

## MELTHAM TOWN COUNCIL

### MINUTES OF A MEETING OF THE PLANNING ENVIRONMENTAL AND GENERAL PURPOSES COMMITTEE HELD ON MONDAY 24 JUNE 2019

**Present:** Councillor White (Chair), Councillor Sonia King, Councillor Spencer King and Councillor Noon

**Public Session** – There were three members of the public present. Two had attended in connection with Planning Application number 2019/62/91728/W and the third in connection with Item 9 Highways Issues. The Chair invited the two members attending in connection with Planning Application number 2019/62/91728/W to speak. The attendees (who live near the proposed development) said they objected to the proposed industrial development on a number of grounds namely, highway issues due to the increase in traffic, drainage, loss of mature trees and pollutants, noise disturbance, effect on the outlook from their homes and privacy, adverse impact on the value of their homes and they questioned the need for more industrial development when there were empty existing units. The residents said they understood that the land was allocated in the local plan for employment and did not object to any development but that this particular proposal significantly affected their privacy and outlook. The residents also raised the issue of unlawful parking on Bent Ley Lane and increased litter in Meltham Dyke.

**19/63 NOTICE OF MEETING.**

Public Notice of the Meeting was taken as read.

**19/64 APOLOGIES FOR ABSENCE.**

Apologies were received from Councillor Bampton.

**19/65 DECLARATIONS OF INTEREST.**

There were no declarations of interest.

**19/66 ADMISSION TO THE PUBLIC.**

As printed agenda.

**19/67 PLANNING APPLICATIONS.**

**RESOLVED:** That Planning Application number 2019/62/91728/W be considered first and thereafter the original order of the agenda to resume

Councillors considered the following planning applications:

[Application number 2019/62/91728/W](#) at Spinksmire Mill, Huddersfield Road, Meltham, Holmfirth, HD9 4AN - Erection of industrial development and formation of new site access from Huddersfield Road and onsite parking

Councillors noted the new allocation in the local plan as employment allocation and stressed they did not object to the way in which the land is to be used. Indeed, Councillors welcomed new employment opportunities for the Town. However, Councillors felt strongly that this application was unsuitable in this particular location for the reasons set out below. Councillors also suggested that there was no assessment of the impact collectively of all the proposed developments on this site. For example, there is a proposed housing development on Station Road which will create extra traffic, but this is not being accounted for when assessing this application. Councillors also noted that the environmental impact is not being assessed in the context of wider developments at this site.

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

- That the proposed development would create unacceptable highway issues, generating significantly extra traffic in an area with existing traffic problems. Residents on Bent Ley Lane already suffer with vehicular access problems due to traffic issues.
- That the proposed new vehicular site access would result in a fourth junction on a very short section of busy, fast highway and is not acceptable on the grounds of highway safety
- That the layout and density of building design is unacceptable. The proposed building to abut Huddersfield Road should be reduced in height to reduce the impact on residents living opposite the proposed building.
- That there is inadequate or inappropriate landscaping particularly for residents living opposite the proposed development.

[Application number 2019/62/91665/W](#) at 3, Colders Green, Meltham, Holmfirth, HD9 5JH - Erection of single storey front extension including steps

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

[Application number 2019/62/90920/W](#) at 7, The Hollow, Meltham, Holmfirth, HD9 5LA - Erection of two storey side extension

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

[Application number 2019/62/91761/W](#) at High Brow Farm, Crosland Edge, Meltham, Holmfirth, HD9 5RS - Erection of 40 Solar PV panels on fixed mounts

**RESOLVED:** That the Council noted that the application site was in green belt and suggested that the panels should be located sympathetically so as to minimise visual impact.

[Application number 2019/62/91834/W](#) at The Stable Block, Rosewood Mill, Wilshaw Road, Netherthong, Holmfirth, HD9 4DX - Erection of single storey side extension

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

**19/68 WORK ON TREE PRESERVATION ORDERS (TPOs)**

Councillors considered the following tree preservation order applications:

[Application number 2019/TWA/91809/W](#) at 26, Hall Close, Meltham, Holmfirth, HD9 4EL - Work to trees TPO 61/93

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

[Application number 2019/TWA/91858/W](#) at 17, Cranmer Gardens, Meltham, Holmfirth, HD9 4BS - Work to trees TPO 50/95

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

**19/69 CORRESPONDENCE AND DECISIONS TO NOTE.**

Councillors noted the following decisions reported by the Clerk:

Application number 2019/62/90642/W at 26, Crosland Edge, Meltham, Holmfirth, HD9 5RS - Erection of single and two storey rear extension with terrace Decision **CONDITIONAL FULL PERMISSION**

Application number 2019/62/90830/W at 45, Slaithwaite Road, Meltham, Holmfirth, HD9 5PG - Demolition of rear porch and erection of two storey rear extension Decision CONDITIONAL FULL PERMISSION

Application number 2019/CLD/91168/W at Crosland Hall, The Cottage, Crosland Factory Lane, Netherton, Holmfirth, HD4 7DZ - Certificate of lawfulness for existing use of dwelling Decision CERTIFICATE OF LAWFUL USE GRANTED

Application number 2019/62/91249/W at Queen Marys Farm, Slaithwaite Road, Meltham, Holmfirth, HD9 5PT - Replacement of existing conservatory, replacement of pitched roof to flat Decision CONDITIONAL FULL PERMISSION

Application number 2019/CLD/91298/W at 32, Oak Avenue, Meltham, Holmfirth, HD9 5PN - Certificate of lawfulness for erection of single storey rear extension Decision CERTIFICATE OF LAWFUL OPERATIONS GRANTED

Application number 2019/62/91287/W at 23, Thick Hollins, Meltham, Holmfirth, HD9 4DQ - Erection of single storey sides and front extensions Decision CONDITIONAL FULL PERMISSION

**19/70 DOG FOULING CAMPAIGN**

**RESOLVED:** That this matter be deferred until the next meeting.

**19/71 HIGHWAY ISSUES**

The resident who had attended in connection with Item 9 Highways Issues was invited by the Chair to speak and it was noted that his correspondence regarding road safety at the Junction of Acre Lane / Coach Road and information on a number of recent accidents at that location had been circulated with the agenda.

It was suggested that more needs to be done to slow down traffic in this area. It was noted that there is a 60mph sign just metres before a sharp bend which is confusing for drivers. It was suggested that the speed limit could be reduced to 30 mph much further back up Thick Hollins Road and the 60-mph sign removed. It was suggested there was some degree of clutter at this junction with various road markings and signage which resulted in unclear instructions to drivers. It was also suggested that an illuminated sign warning of the sharp bend may better warn drivers. Lastly it was suggested that the introduction of a one-way system would solve the problems at this junction. The Clerk was asked to contact Kirklees highways and ask if they could do a site visit to look at the junction with councillors and that the resident present at the meeting be invited to attend the site meeting.

**RESOLVED:** To defer consideration of the other highway's correspondence to the next meeting of the committee as there was not sufficient time left to fully consider the issues raised.

**19/72 CO-ORDINATION OF VILLAGE CLEAN UP**

The Clerk reported that she had received a complaint from a Councillor about the condition of the snicket between Colders Lane (on the left-hand bend) and the cul- de-sac of Colders Green.

**RESOLVED:** That the Council's contractor be authorised to clean up this area.