

MELTHAM TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING ENVIRONMENTAL AND GENERAL PURPOSES COMMITTEE HELD ON MONDAY 08 OCTOBER 2018

Present: Councillor White (Chair), Councillor Buchanan, Councillor Butterfield and Councillor Wrathall.

Public Session – Two members of the public were present in connection with [Application number 2018/62/92937/W](#). The members of the public confirmed they live close to the proposed development and are interested in the application. The residents said they accepted that some sort of housing development will go ahead on the site but have concerns about some of the detail and operations during the actual building process that might affect them.

18/98 NOTICE OF MEETING.

Public Notice of the Meeting was taken as read.

18/99 APOLOGIES FOR ABSENCE.

There were no apologies for absence

18/100 DECLARATION OF INTEREST.

18/101 ADMISSION TO THE PUBLIC.

As printed agenda.

18/102 PLANNING APPLICATIONS.

RESOLVED: That [Application number 2018/62/92937/W](#) would be considered first and thereafter the original order of the agenda would resume.

[Application number 2018/62/92937/W](#) at Land south of, Helme Lane, Meltham, Holmfirth, HD9 - Erection of 52 dwellings and associated works

The Chair confirmed that this site had been designated for housing back in the 1990s and is still designated for such purposes in the emerging local plan. It was noted that there was a bigger allocation of affordable housing in the proposed development than previously. It was also noted that mismatching tiles had been used on a neighbouring development which were detrimental to the look of the area. Councillors commented that they supported the development in principle but this was conditional on appropriate traffic calming measures being introduced on Helme Lane as there would be an increase in vehicles as a result of the development, a contribution towards the improvement of local recreational facilities to reflect the increase in residents in the area and a contribution to local education to reflect the increase in pupil numbers.

RESOLVED: That the Council supported the application in principle subject to:

- the introduction of appropriate traffic calming measures on Helme Lane as there would be an increase in vehicles
- a contribution towards the improvement of local recreational facilities to reflect the increase in residents in the area
- a contribution to local education to reflect the increase in pupil numbers.

The members of the public present asked if the number of houses could go up from 52. The Chair confirmed this was an outline application and it was possible that the numbers could change. A discussion also took place about the condition of one of the emergency access points into the housing site.

RESOLVED: That applications [Application number 2018/44/92965/W](#), [Application number 2018/70/92972/W](#) and [Application number 2018/44/92973/W](#) be considered together as they relate to the same site

[Application number 2018/44/92965/W](#) at Former Albion Mills Site., Former Albion Mills, Mill Moor Road, Holmfirth, HD9 5JY - Discharge condition 5 (internal finishes) on previous permission 2015/91981 for Listed Building Consent for alterations and extensions to former grade II listed weaver's cottages to form one dwelling

RESOLVED: That the Council supported the application

[Application number 2018/70/92972/W](#) at Former Albion Mills, Mill Moor Road, Meltham, Holmfirth, HD9 5AF Removal conditions 3, 6, 9 and 10 on previous permission 2015/91981 for Listed Building Consent for alterations and extensions to former grade II listed weaver's cottages to form one dwelling

RESOLVED: That the Council supported the application

[Application number 2018/44/92973/W](#) at Former Albion Mills, Mill Moor Road, Meltham, Holmfirth, HD9 5JY - Discharge conditions 3, 4, 5, and 8 on previous permission 2015/91980 for alterations and extensions to former grade II listed weaver's cottages to form one dwelling (Listed Building)

RESOLVED: That the Council supported the application

[Application number 2018/62/93032/W](#) at 32, The Cobbles, Meltham, Holmfirth, HD9 5QG - Erection of first floor side extension and front extension with installation of doors and balcony above

RESOLVED: That the Council supported the application

[Application number 2018/60/93067/W](#) at Woodside Quarry, Holmfirth Road, Meltham, Holmfirth, HD9 4DD - Outline application for erection of residential development

RESOLVED: That the Council objected to the application on the following grounds:

- There are highway safety issues as access to the development is on a sharp bend where there have been a number of accidents
- The development would have an adverse impact on the neighbouring property in terms of loss of privacy, overshadowing and causing detriment to the neighbouring property's residential amenity.

[Application number 2018/62/93109/W](#) at land at, Bradshaw Road, Wilshaw, Holmfirth - Erection of agricultural building, hardstanding and access track

RESOLVED: That the Council supported the application

18/103 WORK ON TREE PRESERVATION ORDERS (TPOs)

There were no applications to note.

18/104 CORRESPONDENCE AND DECISIONS TO NOTE.

The following decisions were noted:

Application number 2018/TWA/92129/W at 1, The Woodlands, Meltham, Holmfirth, HD9 4NN - Works to trees TPO 28/97 Decision PART GRANTED/PART REFUSED

Application number 2018/TWA/92130/W at Meltham CE Primary School, Holmfirth Road, Meltham, Holmfirth, HD9 4DA - Works to trees TPO 13/95 Decision GRANTED

Application number 2018/60/90658/W at Land Adj, 7, The Hollow, Meltham, Holmfirth, HD9 5LA - Outline application for residential development Decision CONDITIONAL OUTLINE PERMISSION

Application number 2018/62/92112/W at 42, Highfield Avenue, Meltham, Holmfirth, HD9 5RF - Erection of single storey rear extension Decision CONDITIONAL FULL PERMISSION

Application number 2018/62/92237/W at Oddfellows Hall, 33 , Holmfirth Road, Meltham, Holmfirth, HD9 4BX - Change of use from offices to 3 bedsits and alterations to entrance (within a Conservation Area) Decision CONDITIONAL FULL PERMISSION

Application number 2018/70/92259/W at The Stables, 102, Huddersfield Road, Meltham, Holmfirth, HD9 4AG - Variation of condition 1 (plans and specifications) on previous permission 2011/90715 for reserved matters application for erection of detached dwelling Decision REMOVAL OR MODIFICATION OF CONDITION(S)

Application number 2018/CLASS Q/92425/W at Intake Farm, Royd Road, Meltham, Holmfirth, HD9 4BB - Prior approval for proposed change of use of agricultural buildings to 1 dwelling and associated operational development Decision REFUSED

Application number 2018/TWA/92570/W at 17, Seymour Walk, Meltham, Holmfirth, HD9 4BP - Works to tree TPO 50/95 Decision GRANTED

Application number 2018/TWACA/92466/W at Woodland at the junction of Wilshaw Road and, Wilshaw Mill Road, Wilshaw, Holmfirth, HD9 4EB - Works to tpo(s) ME1/57 within a conservation area Decision GRANTED

Application number 2018/TWA/92616/W at 31, Sefton Lane, Meltham, Holmfirth, HD9 5JX - Works to tree TPO ME1/57 Decision PART GRANTED/PART REFUSED

Application number 2018/62/92452/W at 88, Slaithwaite Road, Meltham, Holmfirth, HD9 5PW - Demolition of existing garage and erection of two storey side extension Decision CONDITIONAL FULL PERMISSION

Application number 2018/62/92525/W - 58, Slaithwaite Road, Meltham, Holmfirth, HD9 5PG - Erection of conservatory and car port Decision CONDITIONAL FULL PERMISSION

Application number 2018/HHPD/92758/W at 34, Oak Avenue, Meltham, Holmfirth, HD9 5PN - The proposal is for erection of single storey rear extension. The extension projects 5m beyond the rear wall of the original dwelling house. The maximum height of the extension is 4m, the height of the eaves of the extension is 3m Decision NOT REQUIRED

Application number 2018/70/92423/W at Barn off, Bradshaw Road, Upperthong, Holmfirth - Variation of condition W12 on previous application 2016/94310 for prior approval for change of use of agricultural building to one dwelling house and associated operational development Decision REMOVAL OR MODIFICATION OF CONDITION(S)

18/105 PROVISION OF HANGING BASKETS

The Clerk advised that further work was needed before the Council could simply purchase planted hanging baskets for the Town. Decisions needed to be made as where these would be sited and how they would be kept watered / maintained and how they would be put up and down and stored. Councillors thought that some baskets were still being put up by Kirklees Council. The Clerk was asked to find out the current position with regard to the provision of hanging baskets in

the Town. The Clerk was also asked to contact the business association to see what their view was.

18/106 REVISED NATIONAL PLANNING POLICY FRAMEWORK

Councillors noted the revised planning policy framework which was updated in July 2018 and which sets out the governments planning policies for England and how these are expected to be applied. It was noted that a link to the document was provided when the electronic copies of the agenda were circulated. It was agreed to put this on the next agenda of the committee for further discussion.

18/107 CO-ORDINATION OF VILLAGE CLEAN UP

The Clerk reported that a member of the public had raised the issue of the overgrown vegetation in a small passageway at the west side of St Bartholomew's Church which is used as a short cut from Greens End Road to Westgate to get back onto Station Street. The Clerk said she had authorised the contractor to clear the passageway as it was not listed on the information provided by Kirklees Council as a footpath they were maintaining.

The Clerk reported that a member of the public had complained about the state of a number of footpaths MEL/82/10, MEL/32/10, MEL/32/20, MEL/63/40 regarding being very overgrown but that they were all listed as maintainable by Kirklees Council. The Clerk was asked to report these to Kirklees Council for action.

The Clerk reported that a member of the public had complained about the state of the path that runs between two walls from Huddersfield Road near the Greenacres care home and Mill Bank Road which has apparently not been swept since last year and leaf matter and litter are now building up. The Clerk was asked to report this to Kirklees Council for action.

The Clerk also reported that Councillor Maxfield had highlighted some overhanging branches obstructing pavements on Helme Lane and Broadlands. The Clerk said she had wanted to obtain some further information from Councillor Maxfield about the location and whether the branches were coming from private gardens. The Committee said that asking the Councils contractor to undertake the works was reasonable.