

## MELTHAM TOWN COUNCIL

### MINUTES OF A MEETING OF THE PLANNING ENVIRONMENTAL AND GENERAL PURPOSES COMMITTEE HELD ON MONDAY 29 OCTOBER 2018

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

**Public Session** – There were no members of the public present

#### 18/108 NOTICE OF MEETING.

Public Notice of the Meeting was taken as read.

#### 18/109 APOLOGIES FOR ABSENCE.

Apologies were received from Councillor Wrathall and accepted.

#### 18/110 DECLARATIONS OF INTEREST.

Councillor White declared a disclosable pecuniary interest in Item 5 [Application number 2018/62/93194/W](#) at Woodfield Cottage, Wood Nook Lane, Honley, Holmfirth, HD9 4DU - Erection of two cabins for short term holiday let and [Application number 2018/62/93112/W](#) at land at, Thick Hollins Road, Meltham, Holmfirth - Change of use of land for siting of 4 log cabins for holiday let due to having a beneficial interest in a holiday rental property in Meltham and would not participate in a discussion or vote in respect of either item.

#### 18/111 ADMISSION TO THE PUBLIC.

As printed agenda.

#### 18/112 PLANNING APPLICATIONS.

The following Planning applications were considered:

[Application number 2018/62/93138/W](#) at 36, Wilshaw Road, Meltham, Holmfirth, HD9 4DX - Formation of vehicular access (Listed Building within a Conservation Area)

**RESOLVED:** That the Council supported the application.

[Application number 2018/65/93139/W](#) at 36, Wilshaw Road, Meltham, Holmfirth, HD9 4DX - Listed Building Consent for formation of vehicular access and alterations to boundary wall (within a Conservation Area)

**RESOLVED:** That the Council supported the application.

[Application number 2018/62/93193/W](#) at Woodfield Cottage, Wood Nook Lane, Honley, Holmfirth, HD9 4DU - Demolition of existing dwelling and erection of detached dwelling with integral garage

**RESOLVED:** That the Council supported the application

Councillor White left the room at this point.

[Application number 2018/62/93194/W](#) at Woodfield Cottage, Wood Nook Lane, Honley, Holmfirth, HD9 4DU - Erection of two cabins for short term holiday let

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

- The development would be contrary to local and national planning policies and policies in the development plan and in the emerging local

plan in that the application was for new development in the green belt and would result in an overdevelopment of the site with an unacceptable density of buildings.

- Concern was also raised about the impact on nature conservation in this rural area.

Councillor White returned to the room.

[Application number 2018/62/93213/W](#) at Woodfield Cottage, Wood Nook Lane, Honley, Holmfirth, HD9 4DU - Demolition of existing stables and erection of stable block for diy livery and site owner's horses

**RESOLVED:** That the Council supported the application

[Application number 2018/TWACA/93218/W](#) at 37, Wilshaw Mill Road, Meltham, Meltham, Holmfirth, HD9 4EB - Work to trees in CA

**RESOLVED:** That the Council supported the application

Councillor White left the room at this point.

[Application number 2018/62/93112/W](#) at land at, Thick Hollins Road, Meltham, Holmfirth - Change of use of land for siting of 4 log cabins for holiday let

**RESOLVED:** That the Council objected to the application on the following grounds:  
The development would be contrary to local and national planning policies and policies in the development plan and in the emerging local plan in that the application was for new development in the green belt and would result in an overdevelopment of the site with an unacceptable density of buildings.

Councillor White returned to the room.

[Application number 2018/TWACA/93289/W](#) at 4, Helme Village, Meltham, Holmfirth, HD9 5RW - Work to tree in CA

**RESOLVED:** That the Council supported the application.

[Application number 2018/62/93354/W](#) at Land Off, Station Road, Meltham, HD9 4NL - Erection of 8 no. dwellings

**RESOLVED:** That the Council supported the application. It was noted that the land had been designated for future development in the Unitary Development Plan and was now designated for housing in the emerging local plan.

### **18/113 WORK ON TREE PRESERVATION ORDERS (TPOs)**

The following applications were noted:

[Application number 2018/TWA/93288/W](#) at Meltham CE Primary School, Holmfirth Road, Meltham, Holmfirth, HD9 4DA - Work to trees TPO 13/95

[Application number 2018/TWA/93365/W](#) at Land At Grid Ref 410918 411348, Huddersfield Road, Meltham, Holmfirth, HD9 4BU - Work to tree TPO ME 1/57

### **18/114 CORRESPONDENCE AND DECISIONS TO NOTE.**

There was no correspondence to consider and the following decisions were noted:

Application number 2018/CLD/92197/W at 12, Albion Gardens, Meltham, Holmfirth, HD9 5AF - Certificate of lawfulness for proposed alterations to convert integral garage to extended living accommodation Decision CERTIFICATE OF LAWFUL OPERATIONS GRANTED

Application number 2018/62/92601/W at 80, Wessenden Head Road, Meltham, Holmfirth, HD9 4EU - Erection of detached garage and alterations to lower ground floor Decision CONDITIONAL FULL PERMISSION

Application number 2018/65/92603/W at 1-6 The Avenue, Wilshaw Road, Meltham, Holmfirth, HD9 4DZ - Listed Building Consent for replacement of existing single glazed timber windows with doubled glazed timber windows and formation of new external doorways (within a Conservation) Decision CONSENT GRANTED

Application number 2018/TWACA/92822/W at 32, Wilshaw Road, Meltham, Holmfirth, HD9 4DZ - Work to TPO(s) 17/75 within a conservation area Decision PART GRANTED/PART REFUSED

Application number 2018/62/92697/W at 30, Grasmere Road, Meltham, Holmfirth, HD9 4HF - Erection of single storey rear extension Decision CONDITIONAL FULL PERMISSION

Application number 2018/TND/93368/W at 1, The Woodlands, Meltham, Holmfirth, HD9 4NN - Dead or dangerous tree Decision NOTED

Application number 2018/TND/93436/W at 15, Seymour Walk, Meltham, Holmfirth, HD9 4BP - Dead or Dangerous Tree Decision NOTED

Application number 2018/62/92750/W at 8, Birmingham Lane, Meltham, Holmfirth, HD9 5LH - Erection of first floor extension Decision GRANTED

#### **18/115 PROVISION OF HANGING BASKETS**

The Clerk reported that she had previously advised that further work was needed before the Council purchase planted hanging baskets for the Town including where they would be sited, watering arrangements, maintenance arrangements, installation arrangements and storage. At the previous meeting some Councillors thought that some baskets were still being put up by Kirklees Council and the Clerk was asked to find out the current position and to contact the Meltham Business Association (MBA) to see what their view was. The Clerk reported that Kirklees Council had said they no longer provide hanging baskets, but MBA believe the hanging baskets that were provided this year were provided and maintained by Kirklees Council. The Clerk was asked to make further enquiries to resolve the matter.

#### **18/116 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.

#### **18/177 CO-ORDINATION OF VILLAGE CLEAN UP**

The Clerk reported that a member of the public had raised the issue of overgrown branches obstructing pavements on Huddersfield Road next to the bus stop opposite the care home. The Clerk said she had authorised the contractor to clear the obstruction as it was blocking a pavement.

The Clerk was asked to instruct the contractor to remove the leaf build up on the footpath running past the Greenacres care home down to Meltham Mills Road.

The Clerk reported that she had been asked by the contractor whether he could undertake some litter picking in the Pleasure Grounds. The Committee were happy for the contractor to be authorised to undertake this work.