainland Elland Calderdale HD3 3HG Ref. No: 22/00301/HSE

Resolved: No comments.

Fell one and prune three (Tree Preservation Order); Highfield House 3 Park Lane Sowood Elland Calderdale HX4 9JD Ref. No: 22/20013/TPO

In the absence of an arboricultural assessment provided by the applicant, the Parish Council would expect that in a case such as this, a site visit by the Council tree officer or other suitably qualified arboricultural specialist would be made to confirm that the protected tree is unsafe and its removal cannot be avoided.

Demolition of existing conservatory/utility to facilitate single storey extension to rear 15 Gosport Lane Outlane Elland Calderdale HD3 3FD Ref. No: 22/00229/HSE

Resolved: No comments.

Replace existing windows with flush fit casement windows in hardwood, retain leaded pattern as existing to all windows. Old Lindley Farm Cottage Old Lindley Road Outlane Elland Calderdale HX4 9FF Ref. No: 22/00277/LBC

The Parish Council objects to these proposals for this Grade II listed building. The building is set in a row of similar cottages but is the last to retain windows in the original style. It is unique in the area. The thick wooden window frames proposed represent a major departure from the existing thin steel frames which are based on originals.

While the leaded pattern will be retained, the proposed frames will significantly change how they are perceived, causing substantial harm to the character of the listed building.

2022P33.9 To review recently determined applications in the parish

Conversion of public house to 2 no dwellings including demolition of outbuilding and demolition of public house to create parking facilities for the dwellings. (Listed Building Consent). The Bull And Dog Inn South Parade Stainland Elland Calderdale HX4 9HW Ref. No: 21/00532/LBC. Status: Grant Listed Building Consent.

JK reported that work on this development was underway. MM reported that this permission (as set out in CMBC officer report) had to balance some harm caused to the listed building and concerns of conservation bodies against the public benefits of bringing the site back into use as residential.

2022P33.10 To receive an update on current planning enforcement issues in the parish

Felling of trees on Stainland Road at rear of bus shelter adjacent former Stainland Mechanics (Stainland Conservation Area)

MM reported that following correspondence with CMBC Tree Officer, Calderdale was investigating whether the process for dealing with applications such as this relating to non TPO'd trees within the Conservation Area was expected could be made public by publishing relevant documents on the planning portal as with other types of application.

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

14th June 2022 6.30pm

Meeting closed 8.30pm