

## MELTHAM TOWN COUNCIL

### MINUTES OF A MEETING OF THE PLANNING ENVIRONMENTAL AND GENERAL PURPOSES COMMITTEE HELD ON MONDAY 2 SEPTEMBER 2019

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

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

**19/93 NOTICE OF MEETING.**

Public Notice of the Meeting was taken as read.

**19/94 ADMISSION TO THE PUBLIC.**

Pursuant to section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960 it is

**RESOLVED:** That because of the confidential/ personal/ commercially sensitive or legally prejudicial nature of the business to be transacted, the public and the press leave the meeting during consideration of the following: -

Item 3 to consider Councillors reasons for absence in private - as it would divulge personal information.

**19/95 APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillor Sonia King and Councillor White

That because of the confidential and personal nature of the business to be transacted, the public and the press were asked to leave the meeting.

Councillors considered the reasons for absence provided by Councillor White

**RESOLVED:** That the reasons for Councillor White's absence were accepted and the absence was therefore approved.

The public and the press were invited back into the meeting.

**19/96 DECLARATIONS OF INTEREST.**

There were no declarations of interest.

**19/97 PLANNING APPLICATIONS.**

[Application number 2019/62/92237/W](#) at Copley House Farm, Deer Hill End Road, Meltham, Holmfirth, HD9 5PT - Demolition of agricultural sheds and erection of 2 dwellings

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

- The application site is in the greenbelt. The Town Council does not consider that the application demonstrates that special circumstances apply. The applicant does not in the opinion of the Town Council show that the potential harm to the green belt is outweighed by other considerations, as outlined in the National Planning Policy framework.
- The historical extant planning permission for the demolition of buildings, conversion and extension to the barn to form a dwelling and change of use to form 6 stables (2011/90905) was never enacted. The applicant suggests that the proposals constitute a different, but not more impactful approach to development on the site than application 2011/90905 and suggests the proposals are therefore, acceptable in terms of their impact on the greenbelt. However, the Town Council disagrees

and notes that the extant permission was granted when the Unitary Development Plan was in force which has now been superseded by the adopted Local Plan. The Town Council could not locate any consultation response regarding this site in connection with the Local Plan.

- The Council suggests that efforts should be made to ensure the viability of the business rather than the incremental development of the site.

[Application number 2019/62/92593/W](#) at Queen Marys Farm, Slaithwaite Road, Meltham, Holmfirth, HD9 5PT - Replacement of existing conservatory, replacement of pitched roof to flat and erection of 2 metre extension

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

[Application number 2019/62/92681/W](#) at 35, Howard Way, Meltham, Holmfirth, HD9 4NW - Erection of single storey rear extension and attached garage

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

[Application number 2019/62/92624/W](#) at Field House, Netherthong Road, Meltham, Holmfirth, HD9 4DE - Erection of garden room extension and detached garage

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

#### **19/98 WORK ON TREE PRESERVATION ORDERS (TPOs)**

Councillors noted there were no tree preservation order applications on this occasion.

#### **19/99 CORRESPONDENCE AND DECISIONS TO NOTE.**

- Councillors considered the correspondence circulated with the agenda and clarified their understanding of the issues raised by the correspondents and it was agreed the Clerk would respond on behalf of the Council.

- Councillors noted the decisions reported by the Clerk, namely:

Application number 2019/62/92020/W at 10, Fern Avenue, Meltham, Holmfirth, HD9 5PX - Erection of single storey extension to rear, demolition of existing conservatory and garage, erection of greenhouse and summerhouse Decision **CONDITIONAL FULL PERMISSION**

Application number 2019/TWA/92227/W at Watson Property Management, The Woodlands, Meltham, Holmfirth, HD9 4NN - Work to trees TPO 28/97 Decision **GRANTED**

Application number 2019/62/90497/W at Lane Edge Mill, Royd Road, Meltham, Huddersfield, HD9 4BE - Demolition of existing mill and rebuild with alterations to form dwelling and erection of detached garage Decision **CONDITIONAL FULL PERMISSION**

Application number 2019/62/91568/W at 65, Colders Lane, Meltham, Holmfirth, HD9 5JL - Demolition of existing bungalow and erection of 3 detached dwellings with integral garages Decision **REFUSED**

Application number 2019/CLD/92141/W at 27, Matthew Grove, Meltham, Holmfirth, HD9 5LY - Certificate of lawfulness for proposed erection of side dormer extension Decision **CERTIFICATE OF LAWFUL OPERATIONS GRANTED**

Application number 2019/62/90811/W at Springfields, Mill Moor Road, Meltham, Holmfirth, HD9 5JY - Erection of 10 dwellings Decision **ASD Conditional full approval subject to the delegation of authority to officers on the 22/08/19**

**19/100 HIGHWAY ISSUES**

**19/101 CO-ORDINATION OF VILLAGE CLEAN UP**

The Clerk reported that a complaint had been received into the badly overgrown bushes at the bottom of Mean Lane as it joins station street which will impede the use of a mobility scooter. It was decided to ask the Council's contractor to have a look and cut back the vegetation if necessary.

The Clerk reported that a Councillor had been notified of a litter problem on Roy Edge. It was decided to ask the Council's contractor to have a look and cut back the vegetation if necessary.

The Clerk reported that a Councillor had reported litter accumulation again in the area behind the bus stop on the road outside Morrisons. It was decided to ask the Clerk to contact Morrisons again.

The Clerk reported an issue regarding the clearance of land by the Councils contractor.