

Minutes of the 36th Planning Committee, held on Tuesday 9th August at Holywell Green United Reformed Church, 6.30pm.

Present: Cllrs Fieldhouse (LF), Knights (JK) Weeks (TW) and Mullany (MM) (Chair and minutes)

2022P36.1 Apologies and reasons for absence and lateness

Cllrs Lyness Brown and Bottomley (on holiday).

2022P36.2 Public participation session

Mr and Mrs Broster of Harrow Clough Farm, Old Lindley attended the meeting. Mr Broster who is the applicant in relation to application Ref. No: 22/00777/OUT (Agenda item 2022.P36.7) outlined his case for a proposed dwelling on the site of farm he operates, and responded to questions from the meeting. (See resolution at 2022P35.7b below)

2022P36.3 To receive parish councillors' Declarations of Interest

None.

2022P35.4 To accept the minutes of the 34th Planning Committee held in June 2022

These were accepted as a true record.

2022P36.5 To receive update on committee initiatives in the Council's Business Plan

a Stainland Conservation Area Appraisal

MM reported that on behalf of Communications Committee Cllr Booth had commented on a draft letter to Conservation Area residents.

Resolved: That this item be deferred to a future meeting when all final text, enclosure details and print/ mailing costs had been finalised.

2022P36.6 To consider response to the following planning applications:

Ref. No: 22/00777/OUT

Farm workers dwelling (Outline)

Land East Of Padan Arum Cottage Old Lindley Road Outlane

Resolved: To arrange a site visit prior to submitting comments. Mr Broster agreed to facilitate the visit.

Note: Site visit took place on Thursday 11th August. In attendance Mr Broster with Cllrs Mullany, Knight, Fieldhouse and Weeks.

Resolved to comment:

Need for the development

Under Para 80 of the National Planning Policy Framework development of an isolated home in the countryside may in principle be permitted as an exception where the need for an agricultural worker's dwelling is accepted, subject to compliance with other relevant planning policies.

A strong case is made in the accompanying report for the need of the applicant to live permanently on the farm site. Having also visited the site and heard the applicant's case first hand, the parish council planning committee accepts that the need is genuine, and

that the applicant is committed to sustaining agricultural activity on the site for the long term. In addition there will clearly be benefits in terms of animal welfare and site security from the applicant being able to live on site.

One area of concern would be potential further intensification/expansion of activity on the site and the further development pressure that may bring. We note the labour calculation accompanying the application indicates current activity equivalent to four full time staff, however little explanation is provided with this calculation and it is not clear what is included in the hours identified.

The parish council wishes to support the continuation of agricultural activity in the parish for the benefit of the local environment and landscape. The applicant's Planning Statement points to the role of agriculture in maintaining vital "ecosystem services" and highlights the current shift in agricultural policy and support towards environmental land management.

However, we understand the applicant, though "registered" for Basic Payments according to the Planning Statement, currently operates independently of this scheme, which is to be phased out in the coming years. No evidence is provided to suggest the applicant is involved in existing environmental land management schemes eg Countryside Stewardship etc. As such there is little evidence that the farm is currently under particular requirements to maintain the land in good environmental condition, or work to a recognised programme of environmental improvement, or that it will be in future. Our concern is that continued growth of the existing business on the site could not only bring further development pressure but could also undermine the environmental benefits ("ecosystem services") which the farm currently provides or could provide.

If a new dwelling is permitted the parish council would support the application of a condition tying its occupation to those wholly or mainly employed in agriculture.

Proposed dwelling location and scale

Although the need for the need for the dwelling is accepted, this does not override other planning policies designed to achieve sustainable development, not least those relating to development in the Green Belt which apply here.

The parish council objected to the previous outline proposal which located the dwelling in open countryside in an exposed elevated position isolated from the more sheltered farm buildings below. The current application has located the proposed dwelling adjacent to the lower level farm buildings which will reduce its visual impact on the landscape and on the openness of the Green Belt subject to appropriate design (see below). Having considered alternative locations around the existing buildings, the parish council has no objection to the proposed location indicated.

On visiting the site it was evident that the topography is complex; steeply sloping but uneven with many boggy troughs and drier, more level plateaux areas more suitable for building. The final site should be carefully selected to minimise landscape impact. One possibility identified was a flatter 'terrace' of land below and between two isolated trees towards the southern edge of the identified area. The feasibility of any building being dug in to the sloping ground should also be considered.

We would expect the scale of any dwelling to be modest, no bigger than needed to meet

the purpose for which it was permitted. The maximum size of the building stipulated by the applicant (220sq m gross internal floorspace) suggests the scale of the dwelling would exceed this principle and we would request this figure be reviewed. In addition the form/design of any building should minimise impact on the landscape and the openness of the Green Belt.

Wildlife Corridor

The site is located within a Wildlife Corridor protected in the current Local Plan. As such we would expect the principle of Biodiversity Net Gain to be applied to any development, based on an assessment of its impact on the Corridor and possibly considering the farm as a whole in order to achieve the most effective gains. Native species should be conditioned as part of landscaping works.

Design (relates to any future reserved matters application should outline permission be granted)

Given the exceptional nature of any development we would expect the final design quality of the building including its landscaping to be high. Above all it should reflect in its architectural references, scale, form and materials the agricultural purpose and character of the site and surrounding area. The applicant has indicated his intention to use drystone wall boundaries and this would be welcomed. Subject to any highways requirements, the long farm access track should also maintain the agricultural character of the site and avoid the appearance of a tarmaced road or a domestic driveway.

Ref. No: 22/00539/HSE

Single storey side extension

Gosport House Forest Hill Road Sowood Elland Calderdale HD3 3FB

Resolved: No comments

Ref. No: 22/00776/HSE

Erection of single storey side/rear extension, first floor side extension including raised terrace to rear, and partial lifting of roof, conversion of outbuilding to form ancillary accommodation above with garage below.

Lower Cray Cottage Stainland Dean Stainland Elland Calderdale HX4 9QA

Resolved to comment:

The development site is located in a tranquil, characterful part of the parish close to the junction of Stainland Dean and Cray Lane footpath (track).

The site is set back from, and at a lower than level than the road (Stainland Dean) but the front of the property is visible from it, although there is a wooded ravine partly screening the property at the top end of Cray Lane. Through this wooded area a stream runs down alongside the footpath. Further down Cray Lane the rear of the property (where the biggest changes are proposed) is in full view of footpath users.

The site lies within the Green belt and also within a Wildlife Corridor identified in the Local Plan.

Cray Lane is a popular and attractive recreational footpath, promoted by CMBC (yellow waymarker at entrance). It provides an important link between scenic routes in the

Stainland Dean valley and pleasant riverside walking along Black Brook via the Sonoco complex.

The parish council objects to the proposed development on the following grounds:

- The property has previously undergone extensions amounting to 40% of the original building (Officer report for previous permission). The scale of further additions proposed (**single storey side and rear extensions, first floor side extension including raised terrace to rear, and partial lifting of roof**), must therefore be considered disproportionate and thus contrary to planning policy.
- Though not listed, and notwithstanding existing extensions, the property retains traditional form and architectural character. The proposals show little respect for this character and radically alter it. The partial lifting of the roof would change the character of the property on the front elevation as well as rear and side elevations. Covering of a number of existing windows with larger ones on rear and side elevations would also harm the character of the building. Materials are described in the application form as “Stone oak framing dark cladding”. How and where these materials will be used is not specified in sufficient detail. Overall the proposals would look incongruous in the setting and would harm the character and distinctiveness of the locality. They do not meet the Local Plan requirements for high quality design.
- Access – The site layout plan suggests a new access will be achieved by reinstating a historic access to the property off Cray Lane and over the stream (though this is not mentioned in the description of proposals in the application form and no further justification is provided). The parish council would object to any widening of the existing track either at the entrance to Cray Lane off Stainland Dean or at the historic access to the property further down. This would harm the character of the area eg by altering the pattern of/demolishing drystone walls and associated features eg water troughs. Similarly, we could not support re-surfacing of Cray Lane to form a private driveway. Cray Lane is steep and winding and the proposed access would compromise the safe use of the footpath, its recreational value and could have a negative impact on the Local Plan Wildlife Corridor. No details are provided as to any implications of creating the access over the watercourse.
- Outbuilding – no details are provided as to why the “ancillary accommodation” proposed in this outbuilding is needed or how it would be used. The proposal would create a potentially separate dwelling space eg holiday let for which there is no justification or basis in planning policy.

2022P36.7 To review recently determined applications in the parish

MM reported no significant decisions since the last meeting.

2022P36.8 To receive an update on current planning enforcement issues in the parish

MM reported no further update from CMBC regarding outstanding queries.

Resolved: MM to further chase progress on outstanding queries.

2022P36.9 Any other business

None.

2022P36.10 Date of next meeting

Tuesday 13th September 2022 6.30pm

Meeting closed: 7.50pm