

Minutes of the 41st Planning Committee, held on Tuesday 14th March at Holywell Green United Reformed Church, 6.30pm.

Present: Cllrs Lyness-Brown (AL-B), Bottomley (JB), Lisa Fieldhouse (LF) and Mullany (MM) (Chair and minutes)

2022P41.1 Apologies and reasons for absence and lateness

Cllr Knights (JK)

2022P41.2 Public participation session

No members of the public attended.

2022P41.3 To receive parish councillors' Declarations of Interest

None.

2022P41.4 To accept the minutes of the 38th Planning Committee held in November 2022

These were accepted as a true record.

2022P41.5 To consider Planning Committee budget requirements

MM presented two quotations from commercial printers to cover the cost of a mailing to residents of the Stainland Conservation Area (CA) highlighting the value and special character of the CA and how residents can help maintain that.

Resolved: MM to submit to a proposal for Full Council approval based on the lowest quote (Ovenden Print, Halifax £232.30)

2022P41.6 To receive an update on Calderdale Local Plan (Final Inspector's Report received 26/01/2023)

MM reported that following final inspector's report to Calderdale Council on the Local Plan in January, the Local Plan had been to Calderdale Council's Cabinet which had recommended it be approved by Full Council. Calderdale Council would consider the Plan on March 22 and is expected to approve and adopt the new Plan which replaces the existing Unitary Development Plan. Following this the Council would publish an Adoption Statement and there would be a six week period during which any legal challenge could be lodged.

2022P41.7 To consider a response to consultation on current planning applications within the parish:

Ref. No: 23/00102/HSE

Single storey side (infill) extension and first floor rear extension including internal alterations. Side extension window enlarged to form doorway.

8 Pether Hill Stainland Elland Calderdale HX4 9GA

Resolved to comment: The Parish Council shares the concerns raised by neighbouring residents, particularly regarding potential overlooking, reduced daylight and amenity, and increased pressure on parking/access. The Council feels the proposed extensions are

excessive within the confines of the site and would result in an incongruous poor quality design outcome. We note that no bat assessment form has been included in the documentation and would expect the relevant checks/review by suitably qualified staff will be put in place.

Ref. No: 23/00082/FUL

Proposed Caravan Storage Compound

Land Adjacent To Stainland Road Medical Centre Stainland Road Elland Calderdale

Resolved to comment: The Parish Council objects to this proposal. Ground clearing work and changes to boundaries adjacent the highway has already been implemented ahead of permission. It is also noted that landscaping work to screen the site with non-native leylandii hedge has also been implemented, contrary to CMBC policy.

Ref. No: 23/00008/FUL

Proposed change of use of land to site a new double garage/store, form new improved access with extended provision for vehicle parking and turning.

Lower New Yard Dog Lane Stainland Elland Calderdale HX4 9QD

Resolved to comment: The Parish Council objects to this proposal. The proposed new access track was implemented on Green Belt land without planning permission in early 2021 (visible on Google satellite images). This was reported to CMBC's enforcement team at that time. More recently (this year) ground clearing work has commenced at the front of the property which is assumed to be in preparation for the proposed vehicle parking/turning area and double garage. The Parish Council objects to further loss of Green Belt land the proposed development would require. We would question the justification for the proposed garage when an existing double garage is shown on the plans. The increase in proposed parking provision from 2 to 5 spaces is considered unsustainable in this rural location. We also object to the proposed extension of the property curtilage into the Green Belt as defined by the proposed post and rail fence at the front.

2022P41.8 To receive an update on applications determined since the last meeting
Item deferred to next meeting.

2022P41.9 To receive an update on current planning enforcement issues in the parish

Unauthorised developments referred to in discussion of applications above. No further updates.

2022P41.10 Any other business

None.

2022P41.11 Date of next meeting

Tuesday 11th April 2023 6.30pm.

Meeting closed: 7.45pm