

MELTHAM TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING ENVIRONMENTAL AND GENERAL PURPOSES COMMITTEE HELD ON MONDAY 7 DECEMBER 2020

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

Public Session – No members of the public were in attendance

20/98 NOTICE OF MEETING.

Public Notice of the Meeting was taken as read.

20/99 ADMISSION TO THE PUBLIC.

As per the agenda

20/100 APOLOGIES AND REASONS FOR ABSENCE.

Apologies for absence were received from Councillor Spencer King, and Councillor Sonia King sent her apologies if she was forced to leave the meeting before the end.

20/101 DECLARATIONS OF INTEREST.

There were no declarations of interest

20/102 PLANNING APPLICATIONS.

Councillors considered the following applications:

[Application number 2020/CLD/93357/W](#) at 1 & 3, Lower Greave Road, Meltham, Holmfirth, HD9 4DY - Certificate of lawfulness for proposed change of use of two dwellings to one dwelling (within a Conservation Area)

RESOLVED: That the Council supported the application

[Application number 2020/CLD/93677/W](#) at 107, Mill Moor Road, Meltham, Holmfirth, HD9 5LW - Certificate of lawfulness for proposed installation of window

RESOLVED: That the Council supported the application

[Application number 2020/62/93705/W](#) at 103, Huddersfield Road, Meltham, Holmfirth, HD9 4AF - Demolition of conservatory and erection of single storey rear extension (within a Conservation Area)

RESOLVED: That the Council supported the application

[Application number 2020/62/93623/W](#) at Former Stable Block/Menage, Deer Hill End Road, Meltham, Holmfirth, HD9 5PU -Demolition of existing stable and erection of detached dwelling

RESOLVED: That the Council objects to the application as the construction of a new detached dwelling in Green Belt is inappropriate and contrary to paragraph 145 of the National Planning Policy Framework. The Council does not find that the exceptions to this section are met as the proposed development will have a greater impact on the openness of the Green Belt as compared to the existing development by virtue of its use and visual impact, affecting the character and scenic quality of the area.

On a wider point the Council is concerned about the number of agricultural buildings or stables that are erected in green belt and followed by a

subsequent application to replace the agricultural building or stables with residential accommodation on the basis the former is no longer required. The Council requests clarification from the LPA as to whether it is possible to attach a condition to consents for agricultural buildings or stables if the site is in green belt that if the agricultural building or stables is no longer required that the structure be removed, and the land returned to its former condition.

[Application number 2020/70/93791/W](#) at 1, Oak Avenue, Meltham, Holmfirth, HD9 5PN - Variation condition 5 (Dormer Cladding) on previous permission 2020/92765 for erection of single storey extensions, dormer windows to front and side and external alterations

RESOLVED: That the Council supported the application

[Application number 2020/62/93863/W](#) at Land off, Deer Hill End Road, Meltham, Holmfirth, HD9 5PT - Erection of pigeon shed

RESOLVED: That the Council objects to this application on the basis that the structure has an unacceptable impact on the green belt. If consent is granted the Council requests clarification from the LPA as to whether it is possible to attach a condition that if the pigeon shed is no longer required that the structure be removed, and the land returned to its former condition.

The Council also requests that planning enforcement review the activities on this site considering the various neighbour representations in connection with this application and take robust enforcement action regarding any unauthorised uses or structures on this site.

[Application number 2020/62/93873/W](#) at 10, Hall Close, Meltham, Holmfirth, HD9 4EL - Change of use of dwelling for mixed use dwelling/under 5's outdoor educational sessions

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

- Highway issues - the proposed development will result in additional vehicular visits to the property and persons visiting will seek to park on already busy streets rather than parking further away and walking to the property.
- Noise or disturbance resulting from use in a residential area – neighbours could be disturbed by the noise from this activity in a residential area.
- Incompatible or unacceptable use in a residential area. There are various alternatives within the locality which could be utilised to host such activities such as sports centres, community buildings or outdoor spaces subject to the relevant consents/ bookings being obtained.

Councillor Sonia King left the meeting

20/103 TREE PRESERVATION ORDERS (TPOs).

Councillors considered the following Tree Preservation Order applications:

[Application number 2020/TWA/93788/W](#) at 14, Hall Close, Meltham, Holmfirth, HD9 4EL - Work to TPO(s) 61/93

RESOLVED: That the Council noted the application

[Application number 2020/TWA/93820/W](#) at Millmoor House, 45A, Colders Lane, Meltham, Holmfirth, HD9 5JL - Work to TPO(s) 66/90

RESOLVED: That the Council noted the application

[Application number 2020/TWA/93982/W](#) at Meltham Pre School Playgroup, 77, Holmfirth Road, Meltham, Holmfirth, HD9 4DA - Work to TPOs 13/95

RESOLVED: That the Council noted the application

[Application number 2020/TWA/94034/W](#) at Meltham Golf Club, Thick Hollins Hall, Thick Hollins, Meltham, Holmfirth, HD9 4DQ - Work to TPO(s) ME1/57

RESOLVED: That the Council noted the application

20/104 CORRESPONDENCE AND DECISIONS TO NOTE.

Councillors considered the correspondence from Kirklees Council regarding a definitive Map Modification Order application (public footpath 70) which was circulated with the agenda and confirmed that they had no evidence regarding gates or stiles on this path and further confirmed that there was no objection to the gate being locked as it prevented vehicles and horses gaining access to a public footpath.

The following decisions reported by the Clerk were noted:

Application number 2020/62/92607/W at 5, Seymour Walk, Meltham, Holmfirth, HD9 4BP - Erection of single storey extension Decision CONDITIONAL FULL PERMISSION

Application number 2020/TWA/93136/W at The Lodge Durker Roods, 134, Huddersfield Road, Meltham, Holmfirth, HD9 4AG - Work to TPO 50/95 Decision REFUSED

Application number 2020/62/93356/W at 61, Wilshaw Road, Meltham, Holmfirth, HD9 4DX - Erection of detached orangery Decision CONDITIONAL FULL PERMISSION

Application number 2020/TNA/93422/W at 9, Lower Greave Road, Meltham, Holmfirth, HD9 4DY - Work to trees within a conservation area Decision WITHDRAWN

Application number 2020/62/92928/W at 38, Station Street, Meltham, Holmfirth, HD9 5QP - Erection of extensions Decision WITHDRAWN

Application number 2020/62/90614/W at WM Morrisons, Station Street, Meltham, Holmfirth, HD9 5QR - Erection of extensions to existing store, alterations to include relocation of ATM and the erection of garden centre Decision ASD conditional approval subject to delegation of authority to officers on 17 /11/20

Application number 2020/62/90853/W at Hunter House Farm, Wood Nook Lane, Honley, Holmfirth, HD9 4DU - Alterations to barn to create dwelling forming annex accommodation associated with Hunter House Farm, Wood Nook Lane, Honley, Decision CONDITIONAL FULL PERMISSION

Application number 2020/65/90854/W at Hunter House Farm, Wood Nook Lane, Honley, Holmfirth, HD9 4DU - Listed Building Consent for alterations to barn to create dwelling forming annex accommodation associated with Hunter House Farm, Wood Nook Lane, Decision CONSENT GRANTED

Application number 2020/62/92747/W at 200, Helme Lane, Meltham, Holmfirth, HD9 5RL - Erection of extensions and alterations to attached garage to create dwelling forming annex accommodation associated with 200, Helme Lane, Meltham, Holmfirth, HD9 5RL

Decision CONDITIONAL FULL PERMISSION

Application number 2020/TWA/93322/W at 8, Bank Buildings, Meltham, Holmfirth, HD9 4BA - Work to TPO(s) 27/89 Decision PART GRANTED/PART REFUSED

20/105 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 requested that the Clerk instruct the Council's contractor to clear leaves from the slipway down to Morrison's in the Town Centre.