

MELTHAM TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING ENVIRONMENTAL AND GENERAL PURPOSES COMMITTEE HELD ON MONDAY 26 OCTOBER 2020

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

Public Session – No members of the public were in attendance

20/81 NOTICE OF MEETING.

Public Notice of the Meeting was taken as read.

20/82 ADMISSION TO THE PUBLIC.

As per the agenda

20/83 APOLOGIES AND REASONS FOR ABSENCE.

Apologies for absence were received from Councillor Bampton

20/84 DECLARATIONS OF INTEREST.

There were no declarations of interest

20/85 PLANNING APPLICATIONS.

[Application number 2020/62/91325/W](#) at Adj, 7, Seymour Walk, Meltham, Holmfirth, HD9 4BP Erection of detached dwelling. PLEASE NOTE: We are informed by planning and development that the applicant seeks to withdraw the recently submitted amended plans and revert back to the original plans submitted alongside the application. It is therefore the original plans that need to be consulted on.

The Town Council would be grateful for clarification on the following point:

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. The Town Council have now had sight of evidence showing that there is in fact be a covenant in place which would potentially prohibit this development. The Town Council questions whether in these circumstances the open space could be given some sort of protected status in the Local Plan and if not, why this is not possible.

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 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 is 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 2020/62/93210/W](#) at Land adj, Springfields, Mill Moor Road, Meltham, Holmfirth, HD9 5JY - Erection of detached dwelling

RESOLVED: That the Council noted the application

[Application number 2020/44/93233/W](#) at Land Adjacent, 100, Mill Moor Road, Meltham, Holmfirth, HD9 5LW - Discharge condition 8 on previous permission 2019/90279 for erection of 7 dwellings and associated parking with vehicular access

RESOLVED: That the Council noted the application

[Application number 2020/62/93011/W](#) at 26, Hall Close, Meltham, Holmfirth, HD9 4EL - Erection of single storey link extension and conversion of garage to living accommodation

RESOLVED: That the Council supported the application

[Application number 2020/60/93251/W](#) at adj, 15, Golcar Brow Road, Meltham, Holmfirth, HD9 5LD - Outline application for erection of residential development

RESOLVED: That the Council supported the application

[Application number 2020/44/93300/W](#) at 10, Copley House Barn, Deer Hill End Road, Meltham, Holmfirth, HD9 5PU - Discharge conditions 3 (materials) and 8 (bridlepath) on previous permission 2019/92237 for demolition of agricultural sheds and erection of 2 dwellings

RESOLVED: That the Council noted the application

[Application number 2020/NMA/93316/W](#) at Travellers Rest, Slaithwaite Road, Meltham, Holmfirth, HD9 5NH - Non material amendment to previous permission 2020/90759 for erection of two storey and first floor extensions and alterations to form ancillary facilities including 3 holiday lets

RESOLVED: That the Council supported the application

[Application number 2020/62/93217/W](#) at Meltham Village Surgery, 11, Parkin Lane, Meltham, Holmfirth, HD9 4EN - Erection of extension to existing entrance and formation of level access (within a Conservation Area)

RESOLVED: That the Council supported the application

[Application number 2020/60/93306/W](#) at Helmet Yard, Helmet Lane, Meltham, Holmfirth, HD9 4JF - Outline application for erection of residential development

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

- Layout and density in that the plot is too small for the residential development proposed.
- Highway issues in terms of additional traffic generation and concerns over the proposed vehicular access. The provision of one car parking space per unit is also

likely to lead to highway issues with vehicles needing to be parked elsewhere as the single space provided will be inadequate.

[Application number 2020/62/93356/W](#) at 61, Wilshaw Road, Meltham, Holmfirth, HD9 4DX - Erection of detached orangery

RESOLVED: That the Council supported the application

[Application number 2020/CLD/93377/W](#) at 1, Mill Close, Meltham, Holmfirth, HD9 5JQ - Certificate of lawfulness for proposed external alterations

RESOLVED: That the Council supported the application

[Application number 2020/TNA/93422/W](#) at 9, Lower Greave Road, Meltham, Holmfirth, HD9 4DY - Work to trees within a conservation area

RESOLVED: That the Council supported the application

[Application number 2020/62/92928/W](#) at 38, Station Street, Meltham, Holmfirth, HD9 5QP - Erection of extensions
It was noted that the Council had considered this application at its previous meeting

20/86 TREE PRESERVATION ORDERS (TPOs).

The following Tree Preservation Order applications were considered:

[Application number 2020/TWA/93322/W](#) at 8, Bank Buildings, Meltham, Holmfirth, HD9 4BA - Work to TPO(s) 27/89

RESOLVED: That the Council noted the application

[Application number 2020/TWA/93436/W](#) at The Sycamore, 40, Tinker Lane, Meltham, Holmfirth, HD9 4EX - Work to TPO 71/91

RESOLVED: That the Council noted the application

[Application number 2020/TWA/93481/W](#) at land adj, Meltham Scout and Guide Headquarters, Huddersfield Road, Meltham, Holmfirth, HD9 4AN - Work to TPOs 21/95

RESOLVED: That the Council noted the application

20/87 CORRESPONDENCE AND DECISIONS TO NOTE.

Councillors considered the consultation on the Kirklees Council Quality Places Supplementary Planning Documents circulated with the agenda and welcomed them as a valuable addition to the Planning Framework.

Councillors considered a suggested street naming request circulated with the agenda and agree to suggest to Kirklees Council that the new street should be called Dora Thewlis Way after Dora Thewlis a famous suffragette who was born in Shady Row at Meltham Mills which was very close to the street in question.

Councillors noted correspondence received in connection with [Application number 2020/62/91325/W](#) at Adj, 7, Seymour Walk, Meltham, Holmfirth, HD9 4BP Erection of detached dwelling circulated with the agenda.

The following decisions reported by the Clerk were noted:

Application number 2020/TNA/92808/W at Land to the rear of, Maple House, 31, Wilshaw Mill Road, Meltham, Holmfirth, HD9 4EB - Work to trees within a conservation area Decision GRANTED

Application number 2020/TNA/92814/W at 32, Wilshaw Road, Meltham, Holmfirth, HD9 4DZ - Work to tree within a conservation area Decision GRANTED

Application number 2020/62/91736/W at Former Stable Block/Menage, Deer Hill End Road, Meltham, Holmfirth, HD9 5PU - Demolition of existing stable and erection of detached dwelling Decision REFUSED

Application number 2020/62/92007/W at 26, Grasmere Road, Meltham, Holmfirth, HD9 4HF - Erection of single storey rear extension Decision CONDITIONAL FULL PERMISSION

Application number 2020/62/92284/W at 33, Wilshaw Road, Meltham, Holmfirth, HD9 4DZ - Erection of single storey out building to provide home office/studio (within a Conservation Area) Decision CONDITIONAL FULL PERMISSION

Application number 2020/TWA/92686/W at 17, Darnley Close, Meltham, Holmfirth, HD9 4BT - Work to TPOs 50/95 Decision GRANTED

Application number 2020/62/91883/W at 24, Grasmere Road, Meltham, Holmfirth, HD9 4HF - Erection of garden shed Decision CONDITIONAL FULL PERMISSION

Application number 2020/62/92516/W at 23, The Cobbles, Meltham, Holmfirth, HD9 5QG - Erection of single storey extension to rear, demolition of existing conservatory and external alterations Decision CONDITIONAL FULL PERMISSION

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 Decision GRANTED

20/88 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 generally considered that the area was looking quiet clean and tidy at the present time. The Clerk said she had authorised work under delegated powers to cut back vegetation on the footpath between Highfield Crescent and Highfield Avenue following a request from a resident.

20/89 DOG FOULING SIGNS LOCATION

To determine more exact locations for the erection of dog signs in and around Calmlands Road and Sunny Bank Road. A discussion took place, and it was agreed that one of the Councillors would provide the Clerk with more detailed location information in accordance with that discussion.