

**Meeting of the Plans Scrutiny Committee held on Tuesday 29 August 2017 in the Civic Chamber, Council Offices, Skelmanthorpe**

**Members Present:** Cllrs W Jewitt, E Shaw, C Naylor, P Kemp, K Waites, S Merry, J Cook, J Depledge & L Hardy  
**In Attendance:** C Wadsworth, Clerk

**16/208 Declarations of Interest**

There were no declarations of interest

**16/209 Open Session**

A member of the public spoke to express concerns over application no: 92608/E and the possible proximity of this to a high powered gas supply. Two members of the public spoke in opposition to application no: 92207/E. A member of the public spoke to objection against application no: 92137 and two members of the public spoke to object on highways issues against application no: 92504/E.

**16/210 Apologies for Absence**

Apologies were received from Cllrs Summers and Slater. Cllr Gemmell was absent.  
**RESOLVED** that the reasons submitted be approved.

**16/211 Admission of the Public**

**RESOLVED** that there were no items requiring the exclusion of the press and public.

**16/212 Planning Applications**

Planning notifications were considered and observations made thereon. (See attached)

**RESOLVED** that the observations be submitted to Kirklees Council.

**16/213 Planning Decisions**

**RESOLVED** that planning decisions were considered and observations made thereon.  
**RESOLVED** that the planning decisions be noted.

**16/214 Orders for Payments**

**RESOLVED** that orders for payment number 687 totaling £7,400.77 be approved for payment.

**Date of next meeting**

26 September 2017

**Signed:** ..... (CHAIRMAN)

**Plans Scrutiny Committee comments from 29 August 2017**

2017/62/92418/W	Piperwell Cottage, Piper Well Lane, Shepley, Huddersfield, HD8 8YA Erection of single storey rear extension	No objections (application out of Denby Dale Parish)
2017/62/92487/E	31, Smithy Lane, Skelmanthorpe, Huddersfield, HD8 9DF Erection of two storey side extension	No objections
2017/62/92529/E	55, High Street, Clayton West, Huddersfield, HD8 9NS Erection of single storey side extension	No objections
2017/62/92509/E	27, Strike Lane, Skelmanthorpe, Huddersfield, HD8 9AY Erection of single storey side and rear extension	No objections but concerns over the size of the build
2017/CL/92561/E	7, Tyburn Lane, Emley, Huddersfield, HD8 9SR Certificate of lawfulness for proposed erection of single storey rear extension	No objections
2017/62/92450/E	84, Barnsley Road, Upper Cumberworth, Huddersfield, HD8 8NN Erection of car port	No objections
2017/62/92608/E	1, Barton Cottages, Penistone Road, High Flatts, Demolition of existing garage and erection of detached dwelling	No objections however concerns were expressed over the lack of privacy and amenity for adjoining properties, closeness to a commercial property, greenbelt regulations and the possible proximity of the national gas main to the development.
2017/62/92504/E	Land to the rear of 49/51, Huddersfield Road, Skelmanthorpe, Huddersfield, HD8 9AR Erection of 5 dwellings with associated site road, parking and landscaping	Objections due to highways and access issues. This application is part of site H502 in the current Draft Local Plan. We note that the access sites in the Local Plan do not include Heather Fold but does include a larger area South/West onto Cumberworth Road/Ponker Lane and a further access point between 63a/65 Huddersfield Road
2017/CL/92653/E	3, Manderlay Gardens, Emley, Huddersfield, HD8 9TY Certificate of lawfulness for proposed erection of detached garden room ancillary to the existing dwelling	No objections however concerns over the amenity of adjacent properties
2017/62/92541/E	5A, Leak Hall Crescent, Denby Dale, Huddersfield, HD8 8RZ Erection of two storey side and single storey rear extensions	No objections
2017/62/92176/E	Parklands, 4, Busker Lane, Skelmanthorpe, Huddersfield, HD8 9EP Erection of single storey extension	No objections
2017/62/92635/E	5, Fox Close, Emley, Huddersfield, HD8 9SHErection of single storey rear extension	No objections
2017/62/92611/E	23, Lidgett Lane, Skelmanthorpe, Huddersfield, HD8 9AQ Erection of extensions (modified	No objections

	proposal)	
2017/92137	7, Gunthwaite Lane, Upper Denby, Huddersfield, HD8 8UL Erection of extensions and alterations to roof	Objections due to the over-bearing nature of the development and the loss of privacy and adverse effect on the amenity enjoyed by the occupants of the adjacent property. Councillors also expressed concerns over the proposed materials not being in-keeping with other properties in the area. Objections also expressed due to loss of privacy and adverse effect on the amenity enjoyed by the occupants of neighbouring properties. Gunthwaite Lane is within the Green Belt, the proposed addition to the property is not minor and there are concerns the materials to be used do not complement the local building style all of which detracts from the open character of the Green Belt.
2017/62/92563/E	5, Saville Road, Skelmanthorpe, Huddersfield, HD8 9ED Erection of single storey front extension and alterations to the boundary walls	No objections
2017/92207	land opp, 36, Spencer Street, Skelmanthorpe, Huddersfield, HD8 9BE Erection of detached garage and fence	Objections made by reason of its size, width, depth, height and massing which would have an unacceptable adverse effect on the amenities of number 38 Spencer Street by reason of loss of light, visually overbearing impact. Councillors also noted that the proposed development was not opposite no. 36 as stated, but was in fact opposite no. 38. Cllrs were made aware that the neighbouring retaining wall and land onto an adjoining property had been made unstable by developments on this site and additional building would create a further safety issue.
2017/62/92667/E	3, Manderlay Gardens, Emley, Huddersfield, HD8 9TY Erection of front porch	No objections