

PLANNING COMMITTEE (1), 5TH JANUARY 2021

PRESENT: Councillor Sweeney

Councillors Baines MBE, Bellenger, Clarke, Hutchinson, Kirton and Porritt.

77. APOLOGIES FOR ABSENCE

No apologies for absence were received.

(The meeting closed at 15:20 hours).

78. MINUTES

RESOLVED that the Minutes of Planning Committee (1) held on 1st December 2020 be approved as a correct record and signed by the Chair.

79. APPLICATION FOR PERMISSION FOR DEVELOPMENT

The Interim Director, Regeneration and Strategy submitted a written report detailing the following applications which had been submitted in accordance with the Town and Country Planning Act 1990 and the Town and Country Planning (Development Management Procedure) (England) Order 2015 and reported orally on the following:

RESOLVED that the application shown on the list submitted be determined as follows in accordance with the recommendation of the Interim Director, Regeneration and Strategy:

Application Number 20/01116/LAA – Creation of New Car Part at Car Park adjacent to Hebden Vale Centre, Bridge Lane, Hebden Bridge. Permit subject to conditions set out in the list submitted.

The objector attended the meeting and addressed the Committee. Town Councillor Fraser submitted her objection to the application via email prior to the meeting.

80. REASON FOR REFUSAL ON PLANNING APPLICATION REFERENCE 20/00386/FUL FORMER SOUTHEDGE QUARRY, BRIGHOUSE ROAD, HIPPERHOLME, BRIGHOUSE – REMEDIATION AND REDEVELOPMENT OF PART OF THE SITE FOR RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS, LANDSCAPING, AREAS OF PUBLIC OPEN SPACE AND OTHER ASSOCIATED INFRASTRUCTURE

A written report of the Interim Director, Regeneration and Strategy was presented to Planning Committee that sought clarification of the reasons for refusal following the application presented at the Planning Committee meeting held on 1st December 2020.

In respect of planning application 20/00386/FUL the Committee resolved to refuse the application and outlined suggested reasons for refusal based on land contamination, air quality and traffic impact.

Officers had noted the resolution; however, it was considered that insufficient clarity and reasoning was provided by the Planning Committee on 1st December 2020. This meant that it was difficult for Officers to draft reasons that accurately reflected Planning Committee's objections to the development.

Following discussions, Members accepted the recommendation as set out in the report and **IT WAS RESOLVED** that the application be refused for the following reasons:

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- a) Practical and effective site measures had not been demonstrated without placing the development and its users and adjoining land at risk. This risk would come from the potential contaminants, including asbestos, arising from the historic landfill use. The proposal was therefore considered to conflict with policy EP9 of the Replacement Calderdale Unitary Development Plan and Paragraph 178 of the NPPF.
- b) The proposed development did not take into account the potential impacts on transport networks, provide for the safe and efficient movement by pedestrians, vehicles and cyclists. In particular there would be severe residual cumulative impacts on the Hipperholme Crossroads. As such the proposal would be contrary to policy BE5 of the Replacement Calderdale Unitary Development Plan and Paragraph 102,103,108, 109 and 110 of the NPPF.
- c) The proposal would result in unacceptable air pollution as a result of increased traffic volumes and impact on the nearby Air Quality Management Area, and therefore did not accord with Policy EP1 of the Replacement Calderdale Unitary Development Plan and Paragraph 181 of the NPPF.