

MELTHAM TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING ENVIRONMENTAL AND GENERAL PURPOSES COMMITTEE HELD ON MONDAY 12 OCTOBER 2020

Present: Councillor White (Chair) Councillor Bampton and Councillor Noon

Public Session – There were three members of the public in attendance in connection with Application number 2020/60/92846/W at rear of, Midway House, 51 & 53, Huddersfield Road, Meltham, Holmfirth, HD9 4AF - Outline application for erection of residential development and demolition of outbuilding (within a Conservation Area). One of the members of the public spoke about the concerns they had regarding loss of privacy for nearby properties because of the proposed development, vehicular access issues and the scale of the proposed development. The member of the public had also submitted written comments on the application which had been circulated prior to the meeting. Another member of the public said that previous planning applications on the site had been refused due to access issues and questioned whether anything had changed in order for a different conclusion to be reached on this application.

20/73 NOTICE OF MEETING.

Public Notice of the Meeting was taken as read.

20/74 ADMISSION TO THE PUBLIC.

As per the agenda

20/75 APOLOGIES AND REASONS FOR ABSENCE.

Apologies for absence were received from Councillor Sonia King

20/76 DECLARATIONS OF INTEREST.

There were no declarations of interest

20/77 PLANNING APPLICATIONS.

RESOLVED: That Application number 2020/60/92846/W at rear of, Midway House, 51 & 53, Huddersfield Road, Meltham, Holmfirth, HD9 4AF - Outline application for erection of residential development and demolition of outbuilding (within a Conservation Area) would be considered first, thereafter the original order of the agenda to resume.

The following planning applications were considered:

[Application number 2020/60/92846/W](#) at rear of, Midway House, 51 & 53, Huddersfield Road, Meltham, Holmfirth, HD9 4AF - Outline application for erection of residential development and demolition of outbuilding (within a Conservation Area)

RESOLVED: That the Council objects to this application on the following grounds:

- There are serious concerns regarding highway issues. The vehicular access point is onto an extremely busy road (Huddersfield Road) via a narrow driveway which is unacceptable and creates issues of highway safety with potential conflict with both traffic and pedestrians. Furthermore, the proposals would lead to further traffic generation on an already overly busy road.
- The effect of the proposals on the conservation area. The proposed development would result in the demolition of buildings which may have considerable historical importance to the conservation area.

- There would be a loss of privacy to residents adjacent to the proposed development
- Whilst it is acknowledged that the land in question does not benefit from protected status in the local plan neither is it allocated for residential use

[Application number 2020/62/92739/W](#) at 123, Slaithwaite Road, Meltham, Holmfirth, HD9 5PW - Erection of two storey rear extension, conservatory to rear and external alterations

RESOLVED: That the Council supported the application

[Application number 2020/62/92796/W](#) at Holbrook House, 41, Colders Lane, Meltham, Holmfirth, HD9 5JL - Demolition of existing conservatory, erection of single storey rear extension and exterior alterations

RESOLVED: That the Council supported the application

[Application number 2020/62/92847/W](#) at Concept Refrigeration Ltd Midway House, 51, Huddersfield Road, Meltham, Holmfirth, HD9 4AF - Alterations to convert offices to 2 dwellings, demolition of extensions and formation of parking (Listed Building within a Conservation Area)

RESOLVED: That the Council supported the application

[Application number 2020/65/92848/W](#) at Concept Refrigeration Ltd Midway House, 51, Huddersfield Road, Meltham, Holmfirth, HD9 4AF - Listed Building Consent for alterations to convert offices to 2 dwellings, demolition of extensions and formation of parking (within a Conservation Area)

RESOLVED: That the Council supported the application

[Application number 2020/44/92952/W](#) at land off, Huddersfield Road, Meltham, Holmfirth, HD9 4BU - Discharge condition 23 (travel plan) on previous permission 2017/91505 for outline application for erection of residential development

RESOLVED: That the Council noted the application

[Application number 2020/65/92896/W](#) at Wilshaw Village Hall, Wilshaw Road, Meltham, Holmfirth, HD9 4DX - Listed Building Consent for replacement windows and new roof window, installation of mezzanine floor with glazed balcony, demolition of part of internal wall, minor structural works and reinstate external wrought iron gates (within a Conservation Area)

RESOLVED: That the Council supported the application

[Application number 2020/65/92911/W](#) at 112, Huddersfield Road, Meltham, Holmfirth, HD9 4AG - Listed Building Consent for the replacement and relocation of boiler (Within a Conservation Area)

RESOLVED: That the Council noted the application

[Application number 2020/62/92928/W](#) at 38, Station Street, Meltham, Holmfirth, HD9 5QP - Erection of extensions

RESOLVED: That the Council supported the application

[Application number 2020/62/93073/W](#) at 55, Matthew Lane, Meltham, Holmfirth, HD9 5JS -
Erection of first floor extension

RESOLVED: That the Council supported the application

[Application number 2020/62/93085/W](#) at 94, Huddersfield Road, Meltham, Holmfirth, HD9 4AG - Alterations to convert garage to extend living accommodation (within a Conservation Area)

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

- Adverse impact on listed buildings and conservation area
- Loss of privacy for neighbouring properties

20/78 TREE PRESERVATION ORDERS (TPOs).

The following Tree Preservation Order applications were considered:

[Application number 2020/TWA/92949/W](#) at 32, The Cobbles, Meltham, Holmfirth, HD9 5QG -
Work to TPOs 18/08

RESOLVED: That the Council noted the application

[Application number 2020/TWA/92974/W](#) at Land adj, Woodlands Play Gym, Link Business Park, Knowle Lane, Meltham, Holmfirth, HD9 4DS - Work to TPOs 06/98

RESOLVED: That the Council noted the application

[Application number 2020/TWA/93036/W](#) at Burnt Hills, Thick Hollins, Meltham, Holmfirth, HD9 4DG - Work to TPOs ME1/57

RESOLVED: That the Council noted the application

[Application number 2020/TWA/93136/W](#) at The Lodge Durker Roods, 134, Huddersfield Road, Meltham, Holmfirth, HD9 4AG - Work to TPO 50/95

RESOLVED: That the Council noted the application

20/79 CORRESPONDENCE AND DECISIONS TO NOTE.

Councillors considered correspondence received in connection with the use of the Council's newsletter to facilitate consultation of the Peak District Authority's Local plan circulated with the agenda and agreed that the Town Council should assist with the communication if the dates were compatible with the Council's publication deadlines..

The following decisions reported by the Clerk were noted:

Application number 2020/TND/93049/W at Carter Plantation Farm, Thick Hollins Road, Meltham, Holmfirth, HD9 3XD - Dead or Dangerous Tree(s) to TPO ME1/57 Decision noted

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 Decision CONDITIONAL FULL PERMISSION

Application number 2020/62/91810/W at 14, Cheviot Avenue, Meltham, Holmfirth, HD9 4DW - Erection of raised decking Decision CONDITIONAL FULL PERMISSION

Application number 2020/62/92179/W at 68, Acre Lane, Meltham, Holmfirth, HD9 4DH
Erection of single storey rear extension Decision CONDITIONAL FULL PERMISSION

Application number 2020/TWA/92347/W at 20, Seymour Walk, Meltham, Holmfirth, HD9
4BP - Work to TPOs 50/95 Decision REFUSED

Application number 2020/TWA/92377/W at 15, Hall Close, Meltham, Holmfirth, HD9 4EL
Work to TPOs 61/93 Decision PART GRANTED/PART REFUSED

Application number 2020/TWA/92417/W at Lane Edge Mill, Royd Road, Meltham,
Holmfirth, HD9 4BE - Work to TPOs 20/18 Decision GRANTED

Application number 2019/61/92547/W at Land off, Huddersfield Road, Meltham, Holmfirth,
HD9 - Reserved matters pursuant to outline permission 2017/91505 for erection of
residential development Decision SECTION 106 RESERVED MATTERS

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) Decision REMOVAL OR
MODIFICATION OF CONDITION(S)

20/80 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. The Committee authorised works to be carried out to remove litter on the path to Sefton and to cut back vegetation and clear litter around Green Lea at Durker Royds.