

# Planning Applications Considered

HVPC

Applications considered on 17-12-07

## 1 2007/23/02

26/04/07

2007/62/91725/W3 - Mr & Mrs R Brook - Demolition of existing dwelling and erection of 11 no. dwellings - 106 Greenfield Road, Holmfirth, HD9 2LP - 13330 07930 - Officers decision

09/07/07 - Refuse the application on the following grounds -

- 1) partly a greenfield site
- 2) overintensification of site
- 3) highways issues with regard to unsuitable access, steep gradient of access road
- 4) design inappropriate - not in keeping with the area

It is recommended that both parties should be encouraged to communicate to get the best result at this site. Cllr. Cropper to mediate in this matter and the Council supports him in this action.

17/12/07 - Support the amended plans (9 voting for/5 against/2 abstentions)

## 2 2007/42/02

09/10/07

2007/62/94126/W3 - Sterling Homes (Yorkshire) Ltd - Demolition of existing dwelling and erection of 3 no, detached dwellings with integral garages (within a CA) - Highfield, Green Cliff, Honley, Holmfirth HD9 6JN - 13690 12230 - Officers decision

22/10/07 - Refuse the application on the following grounds -

- 1) Highways - this is a privately owned road with a substandard surface
- 2) Sight lines both upwards and downwards from the road are poor
- 3) There are more than 5 houses served by this access
- 4) Overlooking issues - one of the houses is now only 17m from an existing house - this is not in accordance with the Unitary Development Plan
- 5) Overintensification of the site - 3 storey buildings are not in keeping with the area
- 6) Loss of light to existing properties.

The Parish Council asks that this planning application is considered at Committee at Kirklees Council and a request form will be supplied in due course.

17/12/07 - Continue to recommend refusal of this application for the reasons indicated above. The Parish Council Members indicate this proposal is still 3 storey, still out of character and highways continue to be an issue both in terms of visibility and access.

## 3 2007/48/01

20/11/07

2007/62/94460/W3 - A Hirst - Change of use of former barn and store to residential property incorporating part of existing dwelling - Snittlegate Farm, Snittle Road, Hade Edge, Holmfirth, HD9 2JF - 14970 04400 - Officers decision

Support the application

## 4 2007/48/02

14/11/07

2007/62/94545/W3 - J Garritt - Erection of first floor extension over existing attached garage - Matlock Farm, Hill Lane, Upperthong, Holmfirth HD9 3UY - Officers decision

Support the application

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**5 2007/48/03** 07/11/07

2007/62/94722/W3 - Mr & Mrs K Dudley - Re-use, extension and adaptation of existing barn to form dwelling - Waterside House, 1 Waterside Lane, Holmbridge, Holmfirth, HD9 2PF - 12520 06830 - Officers decision

Support provided Kirklees Council happy that the proposal is within the prescribed limits for development in the green belt and subject to highways and access

**6 2007/48/04** 08/11/07

2007/62/94732/W3 - R J Brown & J E Morris - Erection of detached double garage - Boundary Court, Scholes, Holmfirth, HD9 1SQ - 15710 07240 - Officers decision

Support the application subject to concerns regarding highways and access being addressed and provided there is no overlooking of the adjacent terrace properties

**7 2007/48/05** 14/11/07

2007/62/94762/W3 - Cornerstone Estate Agent - Change of use of premises to Estate Agency (within a CA) - 4 Eastgate, Honley, Holmfirth, HD9 6PA - 13890 12010 - Officers decision

Support the application

**8 2007/48/06** 09/11/07

2007/60/94771/W3 - Mr & Mrs E Dixon - Outline application for erection of 2 no. dwellings - rear of 94 Lower Town End Road, Wooldale, Holmfirth, HD9 1QP - 15240 09130 - Officers decision

Refuse until an agreed plan to solve tree problems on the site is resolved; the proposed dwellings would be very close to the boundary wall at the rear of the site

**9 2007/48/07** 09/11/07

2007/60/94776/W3 - H Mosley - Outline application for erection of 1 no. dwelling and additional parking - adjacent to Kesworth, Chapelgate, Scholes, Holmfirth, HD9 1SX - 15580 07370 - Officers decision

Support the application

**10 2007/49/01** 27/11/07

2007/62/94600/W3 - Mr & Mrs B Harvey - Erection of two storey extension (within a CA) - 57, South Lane, Holmfirth, HD9 1EB - 14540 07990 - Officers decision

Support subject to the design and appearance being in keeping with the Conservation Area

**11 2007/49/02** 12/11/07

2007/62/94785/W3 - M Ezro - Extension and adaptation of outbuilding to extend living area (LB within a CA) - 1, South Street, Wooldale, Holmfirth, HD9 1QH - 13510 08810 - Officers decision

Support subject to the approval of the Listed Buildings Officer and provided there is no overlooking of adjacent properties caused by the unblocking of the windows

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**12 2007/49/03** 12/11/07

2007/65/94786/W3 - M Ezro - Listed building consent for extension and adaptation of out building to extend living area (within a CA) - 1, South Street, Wooldale, Holmfirth, HD9 1QH - 13510 08810 - Officers decision

Support subject to the approval of the Listed Buildings Officer and provided there is no overlooking of adjacent properties caused by the unblocking of the windows

**13 2007/49/04** 14/11/07

2007/62/94818/W3 - Michael Dyson Associates Ltd - Change of use from 1 bed flat to additional office space - The Annexe, West House, Meltham Road, Honley, Holmfirth, HD9 6LB - 13460 11580 - Officers decision

Support the change of use subject to concerns about parking on the highway being addressed. This is causing a danger of other road users - extra parking provision must be found within the site to accommodate any additional parking required by this proposal.

**14 2007/49/05** 16/11/07

2007/62/94824/W3 - F Smith - Erection of ground floor extensions - Brockholes House, Brockholes Lane, Brockholes, Holmfirth, HD9 7EB - 15410 11130 - Officers decision

Support provided within the prescribed limits for development in the green belt (this property was rebuilt some years ago and may have had extensions previously)

**15 2007/49/06** 16/11/07

2007/62/94854/W3 - A Mawhinney - Erection of first floor extension - 15, Wickleden Gate, Scholes, Holmfirth, HD9 1QT - 15800 07440 - Officers decision

Support the application

**16 2007/49/07** 16/11/07

2007/62/94862/W3 - Mr & Mrs P M McGenity - Erection of ground floor extension and alterations - 17A, Green Abbey, Hade Edge, Holmfirth, HD9 2SH - 14540 05140 - Officers decision

Support the application

**17 2007/49/08** 16/11/07

2007/62/94875/W3 - J. Pullan - Erection of detached dwelling with integral garage - 2, Holmclose, Holmbridge, Holmfirth, HD9 2PB - 11930 06830 - Officers decision

Refuse the application - overintensification of site - the proposed build on the corner of Holmeclose will block site lines and is very close to the boundary edge

**18 2007/49/09** 20/11/07

2007/62/94889/W3 - G Bennett - Change of use of grazing land to extend domestic curtilage - Bankfield Farm, Dobb Top Road, Holmbridge, Holmfirth, HD9 2QP - 12110 06580 - Officers decision

Refuse until clarification is gained regarding the designation of this land

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## **19 2007/49/10**

21/11/07

2007/62/94894/W3 - LDS Estates Ltd - Demolition of existing bungalow and erection of 3 no. detached dwellings with integral double garages - 49 Meltham Road, Honley, Holmfirth, HD9 6HW - 13110 11380 - Officers decision

Refuse the application - overintensification of the site - not in keeping and possible overlooking issues - this is an elevated site - 3 storey properties are inappropriate

## **20 2007/50/01**

06/12/07

2007/62/94739/W3 - S Halifax - Erection of new modular garden centre building (within a CA) - Totties Garden Centre, Downshutts Lane, Totties, Holmfirth, HD9 1AY - 15820 08390 - Committee decision

Support the application subject to Kirklees Council being satisfied that the outstanding legal issues at the site have been determined and provided Kirklees Council is happy with highways, retail and green belt issues at the site.

## **21 2007/50/02**

27/11/07

2007/62/94747/W3 - Akroyd & Co - Erection of one detached dwelling - land adjacent to 1 Hey Cliff Road, Holmfirth HD9 1XD - Officers decision

Support the application

## **22 2007/50/03**

22/11/07

2007/70/94977/W3 - Yorkshire Country Properties Ltd - Removal of condition 10 relating to the traffic regulation order on planning approval 06/62/95333/W3 for erection of 4 detached dwellings with garages and formation of new access and footpaths - 3 New Road, Holmfirth, HD9 3XT - 14230 08960 - Officers decision

Refuse the application to remove Condition 10 from application 2006/62/95333/W3

## **23 2007/50/04**

23/11/07

2007/62/94988/W3 - T Furness - Erection of single storey extension - 25, Stony Lane, Honley, Holmfirth, HD9 6DY - 13760 11480 - Officers decision

Support the application provided Kirklees Council is satisfied there are no overlooking issues and the size and proportions are appropriate