

MELTHAM TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING ENVIRONMENTAL AND GENERAL PURPOSES COMMITTEE HELD ON MONDAY 01 JUNE 2020

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

Public Session – It was confirmed that a number of written objections to planning application 2020/62/91325W at adj 7 Seymour Walk - erection of detached dwelling had been received by the Clerk and that these had been circulated to all members of the Committee prior to the meeting. 3 Members of the public were in attendance regarding application 2020/62/91325W. One of the members of public reported that he had been designated to speak on behalf of a number of residents who live on Seymour Walk, and beyond who strongly objected to this planning application. The resident gave a comprehensive summary of the planning history on the site and the reasons why residents thought that the application should be refused. The Chair suggested that residents who objected to the proposal to also submit their objections to the planning authority.

20/33 NOTICE OF MEETING.

Public Notice of the Meeting was taken as read.

20/34 ADMISSION TO THE PUBLIC.

As per the agenda

20/35 APOLOGIES AND REASONS FOR ABSENCE.

Apologies for absence were received from Councillor Sonia King

20/36 DECLARATIONS OF INTEREST

There were no declarations of interest

20/37 PLANNING APPLICATIONS

The following planning applications were considered:

RESOLVED: That the order of the agenda be amended so that [Application number 2020/62/91325/W](#) at Adj, 7, Seymour Walk, Meltham, Holmfirth, HD9 4BP - Erection of detached dwelling be considered first thereafter the original order of the agenda to resume.

[Application number 2020/62/91325/W](#) at Adj, 7, Seymour Walk, Meltham, Holmfirth, HD9 4BP - Erection of detached dwelling

Councillors considered correspondence received from members of the public in relation to this application which was circulated with the agenda and before the meeting. The Town Council note that there are no consultation responses e.g. Kirklees Council Highways, available on the planning portal at the time the application was considered by the Town Council.

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

The Town Council noted that the site is unallocated in the local plan but would suggest that the proposed development is contrary to the following strategic objectives set out in the Kirklees Local Plan – Strategy and Policies document:

4.5 (6) Protect and improve green infrastructure to support health and well-being, giving residents access to good quality open spaces, sport, and recreation opportunities, and to support habitats, allowing wildlife to flourish.

4.5 (9) Promote the re-use of existing buildings and the use of brownfield land to meet development needs and support the regeneration of areas.

If permission is granted for the proposed development a good quality open space will be lost.

In 2007 a similar application on this site was refused by the Local Planning Authority (Application 2007/62/91073/W3) on grounds, including that;

'The proposed residential development is located on an undeveloped Greenfield site. The Government advises that Local Planning Authorities should make effective use of land by re-using land that has previously been developed. There is no reason to permit this development when there is adequate provision for housing on previously-developed sites within Kirklees therefore, the proposal is considered to be contrary to guidance conveyed in Planning Policy Statement 3 (Housing (2006))'.

The Town Council would suggest that the same rationale is applicable to this latest application.

Public visual amenity and impact on neighbourhood.

The site was previously allocated in the UDP as Greenfield although the Town Council note it is unallocated in the current Local Plan. The land on which the proposed development would be sited was purposefully created as an open space with public access at the time of the development of the estate and was intended to create an open space in the heart of the community which children and residents could enjoy. We understand that there may in fact be a covenant which would potentially prohibit this development. If the development went ahead there would be a loss of amenity space, the visual amenity of the area would be affected, and it would have a detrimental impact on the neighbourhood.

Loss of trees.

There are protected trees on land adjacent to the proposed development site (namely in the gardens of 7 Seymour Walk) which have significant amenity value and are highly important to the local landscape character, being large mature trees. The Town Council note that no full tree survey has been submitted as part of the application. It would appear to the Town Council that large parts of these trees' canopies would have to be removed to accommodate the proposed development. It would also appear that the proposed development would detrimentally affect the trees root protection zones, potentially leading to their eventual loss. The Town Council would also suggest that the proposed development would put additional pressure on the protected trees due to lack of light as the area is already significantly shaded. The Town Council would further suggest that the proposed development would result in an unacceptable relationship between the existing protected trees adjacent to the site and the proposed dwelling and garden area and would put additional pressure on pruning or removing the trees in the future.

The Town Council also note there are a number of protected trees shown on the relevant Tree Preservation order (adjacent to No 7 Seymour walk) but currently only two of these trees remain. The Town Council would request clarification as to which of these trees have been the subject of an application and permission granted for removal. Of those where permission has been given the Town Council would be grateful for clarification as to whether there was a requirement to plant a replacement tree and if so whether this requirement has been abided by. If no replacement has been planted when it was required, the Town Council would request that appropriate action be taken

Impact on highway safety and traffic.

The risk to pedestrians will be increased by the proposed development which places the car parking spaces next to a busy public path, used by the whole community including

children of all ages going to and from school. The additional parking for two spaces adjacent to the property will significantly increase traffic on what is already a busy road.

Density and overbearing nature of the proposal, size, design and external appearance.

The proposed development proposes a house on what is a very narrow plot. The proposal is overbearing in particular with regard to the close proximity of the proposed development to number 7 Seymour Walk. The proposed two-bedroom house is not in keeping with the rest of the surrounding housing. The buildings on this street are all 4- or 5-bedroom design and cover a significant footprint. Unlike the proposed development which is a small 2-bedroom unit. The materials proposed to be used are not in keeping with the stone used in other dwellings in the area.

[Application number 2020/62/91202/W](#) at Vicarage Farm, 8, Helme, Holmfirth, HD9 5RW - Formation of Ménage (within a Conservation Area)

RESOLVED: That the Council supported the application

[Application number 2020/62/91267/W](#) at 25, Cop Hill View, Meltham, Holmfirth, HD9 5AL - Erection of fence

RESOLVED: That the Council supported the application

[Application number 2020/62/91326/W](#) at adj, 78 , Red Lane, Meltham, Holmfirth, HD9 5LJ - Alterations to room over garage to create dwelling forming annex accommodation associated with 80, Red Lane, Meltham, Holmfirth, HD9 5LJ

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

That the development would result in both an unacceptable layout and density of building on this site and that there was inadequate parking. The Council were also concerned about the proposed development's proximity to the National Park.

[Application number 2020/TNA/91334/W](#) at Gill Birks Farm, 5, Gill Birks, Meltham, Holmfirth, HD9 4DZ - Work to tree within a conservation area

RESOLVED: That the Council noted the application

[Application number 2020/64/91361/W](#) at Meltham Pets And Gardens, 16, Holmfirth Road, Meltham, Holmfirth, HD9 4ES - Advertisement Consent for erection of illuminated sign (Within a Conservation Area)

RESOLVED: That the Council supported the application

[Application number 2020/TWACA/91395/W](#) at Wilshaw Village Hall, Wilshaw Road, Meltham, Holmfirth, HD9 4DX - Work to trees TPO 17/75 within a conservation area

RESOLVED: That the Council noted the application

[Application number 2020/70/91147/W](#) at 33, Wilshaw Road, Meltham, Holmfirth, HD9 4DZ - Variation of condition 3 (materials) on previous permission 2019/93330 for formation of a raised platform to rear (within a Conservation Area)

RESOLVED: That the Council noted the application

20/38 TREE PRESERVATION ORDERS (TPOs)

The following Tree Preservation Order applications were considered:

[Application number 2020/TWA/91351/W](#) at 50, Pavilion Way, Meltham, Holmfirth, HD9 5QW
- Work to trees TPO 18/08

RESOLVED: That the Council noted the application

20/39 CORRESPONDENCE AND DECISIONS TO NOTE

Councillors noted the update from Kirklees Council regarding parking at Highfield Crescent circulated with the agenda

Councillors noted the following decisions reported by the Clerk:

Application number 2020/62/90665/W at 9, Gill Birks, Meltham, Holmfirth, HD9 4DZ -
Erection of stable block (modified proposal) (within a Conservation Area) Decision
CONDITIONAL FULL PERMISSION

Application number 2020/TWA/90785/W at Meltham CE Primary School, Holmfirth Road,
Meltham, Holmfirth, HD9 4DA - Work to trees TPO 13/95
Planning department details Decision PART GRANTED/PART REFUSED

Application number 2020/TWA/90576/W at The Woodlands, Meltham, Holmfirth, HD9 4NN
- Work to trees TPO 28/97 Decision GRANTED

Application number 2020/62/90759/W at Travellers Rest, Slaithwaite Road, Meltham,
Holmfirth, HD9 5NH - Erection of two storey and first floor extensions and alterations to
form ancillary facilities including 3 holiday lets Decision CONDITIONAL FULL
PERMISSION

20/40 CO-ORDINATION OF VILLAGE CLEAN UP

Councillors considered the priorities for the next period in respect of the village clean up and which matters should be noted for future Kirklees Council intervention and asked the Clerk if she could make enquiries to establish the ownership of a particular piece of land which was regularly covered in litter by way of a land registry search.