

Minutes of the 37th Planning Committee, held on Tuesday th October at Holywell Green United Reformed Church, 6.30pm.

Present: Cllrs Fieldhouse (LF), Knights (JK) Lyness-Brown (AL-B), Bottomley (JB) and Mullany (MM) (Chair and minutes)

2022P37.1 Apologies and reasons for absence and lateness

No apologies.

2022P37.2 Public participation session

No members of the public attended.

2022P37.3 To receive parish councillors' Declarations of Interest

None received.

2022P37.4 To accept the minutes of the 34th Planning Committee held in June 2022

These were accepted as a true record.

2022P37.5 Calderdale Local Plan: To receive an update on and consider a response to, CMBC consultation on Main Modifications 12th August to 21st October 2022 (extended from 7th October).

MM stated that the last Full Council had agreed to register support for proposed the removal of site reference LP0075 Land at Laithe Croft Farm, Bowling Green Road, Stainland from the Local Plan in order to safeguard the character and appearance of Stainland Conservation Area.

For decision:

Proposed minor alterations to Green belt at land adjacent to High Street, Stainland (see GBD096 in tables below which include link to map)

MM reported the following item had been brought to his attention in correspondence with a local resident who has a long standing engagement in the Local Plan process.

Resolved to comment: The Parish Council objects to the proposed Green Belt deletion GBD096 as set out in Local Plan document CC48 Schedule of Minor Boundary Changes to Green Belt. GBD096 proposes to delete from the Green Belt an undefined and long-existing farm track, which is part of a wide area of Green Belt on the western edge of the village of Stainland. This would create an irregular undefined boundary and one which could vary year to year. To alter the Green Belt boundary in this way would make it less defined and less defensible. The proposed GBD096 deletion would undo changes made in the last Local Plan, the RCUDP (under Minor Changes to the Green Belt) when the boundary was altered to follow the developed area which is to the right of the area now proposed to be removed and provides a better defined and more defensible boundary.

2022P37.6 To consider a response to consultation on current planning applications within the parish, including, (at the time of agenda publication):

Ref. No: 22/00687/FUL *Change of use of land to facilitate new vehicle access road and blocking up of existing access road. South View Stainland Road Sowood Elland Calderdale.*

The Parish Council objects to the proposal to create a new access to the property using Green Belt land. No justification for the new access is provided in the application and as such there is no evidence of exceptional circumstances to warrant such development in the Green Belt. The current objection submitted by CMBC Highways is noted which suggests that to comply with highway design requirements the entrance would need to be significantly wider than currently proposed meaning that its impact on the Green belt and the streetscene would increase accordingly.

Resolved to comment:

Ref. No: 22/00957/FUL *Stables*. Martin Nest Old Lindley Road Outlane Elland Calderdale HX4 9DF

Resolved: No comments (application to renew a previous permission).

Ref. No: 22/00597/HSE *Adaptation/alterations to front garden to form off-street parking spaces*. Sandy Moor Jagger Green Jagger Green Lane Holywell Green Elland Calderdale HX4 9DE

Resolved to comment: The proposed creation of three off road parking spaces at the front of the property adjacent the highway by moving the boundary wall back changes the character of the historic streetscene in this part of the village. The Parish Council believes consideration should be given to widening part of the existing drive to creating an extra parking space/turning area, removing the need for altering the line of the boundary wall.

Ref. No: 22/00733/LBC *Single storey rear extension (Listed Building Consent)*
3 The Park Park Lane Sowood Elland Calderdale HX4 9LE

Resolved: No comments. (Comments previously submitted on full application).

Ref. No: 22/00814/FUL *Subdivision of existing dwelling to form 1 no. house including an extension (Revised Scheme to 20/01111/FUL)* White Rock Barn Dean House Lane Stainland Elland Calderdale HX4 9LG

Resolved to comment: Objections previously expressed by CMBC Highways in relation to residential development at this location were supported previously by the Parish Council and as such we are unable to support the current application which would further increase development pressure at this location which is deemed unsustainable due to:

- the unsuitable nature of the Dean House Lane as an access route for additional traffic due to its narrowness, unmade condition, tight bends, steep gradient and lack of passing places for vehicles or separate path for pedestrians, no evidence that proposed parking provision could meet necessary standards
- Dean House Lane, is a popular bridleway/recreational route appreciated for its upland character and the excellent views it affords of surrounding countryside which forms part of a designated Special Landscape Area (SLA).
- Additional development relying on motor vehicle access will increase conflict with

bridleway users and detract from this valuable amenity.

- The area is also ecologically sensitive and the proposals will increase disturbance to valuable wildlife habitat adjacent to Dean House Lane (identified in emerging Local Plan)

Ref. No: 22/00800/HSE *Replace 3 side sash windows on a like for like basis*

Cross Field House 290 Stainland Road Elland Calderdale HX4 9EH

Resolved: No comments.

2022P37.7 To review recently determined applications in the parish

Item deferred to the next meeting.

2022P37.8 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 8th November 2022 6.30pm

Meeting closed: 8.00pm