



Stainland and District Parish Council 22nd Planning Committee **DRAFT MINUTES**

25th February 2021

Councillors Present (by remote viewing): Councillor Mullany (Chaired the meeting). In attendance were Councillor Liddell and Councillor Fieldhouse.

In attendance Mr Alex Lynness-Brown.

Minutes Drafted by Cllr Mullany

Janette Pashley (Clerk)

	Item
2021P22.1	Resolve to agree Cllr Mullany was voted in as the new Chairman until May 2021.
2021P22.2	Resolved to note there were no apologies and reasons for absence and lateness
2021P22.3	Public Participation. An opportunity for members of the public to address the Parish Council on any issues of concern within the Parish. <ul style="list-style-type: none">A request was made for an update regarding the former Bull and Dog public house adjacent to Stainland Library. Cllr Fieldhouse advised that no plans were in the public domain at present, though it was hoped that acquisition by Marshall's plc would result in positive development.
2021P22.4	Resolved to note there was no Parish Councillors' declarations of interest.
2021P22.5	Resolved to accept the minutes of the 21th Planning Committee meeting held on Thursday 12 th March 2020. In favour Cllr Liddell and Cllr Fieldhouse.
2021P22.6	Resolved to accept the proposed revisions to existing terms of reference drafted by Cllr Liddell. Cllr Mullany asked for clarification regarding inclusion of licensing applications in the remit. Cllr Liddell confirmed that these had been part of original terms of reference, that they were planning related and consultation on them should come through same channels as planning applications. Cllr Mullany asked for clarification regarding arrangements for calling meetings in relation to delegated and non-delegated matters. Cllr Liddell confirmed that meetings could be called for discussion of non-delegated matters even if no delegated matters e.g., planning applications were tabled. Cllr Liddell agreed to amend final bullet point under section on 'Meetings' in order to clarify. Terms of reference were agreed subject to Full Council approval.

2021P22.7

Resolved to note the Local Plan Examination Hearings held between October and December 2020, and to consider whether to respond to current consultation on the documents published where interested parties had not previously had the opportunity to comment ([INS 18 - Stage 2 - Inspectors Post Hearings Letter to the Council](#)).

Cllr Mullany outlined progress on the Local Plan Examination since the committee's last meeting in March 2020. A third series of public hearings was due to commence in May 2021. Following the Stage 2 hearings the examination inspector had requested public consultation on a range of new evidence provided which had not previously been open to comment. Consultation on this evidence was also in three stages with the first stage concluding on the 12th March 2021. It was agreed that none of the documents listed in the first stage were of direct relevance to the parish, so no immediate response was necessary. Cllr Mullany agreed to monitor subsequent stages of the consultation and report as necessary.

Cllr Liddell noted the contents of the inspector's letter following Stage 2 hearings. The inspector had expressed concerns regarding a number of the proposed housing sites at Greetland. Cllr Liddell warned that if housing could not be delivered in the numbers envisaged from these sites then this might necessitate further searches for sites within the parish. Cllr Mullany stated that CMBC was now proposing deletion one of the proposed housing sites in Stainland (LP0075 Laithe Croft Farm) following discussions with Historic England. Cllr Mullany agreed to obtain further details of this change.

Cllr Liddell proposed that Ward Cllr Bellenger be invited to address the planning committee regarding planning challenges facing the parish in the next cycle of meetings.

Cllr Mullany noted that a local Stainland resident had a long and in-depth involvement with the Local Plan including the current hearings and may be approached. Cllr Mullany agreed to contact Cllr Bellenger regarding his availability.

Cllr Mullany reported that the Parish Council's comments on the 2020 Local Plan consultation had not been properly recorded on CMBC Planning portal. Cllr Mullany agreed to follow this up with the Examination Programme Officer.

2021P22.8

Resolved to agree Cllr comments on the following Planning Applications:

[Single storey ancillary building to form leisure suite. - 200 Stainland Road Elland Calderdale HX4 9AJ](#)

Ref. No: 20/01042/HSE | Received date: Mon 07 Sep 2020 | Status: Pending Consideration | Case Type: Planning Application

Resolved to agreed that the Council should submit a comment sharing the serious concerns outlined by residents of neighbouring Quarry House which is located on the lower ground below the proposal site. The impact of the proposals on the listed Stainland and Holywell Green United Reformed Church which was within 50m, should be considered.

All present in favour.

Cllr Fieldhouse comments following a site visit: -

The Council shares the serious concerns outlined by residents of neighbouring Quarry House which is located on lower ground below the proposal site. These concerns relate to potential ground instability, drainage/surface water runoff, overlooking/privacy, noise and overshadowing. While potential impacts to Quarry House would be most severe, other adjacent properties (e.g., on Chapel Close) are also likely to be affected by these issues. While the proposed development would not be visible from the listed Stainland and Holywell Green United Reformed Church building, it would be immediately adjacent to the church's nearby graveyard and it is considered that the amenity and tranquillity of this site would be negatively impacted, particularly by noise and overlooking. No screening measures between the development and the graveyard are included in the proposals and if screening/buffer zone were to be considered as a condition, account should be taken of ground levels in the graveyard, the impact on the existing amenity/views from the site and the need to increase the distance of the building from the graveyard boundary i.e., closer to where ground levels fall sharply. Any screening implemented should consist of native species to maximise biodiversity value and compensate for loss of greenspace.

[Industrial building with mezzanine floor - Carillion Utility Services Group Ltd Black Brook Way West Vale Elland Calderdale HX4 8ED](#)

Ref. No: 20/01381/FUL | Received date: Mon 16 Nov 2020 | Status: Pending Consideration | Case Type: Planning Application.

No comments were received.

[Submission of information to Discharge Condition 2 on planning application 20/00512/HSE - 40 Gosport Close Outlane Elland Calderdale HD3 3FP](#)

Ref. No: 20/00512/DISC1 | Received date: Fri 25 Sep 2020 | Status: Partially Complied With | Case Type: Planning Application.

No comments were received.

[Demolition of five existing garages to facilitate detached dwelling - Garage 1 Adjacent To 7 Forest Hill Road Sowood Elland Calderdale](#)

Ref. No: 20/00690/FUL | Received date: Mon 22 Jun 2020 | Status: Pending Consideration | Case Type: Planning Application.

Cllr Mullany noted that the Parish Council had submitted comments on this application in October 2020. These comments were reviewed. As there appeared to be no changes to the proposals now submitted, it was agreed that the comments should be re-submitted.

Resolved to agree the site is located within the Green Belt and on the edge of the Special Landscape Area. The Parish Council shares the concerns expressed by CMBC Highways regarding unsustainable location, failure to address loss of parking spaces provided by the garages, lack of safe sightlines, impact on pedestrians/disabled road users, and unsatisfactory parking arrangement including exceedance of parking space limits.

	<p>The Parish Council would question whether development will be limited to the footprint of the garages or will require loss of undeveloped Green Belt land to the rear of the garages which would impact the openness of the Green belt. There would also be some loss of openness as a result of the replacement of garages with a large dwelling both from Forest Hill Road and from public footpaths on the lower ground to the north east.</p> <p>The design and scale of the proposed dwelling is out of keeping with surrounding terraced properties. In particular the proposed parking arrangements to the front of the property are completely at odds with the neighbouring terraced frontages. The proposals are also out of keeping with the rural setting and landscape which includes the Special Landscape Area opposite. They would be detrimental to the character of the Green Belt.</p> <p><u>Single storey extension to rear - Greengate's High Street Stainland Elland Calderdale HX4 9PQ</u></p> <p>Ref. No: 21/00090/HSE Received date: Fri 22 Jan 2021 Status: Pending Consideration Case Type: Planning Application.</p> <p>No comments were received.</p> <p><u>Submission of details to comply with conditions on application 20/00282/FUL, No's 4, 6 and 7 - Turley Cote Farm 2 Turley Cote Lane Outlane Elland Calderdale HD3 3YH</u></p> <p>Ref. No: 20/00282/DISC1 Received date: Tue 22 Dec 2020 Status: Pending Consideration Case Type: Planning Application</p> <p>No comments were received.</p> <p><u>Prune one tree (Tree Preservation Order) - Springfield Cottage Forest Hill Road Sowood Elland Calderdale HD3 3FB</u></p> <p>Ref. No: 21/20015/TPO Received date: Mon 25 Jan 2021 Status: Pending Consideration Case Type: Planning Application</p> <p>No comments were received.</p>
<p>2021P22.9</p>	<p>Resolved to note following involvement in enforcement issues raised by a parish resident Cllr Liddell reported on the results of his Freedom of Information request to CMBC with regards to enforcement actions over the last three years. The results indicated a reduction in the number of cases investigated and resolved over the period.</p> <p>Cllr Liddell had also requested a breakdown of the statistics for Stainland Parish Council, however CMBC were unable to provide this information due to the way in which the data is collected.</p> <p>Cllr Mullany asked for an update on issues raised by parish residents and had they been resolved. Cllr Liddell stated that the issue at Elm Street, Stainland had resulted in retrospective permission being refused.</p> <p>Cllr Liddell proposed that a resolution be tabled at the next Full Council setting out the Planning Committee's concerns: -</p> <ul style="list-style-type: none"> • The Planning Committee notes the statistics on planning enforcement actions within C MBC contained within the response to the FOI request provided to Cllr Liddell and circulated to members of the Council • The Planning Committee notes the deterioration of the planning enforcement function., which does not help the Parish Council's to play its part in ensuring compliance with planning regulations. It requests the Parish Council to submit representations directly and through the Chairman to Calderdale's Planning Committee to communicate these concerns to CMBC

	<ul style="list-style-type: none"> • The Planning Committee request that the issue is to be put before the appropriate Scrutiny Committee of CMBC. It requests CMBC inform the Parish Council when the issue will be raised, what arrangements can be made, what action CMBC propose to take to improve current planning enforcement actions. <p>Cllr Fieldhouse raised the issue of the former Royal Oak pub car park site, Holywell Green which had recently been cleared of trees indicating possible development. Cllr Fieldhouse expressed concern that this was a prominent gateway site on the edge of the green belt. Cllr Mullany agreed to investigate and report back.</p>
2021P22.10	Resolved to note there was no any other business.
2021P22.11	Date of next meeting: As and when required