

To all Members of the Planning Committee

You are hereby summoned to attend a meeting of the **PLANNING STANDING COMMITTEE** to be held at **HOLMFIRTH CIVIC HALL, HUDDERSFIELD ROAD, HOLMFIRTH HD9 3AS** on **MONDAY 6 JUNE 2022** at **700pm** to transact the following business: -

- AGENDA – (A)

Welcome

Open Session at Planning

7.00 pm

At the commencement of the meeting, there will be an open session lasting up to 15 minutes, for members of the public to address Members of the Committee in connection with planning applications to be considered at the meeting. This session allows both applicants and objectors to address Members. Any other information relating to items on the agenda will be considered as part of the agenda item.

Issues/concerns/information not related to any item on the agenda will be considered at a later date or referred to the appropriate body.

2223 16 Public Bodies (Admission to Meetings) Act 1960 amended by the Openness of Local Government Bodies Regulations 2014 on 6 August 2014 7.15 pm

As Local (Parish and Town) Council meetings can now be recorded, the Chairman to check if any members of the public wish to record the meeting, to ensure reasonable facilities can be provided. The meeting is already being recorded by the Officer for public broadcast via the Holme Valley Parish Council YouTube channel.

2223 17 To accept apologies for absence 7.16 pm

2223 18 To receive Members' and Officers' personal and disclosable pecuniary interests in items on the agenda 7.17 pm

2223 19 To consider written requests for new DPI dispensations 7.18 pm

2223 20 To consider whether items on the agenda should be discussed in private session 7.19 pm

- Any recording to be halted during such items and members of the public asked to leave the meeting.

2223 21 To confirm the Minutes of the Previous Meeting 7.20 pm

- Minutes of the Planning Committee meeting held on 9 May 2022, numbered 2223 01 – 2223 15 inclusive **(B)**

2223 22 Completed Kirklees Planning Applications List 7.21 pm

- To note List 2223-01 updated with the views of the Committee. **(C)**

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- 2223 23** **New Planning Applications – Kirklees Council** **7.22 pm**
- To consider new or amended applications received by Kirklees Council from 2 May 2022 to 31 May 2022 inclusive – List 2223-02 enclosed **(D)**
- 2223 24** **Kirklees Council – Planning Officers’ Decisions** **8.10 pm**
- To note list of Decision Notices issued by Kirklees Council for the period 2 May 2022 to 31 May 2022 inclusive **(E)**
- 2223 25** **Kirklees Council – Planning Appeals** **8.11 pm**
- i. - To consider any further comment on planning appeal regarding application 2018/93676. This was refused by Kirklees Council; Holme Valley Parish Council’s original comment was “Support”. **(F)**
 - ii. - To consider any further comment on planning appeal regarding application 2021/93514. This was refused by Kirklees Council; Holme Valley Parish Council’s original comment was “Support”. **(G)**
- 2223 26** **Neighbourhood Planning** **8.15 pm**
- To note, at the time of issuing the agenda, the Deputy Clerk had received no reply from the Conservation and Design team regarding the proposed listing of Non-Designated Heritage Assets (NDHAs) and conservation area appraisals. The Deputy Clerk re-sent the letter to Conservation and Design 31 May 2022. Deputy Clerk to report.
- 2223 27** **Reviewing Parish Council Outcomes** **8.19 pm**
- **20MPH Limits and Zones**
To note, the Deputy Clerk’s letter to Holme Valley Councillors regarding our intention to work with Kirklees Highways to investigate the possibility of instituting more 20mph limits in town and village centres in the Holme Valley. **(H)**
Responses were received from three Councillors:
 - Cllr Charles Greaves – “Good stuff”
 - Cllr Tony McGrath – “You have my support on pedestrian heavy village and town centres having a 20mph speed limit where appropriate.”
 - Cllr Paul Davies – “Many thanks for forwarding this on to us. Look forward to seeing the outcome of these discussions.”
 - The Deputy Clerk has endeavoured to arrange a meeting with Liz Twitchett, Operations Manager for Road Safety, regarding Kirklees’ approach to 20mph zones, their current policy, and what she called ‘the art of the possible’. It has not proved easy as she has been away from work and not always responded to emails in a timely fashion. Potential times from Councillors have been sent to Ms Twitchett. Deputy Clerk to report.
 - Cllr Wilson to update on a proposed campaign for 20mph limits in areas of the Holme Valley. **(I)** To consider any further actions at this time.

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- 2223 28** **Peak District National Park Authority** **8.25 pm**
- i. - To note Planning Applications List 2223-01PD updated with the views of the Committee. **(J)**
 - ii. - To note the list of Decision Notices issued by the Peak District National Park Authority for the period 2 May 2022 to 31 May 2022 inclusive. **(K)**
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 - iii. - To consider the Peak District National Park Authority's request for Parish Councils to contribute to a survey of their Local Plan. There is a printable survey or an online survey. **(L)**

- 2223 29** **National Policy** **8.30 pm**
- To note the Future of the Planning System in England: government response to the Select Committee report. **(M)**

- 2223 30** **Ongoing Highways campaigns** **8.31pm**
- The Committee previously voted to put on-hold further chasing of Kirklees on the ongoing highways campaigns until after Easter. The ongoing campaigns are:

- i. **Concerns of local residents regarding speeding and noise pollution Woodhead Road Holmbridge to Holme**
 - Mark Scarr head of Highways is away from work until 6th June 2022, so the Deputy Clerk has emailed Liz Twitchett for an update on the speed tests undertaken along this stretch of highway.
To consider any further actions at this time.
- ii. **Campaign for a Safer Magdale**
 - Mark Scarr head of Highways is away from work until 6th June 2022, so the Deputy Clerk has emailed Liz Twitchett for an update on the proposals for Magdale quiet lane.
To consider any further actions at this time.
- iii. **Hade Edge Road Intersection**
 - To note, the Committee is awaiting the delayed meeting between Holme Valley South Councillors and Kirklees Highways.
- iv. **Burnlee Road Closure**
 - To note, no further action at this time.

Holme Valley Parish Council

v. Ramsden Road

- To note, Cllr Wilson along with other local people have continued to petition Kirklees Operational Services about the problems on Ramsden Road. Will Acornley Head of Operational Services says he is looking for a halfway house between the high-cost/high-security gates that Kirklees wants but cannot afford, and the cheaper but less secure gates that others have suggested. To consider any further actions on this issue. **(N)**
The Deputy Clerk has requested an update from Will Acornley on proposals for the PSPO.

vi. Town End Road

- To note, Mark Scarr is away from work until 6th June so to date has not responded to the Parish Council's letter on the longstanding blockage on Town End Road, Wooldale, asking for support to fix this hazardous situation.

2122 31 **Footpaths and PROWs** **8.40 pm**

Holmfirth Bridleway 94 Windy Hill Quarry, Cartworth Moor, Holmfirth

- Andy Leader from Peak and Northern Footpath's Society has drawn the Parish Council's attention to a variety of issues with this bridleway. **(O)**
To consider any further action on the part of the Parish Council on this matter.

2223 32 **Publicising the work of Holme Valley Parish Council** **8.45 pm**

- To note, as instructed by the Committee, the Deputy Clerk posted [guidance to the Parish Council's Facebook group](#) from Kirklees Planning and Building Control summarised by the Chair regarding Kirklees Council's policy on use of "lamppost-notices" and other means of publicising planning applications.
- To consider, recent events or news that this Committee wishes to publicise via the press, Parish Council website or social media.

Close **8.46 pm**

Please note that timings on the agenda are given for guidance of the Chairman and Committee only and should not be taken as the time at which discussion of a particular item will commence.

Rich McGill

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**MINUTES OF THE PLANNING STANDING COMMITTEE
HOLMFIRTH CIVIC HALL
MONDAY 9 MAY 2022**

Those present:

Chairman: Cllr M Blacka

Councillors: Cllr P Colling, Cllr R P Dixon, Cllr T W Dixon, Cllr R Hogley, Cllr A Wilson

Officer: Mrs Jen McIntosh (Clerk) (*Deputy Clerk/RFO on Annual Leave*)

Welcome

Cllr Blacka welcomed all the members and the four members of the public to the meeting.

Open Session at Planning

Four members of the public were present in relation to 2 separate applications to be considered under item 2223 08, namely applications 90916 and 91069. The Committee resolved that standing orders would be suspended under item 2223 08 to allow the members of the public to speak and answer questions on the relevant applications at the point of discussion. Therefore, nobody spoke in this open session.

2223 01 Public Bodies (Admission to Meetings) Act 1960 amended by the Openness of Local Government Bodies Regulations 2014 on 6 August 2014

Council meetings can now be recorded. The meeting was recorded by the Officer for public broadcast via the Holme Valley Parish Council YouTube channel. No other requests to record the meeting were received.

2223 02 To approve apologies for absence

No apologies were received. Cllr Sheard was absent from the meeting.

2223 03 To receive Members' and Officers' personal and disclosable pecuniary interests in items on the agenda

Cllr Blacka declared a personal interest in a Kirklees planning application being considered under item 2223 08 as application 90916.

2223 04 To consider written requests for new DPI dispensations

NOTED: revised DPI dispensations had been received from Cllr Davies, Cllr Greaves and Cllr Wilson. These had been shared with the Kirklees Monitoring Officer and had been emailed out to all councillors in redacted form.

2223 05 To consider whether items on the agenda should be discussed in private session

No items were requested to be discussed in private session.

2223 06 To confirm the Minutes of the Previous Meeting

RESOLVED: to approve the Minutes of the Planning Committee meeting held on 4 April 2022, numbered 2122 214 – 2122 213 inclusive.

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2223 07 Completed Kirklees Planning Applications List

NOTED: The Planning Committee noted List 2021/12 updated with the views of the Committee.

2223 08 New Planning Applications – Kirklees Council

Members considered new or amended applications received by Kirklees Council from 28 March 2022 to 2 May 2022 inclusive – List 2223/01.

Standing orders were suspended to allow the four members of the public to report on the specific planning applications which concerned them as they arose.

RESOLVED: That the Planning Committee's comments on the above applications be forwarded to Kirklees Council by the Clerk.

2223 09 Kirklees Council – Planning Officers' Decisions

NOTED: The Planning Committee noted the list of Decision Notices issued by Kirklees Council for the period 28 March 2022 to 2 May 2022 inclusive.

NOTED: The Planning Committee commended the work of the Deputy Clerk for his work in tracking the issuing of Decision Notices.

Clerk to enquire further regarding application 93790 to establish if building work is due to commence on site.

2223 10 Neighbourhood Planning

- i. **NOTED:** The Planning Committee noted that arrangements have been made for presentation of hard copies of the Holme Valley Neighbourhood Development Plan to Councillors - with covering note - at the Annual Council Meeting 16 May 2022.

Cllr Hogley reported that she had attended a meeting of the Holmfirth Business Association, accompanied by the Clerk, to answer queries concerning the NDP. This had been a useful exercise to correct some misunderstandings about the scope and purpose of the NDP and reinforce its use as a planning tool.

- ii. It was reported that, having received no reply from Nick Grimshaw, Team Leader Conservation at Kirklees Council, regarding the proposed listing of Non-Designated Heritage Assets (NDHAs) and conservation area appraisals, the Deputy Clerk had sent a follow-up email to try and get a response. An automatic email reply was received, stating that Nick Grimshaw had retired and left Kirklees Council and suggested a few alternative contacts. The Deputy Clerk re-sent the letter to the Conservation and Design team at this stage.

NOTED: The Deputy Clerk was to be commended for the letter sent to the Conservation and Design team.

The Planning Committee now needed to give time for a response to be received, the letter having been dated 2 May 2022.

2223 11 At-site Notices of pending Planning Applications

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NOTED: The Deputy Clerk's email to Kirklees Planning inquiring as to whether Kirklees had plans to reintroduce "lamppost-notices" as a way of notifying people of pending planning applications in their neighbourhood.

NOTED: That a response had been received and forwarded to the Committee in reply to the Deputy Clerk's email to Kirklees Planning.

Cllr Blacka to draft a condensed summary of the relevant information to be uploaded to the HVPC website and linked to the HVPC Facebook page.

2223 12 Reviewing Parish Council Outcomes

- i. **NOTED:** The Deputy Clerk had made further contact with Zoe Stewart, the Project Manager Small Centres, inviting her to a future Planning Committee meeting at a date to be determined, and had inquired about project timeframes.
- ii. With regards to 20MPH Zones, the Deputy Clerk's letter to Kirklees Highways to arrange a meeting with members of the Highways team to discuss the viability of creating 20mph zones in our village centres was forwarded by Mark Scarr to Liz Twitchett, Operations Manager for Road Safety. Having received no communication from her after some weeks, the Deputy Clerk again contacted Mark Scarr 28 April. No further communication had been received prior to the agenda being posted.

There is no date set as yet for a meeting with Liz Twitchett. The intention is to raise concerns at the meeting and agree a plan of action.

Cllr Wilson had attended an event about establishing village centre and residential areas as 20mph zones called [20's Plenty for Us!](#) Cllr Wilson reported that this is a voluntary organisation promoting the establishment of 20MPH 'Zones'. A speed 'Zone' is not the same to a legal speed 'Limit' – therefore, there is no policing of the zones as such. Cllr Wilson to disseminate his notes from the meeting.

NOTED: Correspondence between the Deputy Clerk and Kirklees Highways team.

Deputy Clerk to write to all 6 Kirklees Holme Valley Ward Councillors setting out the establishment of 20MPH zones as an issue HVPC wishes to pursue.

Deputy Clerk to contact Liz Twitchett to organise a meeting regarding establishing 20MPH zones in the Holme Valley. All Parish councillors to be invited to the meeting.

2223 13 Peak District National Park Authority

- i. **NOTED:** Planning Applications List 2122/04PD updated with the views of the Committee.
- ii. The Committee considered new or amended applications received by the Peak District National Park Authority Council from 28 March 2022 to 2 May 2022 inclusive – List 2223/1PD.

RESOLVED: That the Planning Committee's comments on the above applications be forwarded to the Peak district National Park Authority by the Clerk.

- iii. **NOTED:** The Committee noted the list of Decision Notices issued by the Peak District National Park Authority for the period 28 March 2022 to 2 May 2022 inclusive.

- iv. **NOTED:** The communication from the Peak District National Park Authority on the formal

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adoption of the [Conversion of Historic Buildings Supplementary Planning Document](#). The date for submissions to the High Court is 5th July 2022.

- v. **NOTED:** The Deputy Clerk submitted the Parish Council's response to the Government's consultation on the Glover Report 'Landscapes Review – National Parks and Areas of Outstanding Natural Beauty.'

2223 14 Ongoing Highways campaigns

- i. **Concerns of local residents regarding speeding and noise pollution Woodhead Road Holmbridge to Holme**

No further actions at this time.
Deputy Clerk to pursue.

- ii. **Campaign for a Safer Magdale**

Deputy Clerk to request an update from Kirklees.

- iii. **Hade Edge Road Intersection**

The Chair reported that a meeting with Ward Councillors had not taken place to date. Residents are dismayed at the lack of progress.

- iv. **Burnlee Road Closure**

No further action planned at this time.

- v. **Ramsden Road**

A response from Will Acornley awaited.

Deputy Clerk to chase feedback and point to the recent Traffic Regulation Order for Cheese Gate Nab as an example of the action the HVPC would like to see enacted.

- vi. **Town End Road**

NOTED: The Deputy Clerk's letter to Mark Scarr, Head of Kirklees Highways, regarding the longstanding blockage on Town End Road, Wooldale, asking for support to fix this hazardous situation.

- vii. **Green Lane Closures in the Holme Valley**

Progress with the use of Traffic Regulation Orders (TROs) to close Holme Valley lanes to 4x4s in the Hepworth/New Mill area was reported. Issues for residents regarding these lanes near Cheese Gate Nab were considered by the Parish Council in March 2021 and the Parish Council wrote to Rob Dalby after that meeting asking him to consider a traffic or public space order.

NOTED: A Traffic Regulation Order had been put in place regarding lanes near Cheese Gate Nab.

2223 15 Publicising the work of Holme Valley Parish Council

- i. **NOTED:** The Deputy Clerk had publicised the notices with regard to the footpaths at Sands and at Wolfstones, as instructed by the Committee.

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- ii. **RESOLVED:** The Planning Committee wished to publicise via the Parish Council website and social media the information about access to Planning Notices.

The meeting closed at 8.47pm.



Holme Valley Parish Council – Planning Committee comments

Planning applications lodged with Kirklees from **28 03 2022** to **02 05 2022** - **List 2223-01**. The following applications were considered by Holme Valley Parish Council ahead of the Planning Committee meeting **09/05/2022**. Where appropriate, recommendations have been made to Kirklees Planning Services regarding whether or not they should be approved, but the final decisions will be taken by Kirklees Planning Services.

HVPC Reference:	2223/01/01
Application No:	2022/62/90924/W
Proposed Development:	Change of use of land to form vehicle parking and permeable hardstanding, erection of perimeter fence incorporating vehicular and pedestrian gates
Location:	land adjacent to public footpath HOL/141/30 Hepworth Road, Jackson Bridge, Holmfirth, HD9 1ET
OS Map Ref:	SE 416456.0286407218.9622
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/90924
Ward/Councillors:	Hepworth - TD
HVPC Comment:	Support
Decision:	

HVPC Reference:	2223/01/02
Application No:	2022/62/90992/W
Proposed Development:	Removal of upper ground floor conservatory, erection of single storey side and rear extension and external alterations to dwelling
Location:	Binns Meadow, 29, Binns Lane, Holmfirth, HD9 3BL
OS Map Ref:	SE 413858.7892408186.2129
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/90992
Ward/Councillors:	Upperthong - DC AW
HVPC Comment:	Support
Decision:	

HVPC Reference:	2223/01/03
Application No:	2022/62/90990/W
Proposed Development:	Demolition of existing domestic use stables and replacement with new domestic use stables and associated hay /storage barn
Location:	Drake Hill Cottages, Hey Slack Lane, Whitley Common, Huddersfield, HD8 8YD
OS Map Ref:	SE 418346.6778406863.0889
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/90990
Ward/Councillors:	Fulstone - DF DH
HVPC Comment:	Support
Decision:	

HVPC Reference:	2223/01/04
Application No:	2022/CL/91013/W
Proposed Development:	Certificate of lawfulness for proposed erection of rear dormer extension
Location:	6, Edgemoor Road, Honley, Holmfirth, HD9 6HP
OS Map Ref:	SE 413229.2061411395.8204

Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91013
Ward/Councillors:	Honley West - SE CG
HVPC Comment:	Support
Decision:	

HVPC Reference:	2223/01/05
Application No:	2022/62/91075/W
Proposed Development:	Erection of single storey side extension to create extended dwelling forming annex accommodation associated with The Old Tea House, Sheffield Road, Hepworth, Holmfirth, HD9 7TP
Location:	The Old Tea House, Sheffield Road, Hepworth, Holmfirth, HD9 7TP
OS Map Ref:	
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91075
Ward/Councillors:	Hepworth - TD
HVPC Comment:	Support
Decision:	

HVPC Reference:	2223/01/06
Application No:	2022/62/91076/W
Proposed Development:	Demolition of existing garage, erection of two storey side and single storey rear extensions and exterior alterations
Location:	8, Tor View, Brockholes, Holmfirth, HD9 7BQ
OS Map Ref:	SE 415345.0769410813.8131
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91076
Ward/Councillors:	Brockholes - MP
HVPC Comment:	Support
Decision:	

HVPC Reference:	2223/01/07
Application No:	2022/62/91069/W
Proposed Development:	Erection of detached dwelling with associated formation of access and parking
Location:	Land adj, Fern Bank, Far End Lane, Honley, Holmfirth, HD9 6NS
OS Map Ref:	SE 414199.5202411700.1919
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91069
Ward/Councillors:	Honley Central and East - PC BL SS
HVPC Comment:	Object – unanimous. On grounds of: -no climate mitigation statement -lack of provision of footway -blind access -not harmonising with the built environment -overlooking -potential loss of light -impact on Kirklees Wildlife Network
Decision:	

HVPC Reference:	2223/01/08
Application No:	2022/62/91151/W
Proposed Development:	Erection of single storey extension to rear, porch to front and detached garage
Location:	The Old Stables, Scholes Moor Road, Scholes, Holmfirth, HD9 1RU
OS Map Ref:	SE 415157.11406287.48
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91151
Ward/Councillors:	Scholes - MBI RPD
HVPC Comment:	Support
Decision:	

HVPC Reference:	2223/01/09
Application No:	2022/62/91005/W
Proposed Development:	Erection of single storey front and rear extension and exterior alterations
Location:	Jadewood, 10A, Sude Hill, New Mill, Holmfirth, HD9 7BL
OS Map Ref:	
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91005
Ward/Councillors:	Fulstone - DF DH
HVPC Comment:	Support
Decision:	

HVPC Reference:	2223/01/10
Application No:	2022/62/91134/E
Proposed Development:	Installation of PV solar panels to the roof of an existing log store (Listed Building)
Location:	Heights Farm, Hall Ing Road, Thurstonland, Huddersfield, HD4 6XB
OS Map Ref:	SE 416309.24411423.6837
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91134
Ward/Councillors:	Would appear to be in Kirkburton; Brockholes – MP is nearest
HVPC Comment:	No comment
Decision:	

HVPC Reference:	2223/01/11
Application No:	2022/CL/91142/W
Proposed Development:	Certificate of lawfulness for proposed rear dormer
Location:	3, Bradshaw Close, Honley, Holmfirth, HD9 6EJ
OS Map Ref:	SE 413462.7052411178.1262
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91142
Ward/Councillors:	Honley South - JS
HVPC Comment:	Support
Decision:	

HVPC Reference:	2223/01/12
Application No:	2022/62/91153/W
Proposed Development:	Demolition of existing conservatory and side porch and erection of orangery style rear extension and open oak framed front porch and external alterations
Location:	303, Woodhead Road, Holme, Holmfirth, HD9 2QE
OS Map Ref:	SE 411078.2702405991.7052
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91153
Ward/Councillors:	Upper Holme Valley - KB TB
HVPC Comment:	Support
Decision:	

HVPC Reference:	2223/01/13
Application No:	2022/62/91157/W
Proposed Development:	Demolition of existing conservatory and erection of single storey side and rear extensions
Location:	25, Scholes Moor Road, Scholes, Holmfirth, HD9 1SR
OS Map Ref:	SE 415480.6741407184.6626
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91157
Ward/Councillors:	Scholes - MBI RPD
HVPC Comment:	Support
Decision:	

HVPC Reference:	2223/01/14
Application No:	2022/62/91182/W
Proposed Development:	Demolition of existing conservatory and erection of single storey rear extension with roof terrace, raised patio and external alterations
Location:	3, Park View, Holmfirth, HD9 3BT
OS Map Ref:	SE 414042.9412408295.9109
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91182
Ward/Councillors:	Upperthong - DC AW
HVPC Comment:	Support – attention drawn to potential impact on parking
Decision:	

HVPC Reference:	2223/01/15
Application No:	2022/CL/91142/W
Proposed Development:	Certificate of lawfulness for proposed rear dormer
Location:	3, Bradshaw Close, Honley, Holmfirth, HD9 6EJ
OS Map Ref:	SE 413462.7052411178.1262
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91142
Ward/Councillors:	Honley South - JS
HVPC Comment:	DUPLICATE
Decision:	

HVPC Reference:	2223/01/16
Application No:	2022/65/91135/E
Proposed Development:	Listed Building Consent for installation of PV solar panels to the roof of an existing log store
Location:	Heights Farm, Hall Ing Road, Thurstonland, Huddersfield, HD4 6XB
OS Map Ref:	SE 416309.24411423.6837
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91135
Ward/Councillors:	Would appear to be in Kirkburton; Brockholes – MP is nearest
HVPC Comment:	No comment
Decision:	

HVPC Reference:	2223/01/17
Application No:	2022/62/91145/W
Proposed Development:	Erection of single storey front extension (Within a Conservation Area)
Location:	44, Upperthong Lane, Holmfirth, HD9 3BQ
OS Map Ref:	SE 413873.1911408091.5711
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91145
Ward/Councillors:	Upperthong - DC AW
HVPC Comment:	No observation -defer to conservation officer
Decision:	

HVPC Reference:	2223/01/18
Application No:	2022/70/91073/W
Proposed Development:	Variation condition 6 (highways) on previous permission 2015/93850 for demolition of intensive poultry farm buildings and redevelopment of site with 6 detached dwellings with associated landscaping including new paddocks
Location:	New Dunsley Poultry Farm, Brow Lane, Holmfirth, HD9 2SW
OS Map Ref:	SE 413512.3654407174.3311
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91073
Ward/Councillors:	Upper Holme Valley - KB TB
HVPC Comment:	Support
Decision:	

HVPC Reference:	2223/01/19
Application No:	2022/62/91241/W
Proposed Development:	Erection of single storey rear extension and installation of new side window
Location:	18, Moorlands, Scholes, Holmfirth, HD9 1SW
OS Map Ref:	SE 415372.0993407149.7469
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91241
Ward/Councillors:	Scholes - MBI RPD
HVPC Comment:	Support
Decision:	

HVPC Reference:	2223/01/20
Application No:	2022/62/91162/W
Proposed Development:	Removal of existing roof structure, construction of new roof over dwelling with extended first floor accommodation and dormer windows to the front and rear elevations, single and two-storey rear extensions, single storey porch to front
Location:	7, Hebble Drive, Netherthong, Holmfirth, HD9 3XU
OS Map Ref:	SE 414152.0268409038.4227
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91162
Ward/Councillors:	Netherthong - JD JR
HVPC Comment:	Support
Decision:	

HVPC Reference:	2223/01/21
Application No:	2022/62/91271/W
Proposed Development:	Demolition of existing porch, erection of porch, single storey front extension and exterior alterations
Location:	Far Brow, Huddersfield Road, New Mill, Holmfirth, HD9 7JU
OS Map Ref:	SE 416435.8928408914.6106
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91271
Ward/Councillors:	Fulstone - DF DH
HVPC Comment:	Support
Decision:	

HVPC Reference:	2223/01/22
Application No:	2022/62/91194/W
Proposed Development:	Erection of two storey side extension, bay windows to front elevation, replacement front porch and external alterations.
Location:	Kiora, Oldfield Road, Honley, Holmfirth, HD9 6NL
OS Map Ref:	SE 414532.5889410830.3882
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91194
Ward/Councillors:	Honley South - JS
HVPC Comment:	Support
Decision:	

HVPC Reference:	2223/01/23
Application No:	2022/62/91297/W
Proposed Development:	Erection of single storey extension forming granny annex accommodation and external alterations
Location:	1A, Burnside Drive, Holmfirth, HD9 2LY
OS Map Ref:	SE 413200.6858407854.5597
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91297
Ward/Councillors:	Upperthong - DC AW
HVPC Comment:	Object - over-development
Decision:	

HVPC Reference:	2223/01/24
Application No:	2022/62/90916/W
Proposed Development:	Alterations to integral garage to extend living space and erection of detached garage
Location:	3, Mount Scar View, Scholes, Holmfirth, HD9 1XH
OS Map Ref:	SE 415831.0048407716.3829
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/90916
Ward/Councillors:	Scholes - MBI RPD
HVPC Comment:	Support
Decision:	

HVPC Reference:	2223/01/25
Application No:	2022/62/91351/W
Proposed Development:	Erection of single storey rear extension, erection of two storey side extension with raised terrace, alterations to existing openings and external alterations
Location:	Netherlyn, Thong Lane, Netherthong, Holmfirth, HD9 3EE
OS Map Ref:	SE 414134.8356409754.8633
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91351
Ward/Councillors:	Netherthong - JD JR
HVPC Comment:	Support
Decision:	

HVPC Reference:	2223/01/26
Application No:	2022/62/91154/W
Proposed Development:	Demolition of existing dwelling and erection of detached dwelling including new landscaping and tennis court
Location:	Old Biggin Farm, Cold Hill Lane, New Mill, Holmfirth, HD9 7DN
OS Map Ref:	SE 416575.7074409734.8514
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91154
Ward/Councillors:	Fulstone – DF DH
HVPC Comment:	Support – attention drawn to right of way concerns raised by neighbours
Decision:	

HVPC Reference:	2223/01/27
Application No:	2022/62/90472/W
Proposed Development:	Erection of car port
Location:	land opposite, The Chapel, Low Gate, Underbank, Holmfirth, HD9 1AY
OS Map Ref:	
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/90472
Ward/Councillors:	Holmfirth Central - MBu RH
HVPC Comment:	No observation – defer to Kirklees officers
Decision:	

HVPC Reference:	2223/01/28
Application No:	2022/62/91397/W
Proposed Development:	Demolition of conservatory and erection of single storey rear extension
Location:	19, Moorcroft Park Drive, New Mill, Holmfirth, HD9 1JH
OS Map Ref:	SE 416035.8357409014.3972
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91397
Ward/Councillors:	Fulstone - DF DH
HVPC Comment:	Support
Decision:	

HVPC Reference:	2223/01/29
Application No:	2022/65/91316/W
Proposed Development:	Listed Building consent for single storey rear extension
Location:	4 Corunna Barn, Liphill Farm, Greenfield Road, Holmfirth, HD9 3XQ
OS Map Ref:	SE 412118.1558408244.5972
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91316
Ward/Councillors:	Upperthong - DC AW
HVPC Comment:	No observation – refer to Kirklees Officers
Decision:	

HVPC Reference:	2223/01/30
Application No:	2022/65/91383/W
Proposed Development:	Listed Building Consent for installation of replacement windows (within a Conservation Area)
Location:	Whig Cottage, 11, Out Lane, Netherthong, Holmfirth, HD9 3EQ
OS Map Ref:	SE 413900.0451409696.7961
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91383
Ward/Councillors:	Netherthong - JD JR
HVPC Comment:	No observation – refer to Kirklees officers
Decision:	

HVPC Reference:	2223/01/31
Application No:	2022/62/91370/W
Proposed Development:	Alterations to existing single storey rear extension (Listed Building within a Conservation Area)
Location:	43, Butterley Lane, New Mill, Holmfirth, HD9 7EZ
OS Map Ref:	SE 416595.214408170.167
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91370
Ward/Councillors:	Fulstone - DF DH
HVPC Comment:	Support
Decision:	

HVPC Reference:	2223/01/32
Application No:	2022/65/91371/W
Proposed Development:	Listed Building Consent for alterations to existing single storey rear extension and internal works(within a Conservation Area)
Location:	43, Butterley Lane, New Mill, Holmfirth, HD9 7EZ
OS Map Ref:	SE 416595.214408170.167
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91371
Ward/Councillors:	Fulstone - DF DH
HVPC Comment:	No observation – refer to Kirklees officers
Decision:	

HVPC Reference:	2223/01/33
Application No:	2022/62/91424/W
Proposed Development:	Alterations to detached garage to create dwelling forming annex accommodation associated with 65, Bradshaw Road, Honley, Holmfirth, HD9 6EE
Location:	65, Bradshaw Road, Honley, Holmfirth, HD9 6EE
OS Map Ref:	SE 413528.9776411348.568
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91424
Ward/Councillors:	Honley South - JS
HVPC Comment:	No observation - insufficient information
Decision:	

Holme Valley Parish Council

Planning applications lodged with Kirklees from **02 05 2022** to **31 05 2022** - **List 2223-02**. The following applications will be considered by Holme Valley Parish Council ahead of the Planning Committee meeting **06/06/2022**. Where appropriate, recommendations will be made to Kirklees Planning Services regarding whether or not they should be approved, but the final decisions will be taken by Kirklees Planning Services.

Local residents can email clerk@holmevalleyparishcouncil.gov.uk to submit their views on applications or attend the meeting in person.

Full details regarding deadline dates for comments and how to submit a comment can be obtained from the Kirklees' website: www.kirklees.gov.uk/planning

We have reports that the links to Planning Applications below may not work on some mobile devices. This is an operating system issue. If the links to the applications do not work, go to the [Kirklees Planning Portal](#) and search for applications there using the Application No.

HVPC Reference:	2223/02/01
Application No:	2022/44/91470/W
Proposed Development:	Discharge of condition12 (tree and hedgerow planting) of previous Reserved Matters approval 2020/91186 for erection of 20 dwellings pursuant to outline permission no. 2018/91198 for residential development
Location:	Land at, Westcroft, Honley, Holmfirth, HD9
OS Map Ref:	SE 413525.6475411900.1211
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91470
Ward/Councillors:	Honley Central and East - PC BL SS
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/02
Application No:	2022/65/91483/W
Proposed Development:	Listed Building Consent for alterations to windows and doors
Location:	Kestral, Kingfisher, Hawthorne, Holly & Curlew Cottages, Stubbin Lane, Holmbridge, Holmfirth, HD9 2LT
OS Map Ref:	SE 412408.6234407184.5582
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91483
Ward/Councillors:	Upper Holme Valley - KB TB
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/03
Application No:	2022/62/91434/W
Proposed Development:	Alterations to existing porch structure, formation of new window opening, replacement balcony balustrading and external alterations to pedestrian access
Location:	Holmbrae, 35, Binns Lane, Holmfirth, HD9 3BJ
OS Map Ref:	SE 413785.0786408134.4148
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91434
Ward/Councillors:	Upperthong - DC AW
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/04
Application No:	2022/62/91494/W
Proposed Development:	Erection of extension to existing stable block
Location:	The Old Dairy, Oldfield Road, Honley, Holmfirth, HD9 6RL
OS Map Ref:	SE 413452.9362410362.0107
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91494
Ward/Councillors:	Honley South - JS
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/05
Application No:	2022/CL/91496/W
Proposed Development:	Certificate of lawfulness for proposed removal and installation of garage doors and installation of velux roof lights
Location:	5, Boshaw Mews, Scholes, Holmfirth, HD9 1WB
OS Map Ref:	SE 415153.3323407044.7585
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91496
Ward/Councillors:	Scholes - MBI RPD
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/06
Application No:	2022/62/91318/W
Proposed Development:	Extension and alterations to existing external balcony and erection of 2nd floor external balcony
Location:	Picturedome, Market Walk, Holmfirth, HD9 7DA
OS Map Ref:	SE 414220.3192408199.6026
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91318
Ward/Councillors:	Holmfirth Central - MBu RH
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/07
Application No:	2022/65/91319/W
Proposed Development:	Listed Building Consent for extension and alterations to existing external balcony and erection of 2nd floor external balcony
Location:	Picturedome, Market Walk, Holmfirth, HD9 7DA
OS Map Ref:	SE 414220.3192408199.6026
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91319
Ward/Councillors:	Holmfirth Central - MBu RH
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/08
Application No:	2022/62/91467/W
Proposed Development:	Erection of two storey side extension single storey front extension with raised terrace above, conversion of existing garage and erection of link structure and alterations to existing raised lawn/seating area to rear
Location:	166, Greenfield Road, Holmfirth, HD9 2LP
OS Map Ref:	SE 412882.116408012.7367
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91467
Ward/Councillors:	Upperthong - DC AW
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/09
Application No:	2022/62/91507/W
Proposed Development:	Erection of single storey link extension (Listed Building Within a Conservation Area)
Location:	1, South Street, Wooldale, Holmfirth, HD9 1QH
OS Map Ref:	SE 415317.8696408819.6465
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91507
Ward/Councillors:	Wooldale - JB PD DG
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/10
Application No:	2022/65/91508/W
Proposed Development:	Listed Building Consent for erection of single storey link extension and internal alterations (Within a Conservation Area)
Location:	1, South Street, Wooldale, Holmfirth, HD9 1QH
OS Map Ref:	SE 415317.8696408819.6465
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91508
Ward/Councillors:	Wooldale - JB PD DG
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/11
Application No:	2022/62/91580/W
Proposed Development:	Erection of first floor extension and exterior alterations to form annexe
Location:	Law Head Farm, Law Slack Road, Hade Edge, Holmfirth, HD9 2RY
OS Map Ref:	SE 415769.0134404522.5698
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91580
Ward/Councillors:	Scholes - MBI RPD
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/12
Application No:	2022/62/91482/W
Proposed Development:	Erection of single storey rear extension
Location:	8, Moor Park, Bradshaw Road, Honley, Holmfirth, HD9 6RJ
OS Map Ref:	SE 413173.1798410746.9066
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91482
Ward/Councillors:	Honley South - JS
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/13
Application No:	2022/62/91485/W
Proposed Development:	Demolition of existing conservatory and erection of single storey rear extension (Within a Conservation Area)
Location:	11A, Town Gate, Upperthong, Holmfirth, HD9 3UX
OS Map Ref:	SE 412881408385
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91485
Ward/Councillors:	Upperthong - DC AW
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/14
Application No:	2022/62/91546/W
Proposed Development:	Erection of detached garden workshop (within a Conservation Area)
Location:	The Lodge, 1, River Park, Honley, Holmfirth, HD9 6PS
OS Map Ref:	SE 413950.5107412065.6504
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91546
Ward/Councillors:	Honley Central and East - PC BL SS
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/15
Application No:	2021/92206
Proposed Development:	Erection of 137 homes with open space, landscaping and associated infrastructure
Location:	Land Off, Woodhead Road, Brockholes, Holmfirth
OS Map Ref:	SE 414768.9578 411137.6029
Link:	https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021/92206
Ward/Councillors:	Brockholes - MP
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/16
Application No:	2022/62/91603/W
Proposed Development:	Erection of single storey side extension and relocation of existing integral garage
Location:	23, White Wells Gardens, Scholes, Holmfirth, HD9 1TZ
OS Map Ref:	SE 415935.2642407399.8783
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91603
Ward/Councillors:	Scholes - MBI RPD
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/17
Application No:	2022/62/91620/W
Proposed Development:	Erection of extensions creating first floor to existing bungalow, internal and external alterations
Location:	2, Town End Avenue, Wooldale, Holmfirth, HD9 1QW
OS Map Ref:	SE 415122.1071409092.1927
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91620
Ward/Councillors:	Wooldale - JB PD DG
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/18
Application No:	2022/62/91537/W
Proposed Development:	Erection of home office and means of escape window to existing dwelling
Location:	Lindley Cottage, Ward Place, Ward Place Lane, Holmfirth, HD9 2AB
OS Map Ref:	SE 413915.2875407410.1068
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91537
Ward/Councillors:	Holmfirth Central - MBu RH
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/19
Application No:	2022/65/91539/W
Proposed Development:	Listed Building Consent for erection of home office and means of escape window to existing dwelling
Location:	Lindley Cottage, Ward Place, Ward Place Lane, Holmfirth, HD9 2AB
OS Map Ref:	SE 413915.2875407410.1068
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91539
Ward/Councillors:	Holmfirth Central - MBu RH
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/20
Application No:	2022/62/91623/W
Proposed Development:	Erection of single storey extension to rear
Location:	3, Lower Royd, Honley, Holmfirth, HD9 6LR
OS Map Ref:	SE 414516.7588412414.0699
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91623
Ward/Councillors:	Honley Central and East - PC BL SS
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/21
Application No:	2022/62/91653/W
Proposed Development:	Erection of single storey extension to front and porch to rear
Location:	Rosewood Mill, The Stable Block Wilshaw Road, Netherthong, Holmfirth, HD9 3US
OS Map Ref:	SE 412370.6836409528.355
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91653
Ward/Councillors:	Netherthong - JD JR
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/22
Application No:	2022/62/91662/W
Proposed Development:	Erection of single storey extension and demolition of existing conservatory
Location:	22, Meadowcroft, Honley, Holmfirth, HD9 6GJ
OS Map Ref:	SE 413144.3426411800.6329
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91662
Ward/Councillors:	Honley West - SE CG
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/23
Application No:	2022/62/91628/W
Proposed Development:	Erection of side extension and dormers to the rear, demolition of existing garage and associated works
Location:	Northcote, Briar Court, Holmfirth, HD9 2JJ
OS Map Ref:	SE 412885.0351407963.2942
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91628
Ward/Councillors:	Upperthong - DC AW
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/24
Application No:	2022/62/90639/W
Proposed Development:	Change of use from agricultural land to dog exercise facility and erection of fence
Location:	Daisy Lea Grange, Daisy Lee Lane, Hade Edge, Holmfirth, HD9 2TD
OS Map Ref:	SE 415071.5433405139.2997
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/90639
Ward/Councillors:	Scholes - MBI RPD
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/25
Application No:	2022/N /91847/W
Proposed Development:	Prior notification for demolition of dwelling
Location:	18, Springwood Road, Thongsbridge, Holmfirth, HD9 7SJ
OS Map Ref:	SE 415423.461409430.7154
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91847
Ward/Councillors:	Wooldale - JB PD DG
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/26
Application No:	2022/62/91741/W
Proposed Development:	Demolition of conservatory and erection of single storey extension and alterations and reconfiguration of garden
Location:	53, Brownhill Lane, Holmbridge, Holmfirth, HD9 2QW
OS Map Ref:	SE 411504.9587405939.0937
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91741
Ward/Councillors:	Upper Holme Valley - KB TB
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/27
Application No:	2022/62/91641/W
Proposed Development:	Change of use of the ground floor and part first floor from Class E (retail shop) to bar/cafe/restaurant (Sui Generis)
Location:	84-88, Huddersfield Road, Holmfirth, HD9 3AZ
OS Map Ref:	SE 414216.0431408280.5634
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91641
Ward/Councillors:	Holmfirth Central - MBu RH
HVPC Comment:	
Decision:	

HVPC Reference:	2223/02/28
Application No:	2022/62/91790/W
Proposed Development:	Erection of two semi-detached dwellings with integral garages
Location:	237, New Mill Road, Brockholes, Holmfirth, HD9 7AL
OS Map Ref:	SE 414838.5484411450.8442
Link:	http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91790
Ward/Councillors:	Brockholes - MP
HVPC Comment:	
Decision:	

Kirklees Planning Decisions for the period 02/05/2022 - 31/05/2022

No.	Location	Development	HVPC Comment	Kirklees Decision
90393	Carr Wood House, 23, Bellgreave Avenue, New Mill, Holmfirth, HD9 7DP	Demolition of existing porch, sun room, and tennis court and erection of single storey porch extension and single storey rear extension with replacement of existing windows, alterations to existing openings, rendering existing elevations and vehicular entrance widened with new boundary wall erected	Support. Applicants/ developers should commit to undertake replanting to compensate for the loss of trees.	Granted
90432	23, Vicarage Meadows, Holmfirth, HD9 1DZ	Extension of existing driveway/hardstanding	Support the application subject to the use of a permeable surface for the proposed hardstanding.	Granted
90580	1 The Farmhouse, Home Farm, Wilshaw Road, Netherthong, Holmfirth, HD9 3US	Erection of detached storage building	Support	Granted
90143	37, Holmclose, Holmbridge, Holmfirth, HD9 2NJ	Erection of single storey rear extension, first floor rear extension and rear dormer extension	Oppose on the basis of over-development, scale of extensions and insufficient parking	Granted
90346	12, Edgemoor Road, Honley, Holmfirth, HD9 6HP	Erection of single storey rear/side and first floor side extensions and rear dormer and external alterations	Oppose the proposal, due to the extension being too large relative to the house and highlight problems of insufficient parking	Granted
90129	Carr Gate, Cold Hill Lane, New Mill, Holmfirth, HD9 7DN	Erection of front stair lift and first floor front balcony with external alterations	Support	Granted
94677	20, Leyfield Bank, Wooldale, Holmfirth, HD9 1XU	Demolition of existing garage and erection of extensions and alterations	Support	Granted

Kirklees Planning Decisions for the period 02/05/2022 - 31/05/2022

No.	Location	Development	HVPC Comment	Kirklees Decision
90511	1, Co-op Terrace, Sheffield Road, Holmfirth, Hepworth, HD9 7TX	Demolition of existing garage and erection of three storey side extension	Support	Granted
90836	18, Edgemoor Road, Honley, Holmfirth, HD9 6HP	Outline application for erection of residential development	Withdrawn	Withdrawn
93766	Upper Hagg Farm, Upper Hagg Road, Thongsbridge, Holmfirth, HD9 6NJ	Demolition of existing buildings, removal of slurry pit, erection of agricultural building, partial demolition and alterations to existing buildings to form 3 dwellings, amendments to the existing access track, parking, landscaping and boundary treatments	HVPC: "were notified about this application and raise queries regarding highways and sustainability They state that whilst they support the development in principle they consider more information about the access track, provision for turning vehicles, parking and refuse facilities needs to be provided. They also state they would expect more detail from a project of this size in relation to meeting sustainability outcomes and addressing the climate emergency, in regard to Policy 12 of the Holme Valley Neighbourhood Development Plan."	Granted
90131	Bradshaw Edge Farm, Guinea Gate, Hade Edge, Holmfirth, HD9 2TB	Erection of first floor extension, erection of oak-framed canopy and erection of enclosed porch	Support the application as long as heritage features are maintained.	Granted
90359	Near Law Slack Farm, Penistone Road, Hepworth, Holmfirth, HD9 2TR	Erection of dwelling	Oppose due to size, as it would be overdevelopment within the Green Belt.	Granted
90267	24, Greenway, Honley, Holmfirth, HD9 6NQ	Erection of first floor and two storey extension and exterior alterations (Within a Conservation Area)	Support subject to the provision of sufficient parking for the increased size of property. Again, the fact that there was no block plan made assessing this application difficult.	Granted

Kirklees Planning Decisions for the period 02/05/2022 - 31/05/2022

No.	Location	Development	HVPC Comment	Kirklees Decision
90618	Clough Dene, 96, Penistone Road, New Mill, Holmfirth, HD9 7DY	Erection of single storey side extension	Withdrawn	Withdrawn
94277	The Gables, Town Gate, Hepworth, Holmfirth, HD9 1TE	Erection of single storey rear extension and formation of first floor [within a Conservation Area]	Support subject to Conservation Area Officer approval	Granted
90757	Lane End House, 29, Oldfield Road, Honley, Holmfirth, HD9 6NL	Erection of first floor extension above existing garage	Support, though some concern was expressed about the proximity to a neighbouring property.	Refused
91076	8, Tor View, Brockholes, Holmfirth, HD9 7BQ	Demolition of existing garage and conservatory, erection of two storey side and single storey rear extensions and exterior alterations	Support	Granted
90916	3, Mount Scar View, Scholes, Holmfirth, HD9 1XH	Alterations to integral garage to extend living space and erection of detached garage	Support	Refused
92483	Farmers Arms, 2-4, Liphill Bank Road, Holmfirth, HD9 2LR	Erection of single storey extension and associated parking, cycle storage and refuse storage	Object because of 1) loss of 4 parking spaces, 2) overlooking, 3) noise	Granted
91013	6, Edgemoor Road, Honley, Holmfirth, HD9 6HP	Certificate of lawfulness for proposed erection of rear dormer extension	Support	Granted
90653	1, Hill Street, Jackson Bridge, Holmfirth, HD9 1LZ	Listed Building Consent to convert the existing window into french doors	No observation, defer to Listed Buildings Officer.	Granted
90391	adj, Neiley Garage, (Neiley Industrial Park), New Mill Road, Honley, Holmfirth, HD9 6QE	Variation of condition 16 (working hours) of previous permission 2016/94262 for erection of industrial development of sui-generis, B1 and B8 floor space	Support but means of noise abatement should be investigated to minimise impact on neighbouring properties.	Granted
90098	43, Holmebank Mews, Brockholes, Holmfirth, HD9 7EA	Erection of single storey rear extension	Support	Granted

Kirklees Planning Decisions for the period 02/05/2022 - 31/05/2022

No.	Location	Development	HVPC Comment	Kirklees Decision
91896	Pentlands, New Mill Road, Holmfirth, HD9 7LN	Demolition of existing dwelling and erection of 15 dwellings with associated access and external works	“Object: the Council welcomed the mix of houses including affordable accommodation in the project, but were concerned regarding over-intensification of the site and the increase of vehicles onto the road.”	Granted
91271	Far Brow, Huddersfield Road, New Mill, Holmfirth, HD9 7JU	Demolition of existing porch, erection of porch, single storey front extension and exterior alterations	Support	Granted
91005	Jadewood, 10A, Sude Hill, New Mill, Holmfirth, HD9 7BL	Erection of single storey front and rear extension and exterior alterations	Support	Granted
94236	Holmroyd Nook Farm, Knoll Lane, Netherthong, Holmfirth, HD9 3UR	Erection of two storey rear extension and front porch with external alterations [Listed Building]	Withdrawn	Withdrawn
91142	3, Bradshaw Close, Honley, Holmfirth, HD9 6EJ	Certificate of lawfulness for proposed rear dormer	Support	Granted
90992	Binns Meadow, 29, Binns Lane, Holmfirth, HD9 3BL	Removal of upper ground floor conservatory, erection of single storey side and rear extension and external alterations to dwelling	Support	Granted
91182	3, Park View, Holmfirth, HD9 3BT	Demolition of existing conservatory and erection of single storey rear extension with roof terrace, raised patio and external alterations	“In support, however, attention is drawn to the potential impact on parking.”	Granted
91241	18, Moorlands, Scholes, Holmfirth, HD9 1SW	Erection of single storey rear extension and installation of new side window	Support	Granted

Enquiries to: Farzana Tabasum

Kirklees Direct
Tel: 01484 414746
Email: farzana.tabasum@kirklees.gov.uk

Holme Valley Parish Council
Holmfirth Civic Hall
Huddersfield Road
Holmfirth
HD9 3AS

Date: 25-May-2022
Our Ref: 2018/93676

Dear Sir/Madam

Town and Country Planning Act 1990 - Section 78

Appeal by P Turner

Site at Land North West, Hog Close Lane, Holmfirth, HD9 7TE

Planning Reference: 2018/93676

Appeal Reference: APP/Z4718/W/22/3294996

Appeal Start Date: 24-May-2022

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Kirklees Council to refuse planning permission.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so on the Planning Portal at <https://www.gov.uk/planning-inspectorate> or by emailing WEST3@planninginspectorate.gov.uk. If you do not have access to the internet, you can send **three** copies to:

Tina Gozra
The Planning Inspectorate
Room 3E
Temple Quay House
2 The Square
Bristol
BS1 6PN.

All representations must be received by 28 Jun 2022. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

You can view the details of the planning appeal online at www.kirklees.gov.uk/planning by searching for application number 2018/93676. Alternatively you can view an electronic copy of all documents at the Customer Service Centre, Civic Centre 3, Huddersfield:
Monday – Friday 9.00am to 5.00pm; except Thursday 10.00am to 5.00pm.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published on the Planning Portal.

If you have any difficulties regarding the above or have any further enquires then please contact the Case Officer Farzana Tabasum on 01484 414746.

Yours faithfully

Mathias Franklin
Head of Planning and Development

Enquiries to: Laura Yeadon

Kirklees Direct
Tel: 01484 414746
Email: laura.yeadon@kirklees.gov.uk

Holme Valley Parish Council
Holmfirth Civic Hall
Huddersfield Road
Holmfirth
HD9 3AS

Date: 30-May-2022
Our Ref: 2021/93514

Dear Sir/Madam

Town and Country Planning Act 1990 - Section 78

Appeal by Richard Townend, Six8Architects

Site at 2, Drake Hill Cottages, Hey Slack Lane, Whitley Common, Huddersfield, HD8 8YD

Planning Reference: 2021/93514

Appeal Reference: APP/Z4718/W/22/3295778

Appeal Start Date: 24-May-2022

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Kirklees Council to refuse planning permission.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

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Monday – Friday 9.00am to 5.00pm; except Thursday 10.00am to 5.00pm.

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When made, the decision will be published on the Planning Portal.

If you have any difficulties regarding the above or have any further enquires then please contact the Case Officer Laura Yeadon on 01484 414746.

Yours faithfully

Mathias Franklin
Head of Planning and Development



26th May 2022

To: Cllr Moses Crook, Cllr Paul Davies, Cllr Donald Firth,
Cllr Charles Greaves, Cllr Tony McGrath and Cllr Paul White

Dear Holme Valley South and Holme Valley North Ward Councillors

Re. establishing additional 20mph limits in the Holme Valley

I am writing to you all on behalf of Holme Valley Parish Council. The Parish Council, I am sure you are aware, has over the last few years been keenly developing its Neighbourhood Development Plan. Now, that the Plan has been formally “made” the Parish Council is keen to follow through on actions pertinent to some of the policies laid out in the Plan.

One of the areas that the Parish Council is keen to focus on is Policy 11: Improving Transport, Accessibility and Local Infrastructure. In the consultations before the Neighbourhood Plan, residents identified traffic as the number one problem in the Holme Valley. The Parish Council has, over the last few years, found itself increasingly petitioned by local community groups to support traffic-calming campaigns in locations across the Holme Valley such as those at Hade Edge, at Magdale and on the highway between Hinchliffe Mill and Holme.

Consequently, the Parish Council has asked me to share with you its intention of investigating the possibility of implementing further 20mph speed limits in the Holme Valley. This is a stated target of the Holme Valley Neighbourhood Development Plan.

Some 20mph limits such as that in central Honley have already been successfully put into operation and the experience for pedestrians and other road users in the village has been enhanced. But, of course, other Holme Valley village centres and Holmfirth town centre do not currently have 20mph limits and, with them in mind, we are meeting with representatives of Kirklees Highways road safety team to discuss Kirklees Council’s approach to 20mph zones, its current policy, and the art of the possible.

The Parish Council hopes that we can call on your support, interest or considered opinion in due course once we have met with Highways and a plan is agreed.

Kind regards,

Rich McGill
Responsible Finance Officer and Deputy Clerk of Holme Valley Parish Council

20's Plenty Campaign

Background

Our NDP calls for us to “Work with the relevant bodies to support proposals to create 20MPH speed limits in residential areas”

There are also various campaign groups who would welcome the above; Holmbridge / Hinchliffe Mill, Magdale and Hade Edge, all who have approached HVPC for support.

National Campaign

Following the Zoom meeting I attended on 26th April, below is a brief summary of the content and my comments.

Please also refer to the video circulated before our last Planning Committee.

The meeting was chaired by Anna Semlyen, National Campaign Manager. They are a voluntary organisation funded by grants from charitable trusts and private donations.

Their aim is to make 20 MPH as a default speed limit in place of the current 30 MPH with exceptions only where appropriate.

It may be worth noting that there is a difference between 20 MPH speed limits (where some form of policing is required to ensure compliance) and 20 MPH Zones (where some form of physical speed limit is in place such as Speed Humps to negate the need for policing)

They presented some powerful arguments to support this aim:-

- Reduction in casualties e.g. Calderdale down 30% to 40%
- Less congestion
- Halving of noise
- Large cost benefits e.g. £821K spent saving £3.5M over 3 years

They are encouraging Parish & Town Councils to “sign up” to their campaign to put pressure on both Local Authorities and Government to instigate the change.

Issues with above

- Even accepting that the cost / benefits are accurate, the costs and benefits are from different purses i.e. Local authorities bear the costs of application but the benefits are seen by such as the NHS (lower casualties) or Employers (less absence). Therefore there is little financial incentive to instigate the change
- Local Authorities may already have a different policy in place and be unwilling to change e.g. application on an area basis or village by village

- Not sure that the general public would support a “blanket” 20 MPH speed limit

Next Steps

I think it is important that we understand the current Kirklees Policy for the introduction of 20MPH speed limits / Zones.

The only information I have been able to find online dates from 2013 and suggests that a village by village introduction is preferred with an evidence and financial case needing to be generated for each. This policy may well have changed since 2013

Although I understand that the Deputy Clerk has been trying to arrange a visit from Liz Twitchett, Operations Manager for Road Safety, perhaps we need to redouble our efforts on this topic.

Once we understand the current Policy we can bring our influence to bear on speeding up the introduction; for example a priority list of villages / areas.

We could also look at involving the other Parish / Town Councils in Kirklees so that we present a common approach to Kirklees.

Similarly support from the Kirklees Councillors may be helpful in accelerating the process.

Holme Valley Parish Council – Planning Committee Comments

Planning applications lodged with the Peak District National Park Authority from 28 03 2022 to 02 05 2022 - List 2223-01PD. The following applications were considered by Holme Valley Parish Council at the Planning Committee meeting 09/05/2022. Where appropriate, recommendations have been made to the Peak District National Park Authority Planning Services regarding whether or not they should be supported, but the decisions will be taken by the Peak District National Park Authority Planning Services.

HVPC Reference:	2223/01PD/01
Application No:	NP/K/0222/0282
Proposed Development:	Remove existing shed and replace with new shed in back garden.
Location:	1 The Village, Holme Castle, Woodhead Road, Holme,
Link:	Planning Application details - NP/K/0222/0282 Peak District National Park Authority
Ward/Councillors:	Upper Holme Valley - KB TB
HVPC Comment:	Support
Decision:	

HVPC Reference:	2223/01PD/02
Application No:	NP/K/0422/0486
Proposed Development:	Listed Building consent - Replace moderns windows with timber heritage windows, glazing and door. Reinstating heritage rainwater goods. Installation of additional first floor toilet. Division of upper floor and conversion into lounge and bedroom space. Insulation of vaulted ceiling on upper floor. Removal of external soil and relocation of bathroom extraction system. Installation of Glaspur and limecrete insulation. Removal of kitchen floor flagstones. Recording of flagstones and relaying into limecrete over Glaspur insulation layer..
Location:	25 The Village, Woodhead Road, Holme,
Link:	Planning Application details - NP/K/0422/0486 Peak District National Park Authority
Ward/Councillors:	Upper Holme Valley - KB TB
HVPC Comment:	No observation – refer to National Park planning officers
Decision:	

**Peak District National Park Authority Planning Decisions
for the period 02/06/2022-31/05/2022**

No.	Location	Development	HVPC Comment	PDNPA Decision
NP/K/0222/0239	2 Meal Hill Farm Meal Hill Road Holme	Erection of single-storey side extension (within a conservation area)	Support [though application was 2-storey at the time]	Granted
NP/K/0222/0240	2 Meal Hill Farm Meal Hill Road Holme	Listed Building consent - Erection of single-storey side extension (within a conservation area)	Support [though application was 2-storey at the time]	Granted



Peak District National Park Authority Local Plan Review Survey of Parish Councils

This survey is intended for parish councils and parish meetings that are wholly or partly in the Peak District National Park. Each parish council should submit one response. Due to the complexity of this survey, the deadline for receipt of responses is **Wednesday 31 August 2022 at 5:00pm**

It forms part of the non-statutory early stage consultations that we are undertaking to inform the review of the existing Local Plan -the Core Strategy and the Development Management Policies.

www.peakdistrict.gov.uk/planning/policies-and-guides/core-strategy (<http://www.peakdistrict.gov.uk/planning/policies-and-guides/core-strategy>)

www.peakdistrict.gov.uk/planning/policies-and-guides/development-management-policies (<http://www.peakdistrict.gov.uk/planning/policies-and-guides/development-management-policies>)

The information you provide, together with the other early stage consultations will be used to develop issues and options for new planning policies. We will undertake the statutory consultation on issues and options towards the start of 2023.

Parish councillors and residents may have already participated in the local plan review online survey that we ran October – December 2020. This current survey uses those results and takes a more detailed look at some of the key issues considered to be most relevant to parish councils. The issues can be complex and further complicated by the fact that we are reviewing current policy, not starting from scratch. Therefore some of the questions have an explanatory pre-ambule to assist with understanding.

Section 1: Your Parish and its settlements

1. What is the name of your parish?

2. What are the names of the settlements in your parish?

Include villages and hamlets but not individual farmsteads.

Please number them for easier referencing in Section 2 Q5 and 6.

Section 2: Questions relating to new development

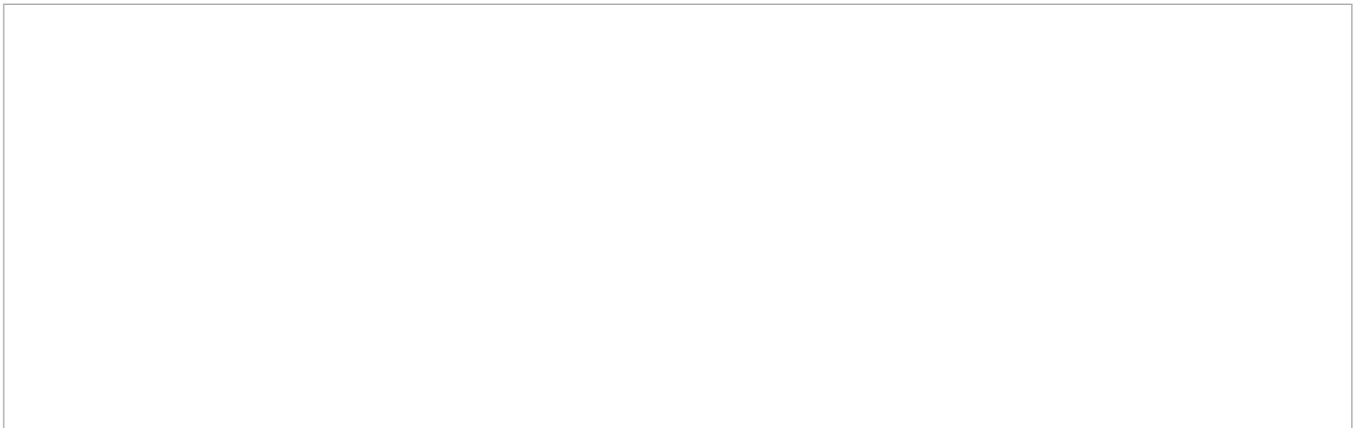
In 2011 for the Core Strategy we used the criteria listed below to help us decide which settlements could best accommodate new-build development. If settlements contained one or more of these facilities we judged that they were more likely to be suitable for new houses than settlements that did not have these facilities. Please indicate which of these the parish council believes is still relevant.

3. For each Core Strategy Criteria please indicate if it is still relevant to the issue of deciding which places could best accommodate new development.

	Yes	No
Convenience food shop	<input type="radio"/>	<input type="radio"/>
Post Office	<input type="radio"/>	<input type="radio"/>
Primary school	<input type="radio"/>	<input type="radio"/>
Community Hall	<input type="radio"/>	<input type="radio"/>
Playground and playing field	<input type="radio"/>	<input type="radio"/>
Industrial units	<input type="radio"/>	<input type="radio"/>
Public house	<input type="radio"/>	<input type="radio"/>
Post box	<input type="radio"/>	<input type="radio"/>
Church	<input type="radio"/>	<input type="radio"/>
Distance to GP	<input type="radio"/>	<input type="radio"/>
Reasonable road width and within 1 mile of A or B road	<input type="radio"/>	<input type="radio"/>
Good public transport service (Good is classed as having 5 or more services a day)	<input type="radio"/>	<input type="radio"/>
Potential to develop without harm to valued characteristics of settlement and its landscape setting	<input type="radio"/>	<input type="radio"/>

4. What other criteria should we use to decide which places could best accommodate new build development?

Please list below

A large, empty rectangular box with a thin black border, intended for the user to list additional criteria for deciding which places could best accommodate new build development.

5. Core Strategy Policy DS1 (page 53) says that affordable housing, community facilities and small-scale retail and business premises can be built in or on the edge of 63 'named settlements'.

This is the current list of 'named settlements': Alstonefield, Ashford, Bakewell, Bamford, Baslow and Bubnell, Beeley, Biggin, Birchover, Bradwell, Butterton, Calton, Calver, Castleton, Chelmorton, Curbar, Earl Sterndale, Edale (Grindsbrook), Edensor, Elton, Eyam, Fenny Bentley, Flagg, Flash, Foolow, Froggatt, Great Hucklow, Great Longstone, Grindleford and Nether Padley, Grindon, Hartington, Hathersage with Outseats, Hayfield, High Bradfield, Low Bradfield, Holme, Hope, Kettleshulme, Little Hayfield, Litton, Longnor, Middleton by Youlgrave, Monyash, Over Haddon, Parwich, Peak Forest, Pilsley, Rainow, Rowsley, Sheen, Stanton in Peak, Stoney Middleton, Taddington, Thorpe, Tideswell, Tintwistle, Tissington, Wardlow, Warslow, Waterhouses, Wensley, Wetton, Winster, Youlgrave

New planning policy could revise this list. We could decide that some settlements should not be on the list anymore, because further development there is no longer appropriate, or we could add settlements to the list on the basis that we should consider development there in the future.

Thinking about each of the settlements in your parish you named in Section 1 Q2, in relation to the above list of 'named settlements', please indicate which of the following statements best reflects your views.

- **Retain** Is on current list and should be on new list
- **Remove** Is on current list but should not be on new list
- **Don't Add** Is not on current list and should not be on new list
- **Add** Is not on current list but should be on new list

	Retain	Remove	Don't Add	Add
Settlement 1 (from Q2)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Settlement 2 (if listed)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Settlement 3 (if listed)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

6. For each of the settlements in your parish listed in Q2 above, please indicate the kinds of new-build development that you think are appropriate in or on the edge of that settlement, on greenfield sites. **(Please note, this question relates only to new build development on green field sites, not conversions or previously developed land.)**

Notes for options marked with *

It is acknowledged that different housing types can differ significantly in affordability, in whether the market can be restricted to local people, and whether either of these can be maintained in perpetuity. Questions about different housing types are at Section 6.

	Appropriate for Settlement 1	Not appropriate for Settlement 1	Don't know
local needs affordable housing built by a registered social landlord or community land trust*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
local needs self-build housing*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
housing built by a private developer where (for example under any government scheme) the market can be restricted, at least initially, to local needs*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
small-scale retail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
small-scale business	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
community facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
small-scale renewable energy generation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

7. Settlement 2 (if appropriate)

Please skip to Q9 if not listed

	Appropriate for Settlement 2	Not appropriate for Settlement 2	Don't know
local needs affordable housing built by a registered social landlord or community land trust*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
local needs self-build housing*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
housing built by a private developer where (for example under any government scheme) the market can be restricted, at least initially, to local needs*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
small-scale retail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
small-scale business	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
community facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
small-scale renewable energy generation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

8. Settlement 3 (if appropriate)

Please skip to Q9 if not listed

	Appropriate for Settlement 3	Not appropriate for Settlement 3	Don't know
local needs affordable housing built by a registered social landlord or community land trust*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
local needs self-build housing*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
housing built by a private developer where (for example under any government scheme) the market can be restricted, at least initially, to local needs*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
small-scale retail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
small-scale business	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
community facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
small-scale renewable energy generation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

9. What other forms of new-build development do you think are appropriate for your parish?

10. Do you have any other comments with regard to new build development on green field sites?

A large, empty rectangular box with a thin black border, intended for the user to provide their comments on new build development on green field sites.

Section 3: Questions relating to development sites

Current policy says that new build development can take place 'in or on the edge of' a named settlement. Applications for development are judged against other policies that protect and enhance landscape and cultural heritage. In the new local plan we could give more certainty by designating development boundaries[1] or allocating sites[2]. There are advantages and disadvantages to both approaches.

[1] A development boundary is shown on a policies map. It has an accompanying policy that directs development inside the boundary.

[2] An allocated site is one that a landowner has indicated can come forward for development within a set timescale and which in principle is acceptable in planning terms. It is usually shown on a policies map.

To what extent do you agree or disagree with the following statements?

11. The local plan should show development boundaries for those settlements that are identified through the plan-making process as the most sustainable locations for new development.

0	1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	---	----

Not at all

Completely

12. The local plan should allocate sites in those settlements that are identified through the plan-making process as the most sustainable locations for new development.

0	1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	---	----

Not at all

Completely

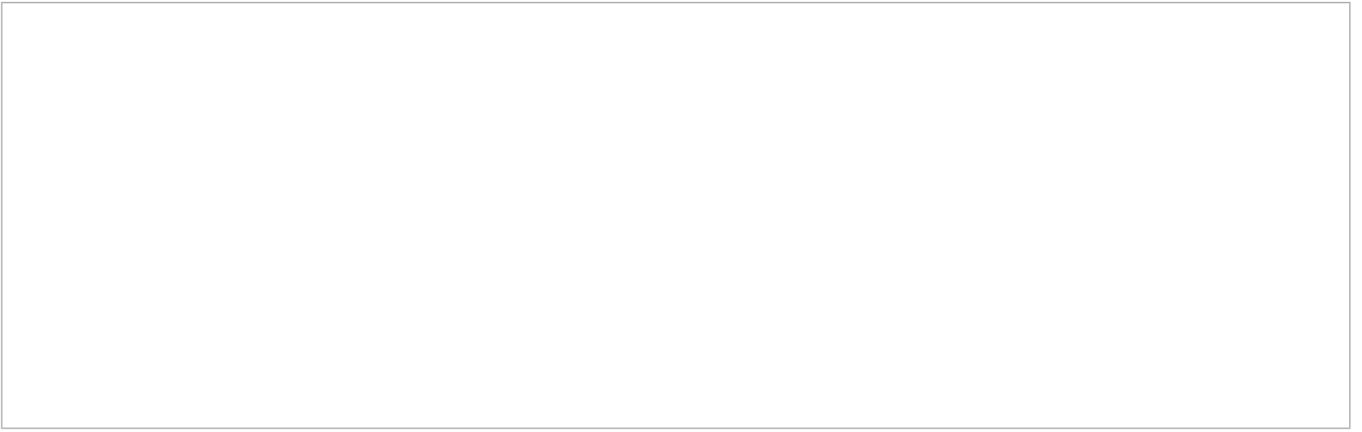
13. The parish council would like to allocate sites and/or create a development boundary in a neighbourhood plan.

0	1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	---	----

Not at all

Completely

14. Do you have any other comments relating to development sites?

A large, empty rectangular box with a thin black border, intended for the user to provide comments or answers to the question above.

Section 4: Questions about the local need for new-build housing

Housing is always going to be a scarce resource in a national park. Government guidance says that the Authority should focus on local need and long-term affordability.

To what extent do you agree with the following statements?

15. We should continue to work with the housing authorities to understand the overall housing needs of each parish.

0	1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	---	----

Not at all

Completely

16. We should **not** permit new-build open market houses (i.e. houses that can be sold on the open market and purchased by anyone)

0	1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	---	----

Not at all

Completely

17. New housing for key workers in agriculture, forestry or other rural enterprises should be supported

0	1	2	3	4	5	6	7	8	9	10
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Not at all

Completely

18. New housing for local people in housing need should be supported

0	1	2	3	4	5	6	7	8	9	10
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Not at all

Completely

19. Older people living in the Peak District that own their own homes and wish to downsize, may be considered 'in need' for the purposes of justifying a new-build (restricted market) home when there are no alternatives available to them on the open market.

To what extent do you agree?

0	1	2	3	4	5	6	7	8	9	10
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Not at all

Completely

20. A new-build (restricted market) home in the Peak District can be justified in cases where people in housing need living outside the Peak District, but who have a connection to the area, wish to return. (Please see section 5 for an explanation of 'strong local connection'.)

To what extent do you agree?

0	1	2	3	4	5	6	7	8	9	10
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Not at all

Completely

21. Do you have any other comments with regard to local need?

Section 5: Questions about local connection

Current planning policy restricts the occupancy of new-build local needs housing to people with a 'strong local connection'. First, second and subsequent occupancy is strictly controlled with preference given to people that live in or adjacent to the parish.

To what extent do you agree with the following statements?

22. We should continue to define 'strong local connection' as 10 years' permanent residence or at least 10 out of 20 years' for returners.

0	1	2	3	4	5	6	7	8	9	10
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Not at all

Completely

23. We should continue to use legal agreements to restrict the first, second and subsequent occupation of new-build local needs housing to people with a strong local connection.

0	1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	---	----

Not at all

Completely

24. Do you have any other comments about local connection?

Section 6: Questions about building your own house

Many people want to build their own homes in the Peak District. Our policies support workers in agriculture, forestry and other rural enterprises to do this. Policies also support other people to do this but there are strict criteria to ensure that applicants are in housing need and have a strong local connection. Thinking only about **individuals who apply to build housing for their own use (but who are not agricultural workers)**, which aspects of current policy do you agree or disagree with?

25. The applicant must be in housing need.

- Agree
- Disagree
- Neither agree nor disagree
- Don't know

26. We ask applicants to fill in a 'registering a housing need' questionnaire in order to judge housing need according to standard criteria set by the housing authority. (This can be done on-line via the Home Options website to avoid planning officers asking intrusive personal questions.)

Home Options is a partnership of councils and housing providers who work together to provide homes.
<https://www.home-options.org/choice/> (<https://www.home-options.org/choice/>)

- Agree
- Disagree
- Neither agree nor disagree
- Don't know

27. The size of the house should be restricted based on the number of people in need

Current size thresholds are as set out in Policy DMP DMH1 (page 87) and the accompanying DMH1 Practice Note. They are based on national floorspace standards.

<https://www.peakdistrict.gov.uk/planning/policies-and-guides/development-management-policies>

(<https://www.peakdistrict.gov.uk/planning/policies-and-guides/development-management-policies>)

https://www.peakdistrict.gov.uk/_data/assets/pdf_file/0032/414689/DMH1-Practice-Note-post-committee-version-with-DMH7-ref.pdf (https://www.peakdistrict.gov.uk/_data/assets/pdf_file/0032/414689/DMH1-Practice-Note-post-committee-version-with-DMH7-ref.pdf)

- Agree
- Disagree
- Neither agree nor disagree
- Don't know

28. The first and subsequent occupancy of the house should be restricted to people with a local connection

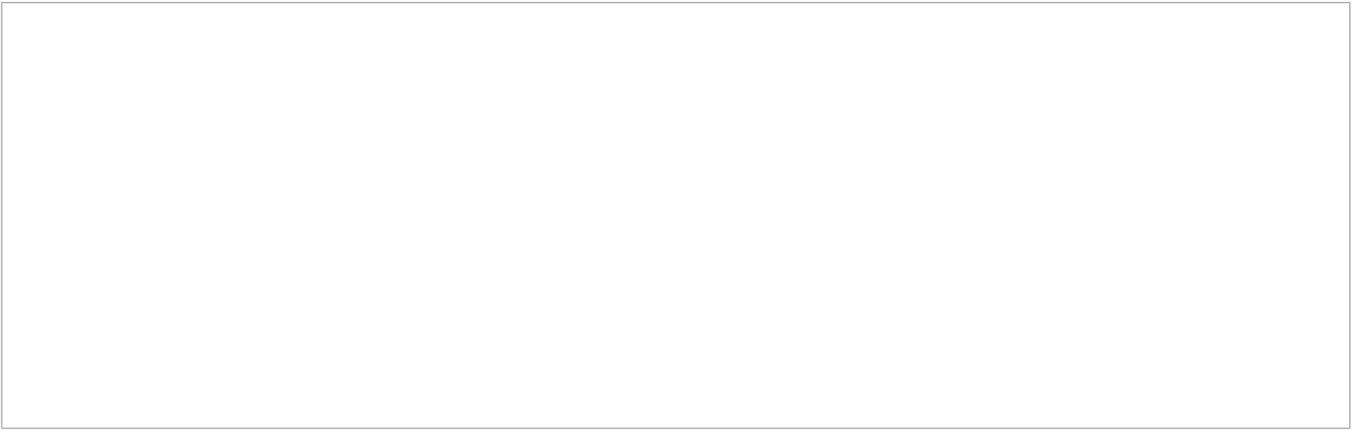
See section 5 for an explanation of 'strong local connection'

- Agree
- Disagree
- Neither agree nor disagree
- Don't know

29. Extensions should not result in the floorspace exceeding 10% of that originally permitted

- Agree
- Disagree
- Neither agree nor disagree
- Don't know

30. Do you have any other comments about individuals wishing to build their own homes?

A large, empty rectangular box with a thin black border, intended for the user to provide their comments on the question above.

Section 6: Questions about different housing types and affordability

We must accept that the issue of affordability is a UK-wide problem. More supply does not necessarily lead to cheaper houses and this is certainly the case in a national park with accessible city-regions. **Current planning policy only permits new-build housing that is for local people in housing need. Policy also requires that it 'remains affordable'**. A planning authority can only control size (smaller dwellings are cheaper) and occupancy (restricting the market via a legal agreement.) In practice the affordability of the houses that we permit under this policy can vary very significantly. Some are more realistically affordable (those built and managed by a registered social landlord or community land trust) and some are similar in price to open-market dwellings (self-builds). We could explore other types of restricted market houses and plan for specialist needs (e.g. for older people) to widen the types of housing that we permit.

Thinking about your parish and the housing issues facing your community, to what extent do you agree with the following statements?

31. The Authority should continue with its current approach, only supporting the development of new-build homes by registered social landlords, community land trusts and local people in housing need that can self-build.

0	1	2	3	4	5	6	7	8	9	10
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Not at all Completely

32. The Authority should only permit new-build houses that are more realistically affordable and can remain so in perpetuity (i.e. for the lifetime of the house) – in practice homes provided by registered social landlords or community land trusts.

0	1	2	3	4	5	6	7	8	9	10
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Not at all Completely

33. The Authority should explore different types of restricted market housing such as market discount homes.

0	1	2	3	4	5	6	7	8	9	10
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Not at all Completely

34. The Authority should plan for specialist needs such as extra-care developments, sheltered housing and single-storey accommodation.

0	1	2	3	4	5	6	7	8	9	10
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Not at all

Completely

35. Do you have any other comments about housing types and affordability?

Section 7: Questions about holiday and second homes

Parish councils and residents are telling us that holiday homes, second homes and Airbnb are increasing in number. We will undertake more research on this issue. Currently, in the majority of circumstances, home owners do not need planning permission to let the property as a holiday home. Many of the holiday homes that we permit through conversions of other buildings (that could be used as permanent homes) provide valuable second incomes to farming businesses.

36. How and to what extent do you think your parish is affected by holiday and second homes?

- Significant negative affect
- Moderate negative affect
- Neither negative nor positive effect
- Moderate positive affect
- Significant positive affect

37. To what extent do you agree with the following statement?

"The Authority should seek to apply a 'permanent occupancy clause' to new-build dwellings in those communities where there is evidence of harm caused by the proportion of holiday and second homes."

0	1	2	3	4	5	6	7	8	9	10
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Not at all

Completely

38. Do you have any other comments about holiday and second homes?

Section 8: Questions about accessible green space and nature recovery

We know how important publicly accessible green space is for sport, play and socialising, and that residents would like more allotments and orchards. We need to know more about the green spaces in your parish.

The Environment Act requires us to plan for the recovery of nature and we know that residents want to play their part. We need to understand whether land that is owned or managed by the parish could become part of the Peak District's nature recovery network. (A nature recovery network is a plan for nature that identifies those areas that are or could become more wildlife rich.)

39. Which of the following 2 statements best applies to your parish? Tick one only.

Please consider 'accessible greenspace' to include things like playgrounds, parks, sports fields, recreation grounds, allotments, orchards or any other publicly accessible green space, i.e. areas designated for public use, not open countryside. (Please note we will ask for more detail about this in later consultations.)

- We have enough publicly accessible green space.
- We don't have enough publicly accessible green space.

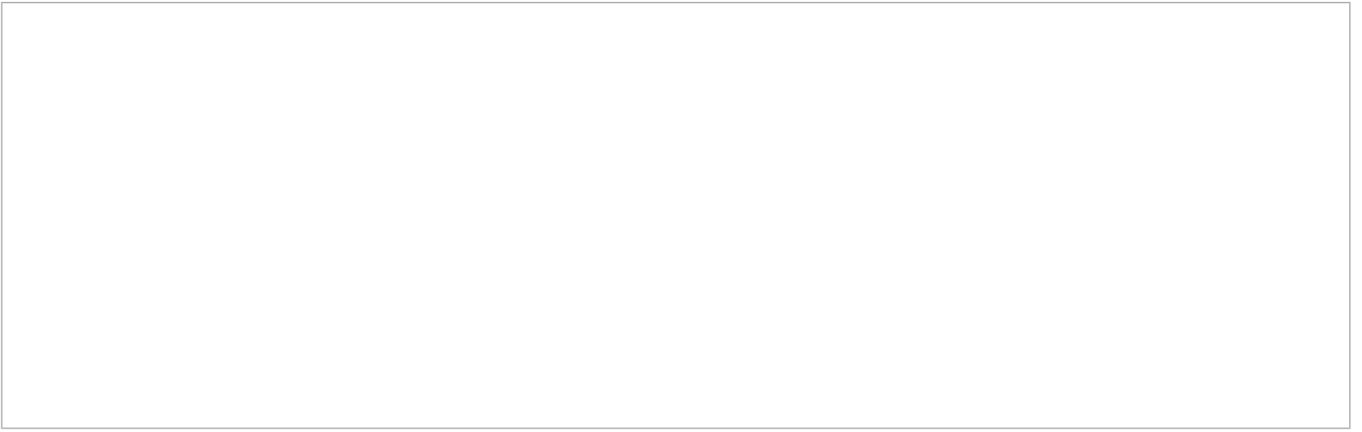
40. If you **don't** have enough publicly accessible green space, what kind of green space are you lacking?

41. Do you think that land owned and/or managed by the parish council could form part of the Peak District's nature recovery network.

Please note we will ask for more detail about this in later consultations.

- Yes
- No

42. Do you have any other comments about publicly accessible green space?

A large, empty rectangular box with a thin black border, intended for the user to provide their comments on publicly accessible green space.

Section 9: Questions about transport and parking

Transport and access are big issues. They affect residents, visitors, the landscape, biodiversity and climate change. We know that some residents can feel 'overwhelmed' with car-borne visitors. We also know that the move to net zero will have an impact – for example the infrastructure to support the switch to electric vehicles.

43. To what extent to you agree with the following statement?

" If there is a clear demonstrable need in our parish, and it can be accommodated without harm to the landscape or other special qualities, new visitor parking should be allowed."

0	1	2	3	4	5	6	7	8	9	10
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Not at all

Completely

44. Thinking about the switch to electric vehicles for both residents and visitors, what do you think new planning policy needs to take in to account?

Please list.

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1. Home (<https://www.gov.uk/>)
 2. Housing, local and community (<https://www.gov.uk/housing-local-and-community>)
 3. Planning and building (<https://www.gov.uk/housing-local-and-community/planning-and-building>)
 4. Planning system (<https://www.gov.uk/housing-local-and-community/planning-system>)
 5. Future of the planning system in England: government response to the Select Committee report (<https://www.gov.uk/government/publications/future-of-the-planning-system-in-england-government-response-to-the-select-committee-report>)
- Department for Levelling Up, Housing & Communities (<https://www.gov.uk/government/organisations/department-for-levelling-up-housing-and-communities>)

Policy paper

Government response to the Levelling Up, Housing and Communities Select Committee report on The Future of the Planning System in England

Published 12 May 2022

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Introduction

1. The Government is grateful to the Levelling Up, Housing and Communities Select Committee and all those that provided evidence for their [report \(https://committees.parliament.uk/work/634/the-future-of-the-planning-system-in-england/publications/\)](https://committees.parliament.uk/work/634/the-future-of-the-planning-system-in-england/publications/), published on 10 June 2021. The Government has carefully considered the evidence, findings and recommendations of the report and set out our response to its findings below.
2. Since June 2021, the Government has undertaken significant further work to level up the country and regenerate our forgotten towns and cities. As part of this it has made fundamental changes to its planning system to restore local pride in places by improving design, enable the homes and infrastructure which communities need and allow our high streets to adapt and flourish.
3. This period followed a year of an unprecedented crisis of public health, which touched all areas of government policy, including planning, regeneration and housing, requiring policy, funding and regulatory intervention to keep places afloat, and subsequently, pave the way for our greatest ambition, levelling up. Over the past two years the Government has:
 - a. Supported local government and local economies to respond to and recover from the COVID-19 pandemic including by bringing forward the Business and Planning Act 2020 and other measures to extend planning permissions, allow more digital services, encourage pragmatic enforcement and permit more markets and making al fresco dining permanent.
 - b. Supported housing delivery and the diversification and viability of our town centres by introducing a permitted development right for the range of uses in the Commercial, Business and Service use class (E) to change to residential.
 - c. Announced the interim Office for Place to support the delivery of design codes to ensure there is the capacity and capability locally to raise design standards and the quality of development.
 - d. Promoted the recovery of our high streets, by giving greater freedom for small business owners to change to another commercial use without the need for planning permission through the creation of the Commercial, Business and Service (E) use class – which includes a wide range of uses found on our high streets including retail, gyms, and offices etc.
 - e. Published the landmark Levelling Up White Paper and announced the £4.8 billion fund to support town centre and high street regeneration, local transport projects, and cultural and heritage assets.
 - f. Brought greater democracy to placemaking through the PropTech Engagement Fund, helping to increase community participation in shaping and regenerating places, through funding 41 pilots.
 - g. Enabled local leaders through an ambitious programme of nine devolution deals, over £7.5 billion worth of investment funding is being unlocked over 30-years to the directly elected combined authority mayors.
 - h. Launched a consultation to increase local democracy on street naming, to ensure everyone has a say in protecting local heritage.

Government response to the Committee's recommendations

4. The Select Committee Inquiry has looked at issues which are central to ensuring an improved planning system that puts local people in charge of shaping their communities, and delivers development that is beautiful by default, green and accompanied by new infrastructure – supported by local communities.
5. This document mirrors the structure of the Select Committee report, it sets out the Committee recommendations and our response is set out underneath.

Our current planning system

Recommendation:

The Government should consult on the details of proposed reforms to prevent unintended consequences and harms resulting from them. Given the complexity of the issues, and the possibility that its contents will differ from the proposals contained in the White Paper, the Planning Bill announced in the Queen's Speech should be brought forward in a draft form, and be subject to pre-legislative scrutiny. We stand ready to undertake such scrutiny. (Paragraph 16)

Response:

6. The Government agrees with the Committee's view that the complexity of issues in planning require significant engagement with stakeholders in Parliament and beyond. For this reason, the Government has conducted significant engagement with a broad range of stakeholders including industry experts and the general public. The Government has held forums with local authorities and conducted user research to test the impact of our proposed measures. The original Planning for the Future consultation received over 44,000 responses which we have carefully considered. The Government listened to the concerns of stakeholders and since then has significantly revised its plans for planning reform. Bringing forward legislation in this parliamentary session will help ensure the effects of the reforms are felt as soon as possible, while not sacrificing parliamentary oversight.

7. The Government will also engage the Committee on any subsequent regulations that set the detail of measures in the Bill as necessary.

The government's three areas proposal

Recommendation:

The Government should reconsider the case for the three areas proposal. Any new proposals can be considered in detail if the Planning Bill is published in draft form and we undertake pre-legislative scrutiny, as we recommend. (Paragraph 32)

Response:

8. The Government agrees with the recommendation of the Committee and will not be pursuing three area types in the reformed planning system. The Government have listened carefully to feedback from the consultation, sector stakeholders, the public and other interested parties.

Recommendation:

If after reconsideration the Government does continue with the three areas approach, we recommend that as a minimum:

- The Government should clearly explain how Local Plans will impose requirements on developments in an area. At present it appears to be proposing the current planning application system will continue to be available in growth and renewal areas for proposals that would not conform to the local plan requirements. The Government should set out what level of detail will be needed in the Local Plans to ensure that developers and other stakeholders have certainty as to whether prospective developments would be permitted.
- Local authorities should set out detailed plans for growth and renewal areas which specify heights of buildings, density of development, minimum parking standards, access to retail, education, transport, health facilities and other local amenities. This may be by way of a planning brief for particular sites, which may be undertaken subsequent to the local planning process and which is subjected to detailed consultation with local people. Developers that propose developments in accordance with such planning briefs would then be invited to undertake such developments. In all such areas, local authorities must be enabled to prevent overdevelopment, particularly in areas of existing housing such as suburban settings. Any proposal deviating from the standards proposed at a local level would otherwise be subjected to the current full planning application process.
- The Government should consider the proposals for sub-areas within the 'renewal area', where permission in principle would not apply and individual planning permission would be required.
- The Government should implement a 'highly protected' alongside a 'protected' area category. This would enable strong protections for areas that local authorities think need such a shield against development, whilst ensuring development can still happen in rural areas.
- The Government should clarify who will have the power to decide whether a development, particularly in growth and renewal areas, has met the requirements laid down in the Local Plan.
- The Government must clarify the role of statutory consultees. It should explain how organisations that are statutory consultees for individual planning applications, but not for Local Plans, will be able to express their views. The Government should also set out how statutory consultees will be able to comment on individual sites where they have particular concerns. (Paragraph 33)
- The Government should explain how it sees vital infrastructure being affected by its proposals. This should include whether there would be special designations for such infrastructure and whether it will be possible to comment on different specific infrastructure proposals. It should also explain how infrastructure providers will be able to comment on and influence emerging proposals for specific projects. (Paragraph 34)

Response:

9. The Government agrees with the Committee that the relationship between plans, national policy and the requirements placed on new development should be made clear. One way the Bill does this, and strengthens democracy as a result, is through giving local plans more weight in law. This will make it harder for local authorities or planning inspectors to make decisions that are contrary to the local plan, which the community will have had opportunities to engage with. Additionally, a new set of National Development Management Policies in the NPPF will save local authorities time, removing the need to repeat things which apply universally, helping them to get plans in place quickly and allowing local leaders to focus on issues that matter most locally.

10. It is widely acknowledged that meaningful and early engagement with local communities and statutory consultees can have many benefits, including the potential to identify and address problems early in the application process which can help speed up decision-making. Statutory consultees will be able to comment on individual sites where they have concerns, as they do in the current system.

11. To support better infrastructure provision through plan making, the Government is introducing a new requirement for Infrastructure providers to provide assistance to local authorities in drafting their local plans. This will ensure local authorities get the information they need in a timely manner so that they can identify how infrastructure and new housing development should be sited and provided.

Local plans

Recommendation:

The Government should extend the 30-month timeframe for the initial production of Local Plans as it is too short for creating new plans from scratch. The Government must ensure that statutory consultees have time to comment on Local Plans. The Government should consider a staggered roll-out of the new types of Local Plans across the country. It should be permissible and straightforward to undertake quick updates of Local Plans every two years, including with appropriate time for public consultation. The Government should consider the case for confirming that the National Grid is a statutory consultee in new Local Plans. (Paragraph 45).

Response:

12. The Government does not accept the recommendation to extend the 30 month timeframe to produce new local plans. Currently only 41% of England's local authorities have a local plan that was adopted in the last five years; meaning there are swathes of the country where the public have little confidence in where development is going to happen. Because it takes over 7 years on average to put a plan in place, many councillors are unlikely to see the benefits of a plan during an electoral cycle.

13. The Government considers that it is important to retain ambitious timetables for plan production and that because of a number of reforms – including removing the duty to cooperate, reducing the evidence burden, changing the soundness tests at examination - 30 months is achievable. The detail of these changes will be set out in regulations made under the Levelling Up and Regeneration Bill. The Government will consult on the detail of these regulations in due course. The Government is also considering how best to support local authorities in being prepared to meet this aim.

14. Local Authorities will be required to keep local plans up to date and will retain the flexibility to carry out partial updates. They will also be able to adopt new 'supplementary plans' as part of the development plan for their area. These plans will be subject to consultation and independent examination and will provide flexibility to introduce new policies for particular locations outside of the local plan-making cycle.

15. The Government agrees that local authorities should have time to transition to the new system and will be setting out further details shortly.

Recommendation:

The Government should clarify how it will promote greater involvement by the public in Local Plans. The public should be consulted about a draft version of the Local Plan before, not concurrently with, its submission to the Secretary of State. This would enable their views to be more effective in influencing the final version of the plan. The Government should also be very cautious about watering down the 'right to be heard'. (Paragraph 46)

Response:

16. The Government agrees with these recommendations and confirms that as part of the statutory 30-month timetable for plan-making, there will be requirements for two rounds of community engagement and consultation before local plans are submitted for independent examination. The Government also intend to increase the current statutory minimum duration for consultation.

17. Through the use of new technology that will be enabled through our digital reforms, communities will have easier, more accessible ways to engage. There will also be simpler and more transparent processes, and an important role for neighbourhood planning groups and communities more widely in preparing design codes, which will mean local people will have more opportunity to shape how their areas look.

18. We will retain the 'right to be heard' as an important part of the local plan examination process. We will also prepare new guidance regarding best practice in community engagement with sector experts, which will be used by Inspectors during the new gateway checks that will be carried out as plans are prepared.

Recommendation:

Local authorities and existing neighbourhood forums need to strive to ensure a representative range of voices are heard in the production of neighbourhood plans, and there should be a timeframe for producing and revising them to ensure they remain relevant. Ahead of the Planning Bill, the Government must clarify the role and status of neighbourhood plans in the proposed system. The Government should consider how to make the neighbourhood planning more relevant to local people and how to ensure that residents feel empowered to both contribute to and own the plan. (Paragraph 52)

Response:

19. The Government agrees with this recommendation. It recognises the value of Neighbourhood Plans and will strengthen the role of neighbourhood planning, giving local communities better opportunities to influence future development in their area. The Government is keen to see more communities making use of neighbourhood plans and it has already taken steps to achieve this. In January 2022, the Government awarded funding to a select number of local authorities to test new ways to support the uptake of neighbourhood planning in underrepresented areas.

20. The Bill does not change the ability which communities have to prepare their own neighbourhood plan. Alongside this, the Bill introduces a simpler neighbourhood planning tool called a 'neighbourhood priorities statement' (NPS). This is designed to be a more accessible, cheaper and faster way for communities to get involved in neighbourhood planning, particularly in areas that currently have low levels of take-up. NPSs will allow communities to identify key priorities and preferences for their area and may potentially act as a launchpad to preparing a full neighbourhood plan, design code or another community initiative. NPSs would also be used as a formal input to the local plan process with local authorities required to consider them.

21. To give local people even more say on development in their area, the Bill would also allow communities to implement 'street votes' should they wish to. These will allow residents to propose development on their street and hold a vote to determine whether it should be given planning permission.

Recommendation:

The Government should only abolish the duty to cooperate when more effective mechanisms have been put in place to ensure cooperation. Whilst the duty to cooperate remains in place, the Government should give combined authorities the statutory powers to oversee the cooperation of

local authorities in their area. Longer term reforms could include greater use of joint plans, of plans overseen by mayors and combined authorities, and of development corporations. The Government should seek to apply the lessons from successful strategic plans devised by local authorities in certain parts of the country in devising more effective mechanisms for strategic planning. (Paragraph 61)

Response:

22. The Government agrees with the Committee that the Duty to Cooperate should not be abolished without a clear understanding of how it will be replaced with a new mechanism to ensure cross-boundary cooperation. The Bill does abolish the Duty but it will be replaced with a new 'alignment policy' in a revised NPPF following the Bill's passage. The Government recognises the importance of cooperation between authorities, and has worked closely with authorities to understand how best we can encourage cross-boundary working without the unnecessarily burdensome Duty to Cooperate.

23. Spatial development strategies can play a valuable role in considering strategic priorities across functional geographies. The Bill gives powers for all authorities to prepare one if they believe it would assist the long-term planning of their wider area, and would focus on genuine strategic priorities.

24. The Government agrees that in the longer term there could be a greater use of development corporations. Development corporations can be powerful tools for delivering large or complex regeneration and housing schemes. Development corporation legislation was designed at different times in response to different circumstances and as a result they have varying powers and remits which may inhibit their use today. The Bill ensures there are consistent locally led delivery options available to support local areas' plans for regeneration and growth.

Public engagement

Recommendation:

The Government must commission research about the extent of public involvement in the planning system. This should precede the collection from local authorities and publishing of statistics about public involvement in Local Plans and in individual 1 planning applications. Such research would give a clearer picture of the current situation and, in particular, at which point in the process people are most engaged. (Paragraph 76)

Response:

25. The Government believes that engagement with communities and neighbourhoods is a central pillar of an effective planning system. The Government agrees with the Committee's recommendation on the importance of understanding the extent of public involvement in the planning system. [University of Reading research \(https://centaur.reading.ac.uk/98773/\)](https://centaur.reading.ac.uk/98773/) revealed how communities and other user groups engage in the planning and development process^[footnote 1]. This research included looking at how current community involvement operates and how changes to the system could be approached with frontloading and deliberation in mind. This has supported the policy work to ensure community engagement is central throughout the planning system, and will inform future planning practice guidance, which we plan to consult on in due course. The Government has also worked closely with experts across the planning system to understand the barriers to engagement and explored ideas for increasing the quality, quantity and diversity of engagement across the system.

Recommendation:

Therefore, all individuals must still be able to comment and influence upon all individual planning proposals. (Paragraph 77)

Response:

26. The Government agrees with the Committee's support for ensuring individuals can comment on all individual planning proposals. We will retain this ability in the reformed system.

27. Digital reforms will make it easier for people to be aware of and comment on proposals in their areas. The changes to the system will give more people the opportunity to shape their community – through new digital ways of engaging with local plans and planning applications, as well as new policy tools, such as design codes that set clear design standards for development and have legal force.

28. It is widely accepted that meaningful and early engagement with local communities and statutory consultees has many benefits. The Bill will make permanent the existing powers which allow pre-application engagement to be required for specified forms of development.

Recommendation:

We recommend that the Government set out how the valuable role of local councillors will be maintained in the planning system. (Paragraph 78)

Response:

29. The Government recognises the critical role that local councillors and leaders play in meeting communities' needs. Local Authorities and democratically elected councillors will maintain democratic control and provide transparency, while also upholding the integrity of planning decisions.

30. Local authorities – elected councillors – will approve plans, and will continue to make decisions on planning applications, balancing the interests of the community with the rights of the landowner, drawing on advice from local Government planning officers as required.

Recommendation:

The existing statutory notices should be retained for all local authorities, to be used alongside technology. We propose the use of virtual participation in planning meetings continue alongside in-person meetings after the COVID-19 restrictions have been lifted. We also propose that local authorities should experiment with novel ways of engaging the public with the wider planning system, for instance through the use of citizens assemblies. (Paragraph 88)

Response:

31. The Government recognises the importance of having a range of mechanisms in place to facilitate engagement with all users of the planning system and agrees with the Committee's recommendation. The Government wants to encourage greater engagement in the planning system, and the Bill will enable innovative digital tools to be developed through the provision of powers around data standardisation. These should modernise the way communities engage on planning applications. Traditional methods of publicity – the neighbour letter, site notice or local newspaper notice – will be retained so those without digital access are aware and can still comment on applications.

32. The Government agrees that local authorities should trial new ways of engaging the public with the wider planning system and has therefore funded 41 pilots through two rounds of the 'PropTech Engagement Fund' and will prepare new guidance on best practice in community engagement with sector experts.

33. From 25 March to 17 June 2021 the Government ran a call for evidence to hear views on the use of remote meetings which were implemented during the pandemic. We will respond in due course.

The standard method

Recommendation:

The Government should:

- Provide an explanation of what criteria were used by the Government to both identify the 20 urban centres being subject to the uplift, and the scale of the uplift.
- Clarify the rationale for the local targets in those places subject to 'urban uplift', given the need to also consider geographical barriers such as the seas and rivers, Green Belt and other protected places, and the availability of brownfield sites. The Government should set out the impact on the Green Belt in areas where there will be urban uplift.
- Reconsider the increase proposed for London, in light of its lack of feasibility, especially given the need to protect important Metropolitan Open Land, and the potential impact of COVID on patterns of commuting and work.
- Explain how it will ensure that its new approach does not lead to a significant reduction in the annual construction of dwellings in northern England and the Midlands (Paragraph 111)

In addition:

- We broadly agree with the government's general approach of using workplace-based earnings. But for specific local authorities the Government should consider using residence-based earnings to ensure the housing targets accurately reflect local circumstances. The Government should also publish what the housing targets would be using each type of earning would use of each type of earnings would result in.
- The Government should commission and use new household projections. These should take account of the criticisms of the current approach made by the Office for Statistics Regulation; and take account of the impact of the COVID-19 pandemic. Calculations of housing need should also incorporate properties that could be converted and repaired. The Government should also take account of criticisms of the existing 'standard method' and directly incorporate availability of brownfield sites, environmental and other constraints on developable land, and the wish to level up into the standard method formula.
- The Government should permit local authorities to undertake their own assessment of housing need for inclusion in the Local Plan, if they disagree with the nationally set figures for their local area (which would be accepted by the Planning Inspectorate). Local authority's assessment could then be evaluated by the Planning Inspectorate. (Paragraph 112)

Response:

34. The Government welcomes the Committee's support for the principle of using a standard method (established in planning policy and guidance) that applies across England. The changes in the Levelling Up and Regeneration Bill will require a new National Planning Policy Framework for England. The Government continues to listen to the representations of MPs, councillors and others on the effectiveness not only of the formula but the surrounding policies. Alongside Committee stage of the Bill, it intends to publish an NPPF prospectus setting out further thinking on the direction of such policies.

How to deliver new homes

Recommendation:

The Government should publish the evidential basis for its 300,000 housing units a year target and set out how this target will be achieved, both by tenure and by location. (Paragraph 116)

Response:

35. The Government is determined to create a market that builds the homes this country needs. Our ambition is to deliver 300,000 homes per year on average and create a market that will sustain delivery at this level. There is compelling evidence that increasing the responsiveness of housing supply will help to achieve better outcomes. There seems to be consensus that 250,000 to 300,000 homes per annum should be supplied to deliver price and demand stability. For example, a 2014 joint KPMG and Shelter report highlighted that 250,000 homes per annum were needed to address price and demand pressures.

36. From April 2019 to March 2020 over 242,000 homes were delivered – the highest level for over 30 years. Over the past 5 years, extra homes from new build completions have averaged 201,000 per annum (between 2015-16 and 2020-21). 2019-20 was the highest year, with 219,000 completions. In addition, there have been 36,000 extra homes per year on average from conversions and change of use, many of which have been the result of new deregulatory permitted development rights.

Recommendation:

The Government should produce a strategy for increasing the extent of multi-tenure construction on large sites in line with the Letwin Review's recommendations. It should explore the greater use of Development Corporations that are transparent and accountable, alongside incentivising the use of smaller sites and SME builders.

Response:

37. The Government acknowledges the conclusions of the Letwin Review and agrees that increasing diversification on very large sites is important to support the rate of build out. The Government is committed to ensuring SMEs have the right support in place. This includes making the planning system more certain, streamlined, proportionate and digitally enabled, and through the provision of SME loans funds, such as the £1.5bn Levelling Up Home Building Fund, which launched earlier this year to build on the success of the Home Building Fund.

38. Very large sites (10,000+ homes), including urban extensions and standalone new settlements, face significant challenges in the current planning process, but in some areas these sites are essential to meet housing ambitions. To improve delivery, changes to the planning system will maximise what can be done through the local plan process, including revising the tests of soundness,

and introducing powers for authorities outside of Mayoral Combined Authorities to voluntarily produce a Spatial Development Strategy. The Bill will also improve the system of locally led development corporations to support local areas' plans for regeneration and growth.

Recommendation:

We also recommend introducing, in the first instance, time limits for the completion of construction and non-financial penalties where those limits are exceeded without good cause. The Government should set a limit of 18 months following discharge of planning conditions for work to commence on site. If work has not progressed to the satisfaction of the Local Planning Authority then the planning permission may be revoked. An allowance of a further 18 months should be allowed for development to be completed, after which the local authority should be able, taking account of the size and complexity of the site, and infrastructure to be completed by other parties, to levy full council tax for each housing unit which has not been completed. (Paragraph 129)

Response:

39. The Government agrees with the Committee that it is critical to ensure construction begins as soon as possible once planning permission is granted. Developers and authorities should work closely together at a local level to ensure that communities have access to the homes they need.

40. In recognition of the importance to communities of bringing forward new development in a timely manner, the Bill gives authorities stronger tools to respond when build rates are unreasonably slow. Housing developers will be required to formally notify local authorities, via a Development Commencement Notice (DCN), when they commence development and provide a trajectory setting out annual rates of housing delivery to completion.

41. In addition, it streamlines the process for local authorities to serve completion notices on development to give authorities more control and make them a quicker, more attractive option to pursue. The effect of a notice is to impose a deadline for completion, after which the remaining unfinished parts of a development will lose planning permission. This will give greater control and certainty to local planning authorities when serving notices.

Recommendation:

The Government should create a C2R class for retirement communities to ensure clarity in the planning process. There should be a statutory obligation that Local Plans identify sites for specialist housing. We repeat our recommendation in our 2020 social housing report that the Government should publish annual net addition targets for the following tenures over the next ten years: social rent, affordable rent, intermediate rent and affordable homeownership. (Paragraph 136)

Response:

42. The Government acknowledges our planning system needs to help ensure that we build the right type of housing for the right people. Our National Planning Policy Framework makes clear that local authorities should assess the size, type and tenure of housing needed for different groups in the community and reflect this in planning policies. We have committed to launch a cross-Government taskforce to look at improving the choice and quality of housing for older people.

43. The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. It is for a local planning authority to consider into which use class a particular development may fall; whether a development for specialist

housing for older people falls within C2 (Residential Institutions) or C3 (Dwellinghouse) use class will depend on the individual circumstances of the development. This will be for the local planning authority to determine on a case-by-case basis.

44. The Government already [publishes annual statistics \(https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply\)](https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply) on affordable housing supply in England. The Government is committed to increasing the supply of affordable housing and are investing over £11.5 billion in affordable housing over 5 years, the largest investment in affordable housing in a decade. This is expected to leverage £35 billion in private investment. This builds upon the success of our £9 billion Shared Ownership and Affordable Homes Programme, running to 2023, which will deliver up to approximately 250,000 new affordable homes should economic circumstances allow.

45. In addition, the Bill makes changes to self and custom build housing and policy will continue to encourage housebuilding on small sites through local SMEs and specialist builders, helping to build a more diverse and resilient housebuilding sector utilising a local workforce.

Recommendation:

We recommend that the Government lay out its timetable for when First Homes will become available. To reflect the needs for different types of affordable housing in different areas, local authorities should have discretion over what proportion of houses built under Section 106 agreements must be First Homes. (Paragraph 139)

Response:

46. First Homes are an important part of our plans to make home ownership more widely available and affordable for local people and key workers. The Government has already changed national planning policy and issued guidance to secure First Homes as part of planning applications, which came into effect on 28 June 2021. Through an early delivery programme First Homes are already available at four sites in Derbyshire, Staffordshire, County Durham and Cheshire, and Homes England are working with developers and local authorities to deliver a further pilot programme of 1,500 First Homes over the next year.

47. The speed at which the new national policy takes full effect, and First Homes start to be delivered across England as planned, is dependent on planning decisions made at local level; decisions on the tenure mix of any given site will be determined at local level, taking national planning policy into account. Given the time it usually takes from the grant of planning permission to homes going on sale, the Government expects First Homes to start to become available through the planning system imminently at a relatively small scale, and to ramp up to become a major component of new affordable housing within the next few years.

48. While local authorities retain discretion to meet the local need for different types of affordable housing, the First Homes policy aims to ensure that first-time buyers across England are able to benefit from the discounts provided through First Homes. To ensure that First Homes are delivered consistently the Government has set out in policy that they should account for at least 25% of all affordable housing units delivered by developers through planning agreements. Under our reformed approach, the Infrastructure Levy will become the leading mechanism for delivering onsite affordable housing in the long-term.

Recommendation:

Accordingly, the Government should publish the evidence showing why the level of house building that could be supported by brownfield sites alone are insufficient to delivering the required homes. The Government must also explain why the proportion of new residential address created on

previously developed land has fallen in recent years. In addition, Local Plans should be able to prioritise the use of brownfield sites for development ahead of other sites. (Paragraph 144)

Response:

49. Alongside responding to the needs of communities for housing and other uses, Government policy that follows the Bill, along with policies and funds already in place, will allow authorities to prioritise re-using brownfield land as much as possible. As well as relieving pressure on the countryside, prioritising brownfield development can support efforts to focus growth where there is existing infrastructure and employment, and help to reduce the need to travel by private vehicles, contributing to efforts to combat climate change. Regenerating brownfield sites is also critical to town centre regeneration, allowing eyesore and empty buildings to be replaced or upgraded, and support the creation of attractive, thriving urban centres. The proposed changes will enable local authorities to consider re-using all suitable brownfield land for development and encourage regeneration of our towns and cities.

Omissions

Recommendation:

Therefore, in advance of a Planning Bill, the Government should include within consultations the expected impact of its proposed reforms to the planning system on:

- The 'levelling up' agenda including the promotion of employment
- The economic recovery from the COVID-19 pandemic
- The high street
- Addressing climate change and creating sustainable development
- Bolstering sustainable transport
- The delivery of commercial and industrial property, including leisure facilities, mineral extraction, and energy networks
- Policies on social exclusion and on particular groups including Gypsy and Traveller Communities
- The environment - in particular the proposed reforms to environmental impact assessments, the designation of protected areas and species, and the proposals for a net gain in biodiversity in the Environment Bill currently going through Parliament (Paragraph 148)

Response:

50. The Government thanks the Committee for its recommendations. The subjects it raises are central to achieving our aims for levelling up. The government's reforms address the issues of climate change, sustainability, the environment, delivery of commercial and industrial property with a new focus on regeneration and levelling up. The combination of Bill and associated policy now address many of these issues and the Government looks forward to discussion with the Committee how these can be developed further through the National Planning Policy Framework. Environmental protection, in particular, is at the heart of national planning policy, setting clear expectations about biodiversity net gain and the provision of green infrastructure when new development is planned.

Land capture and the funding of infrastructure

Recommendation:

We call upon the Government to act upon the whole range of recommendations in our predecessor committee's Land Value Capture report. (Paragraph 154)

The Government must clarify how it will replicate the binding nature of Section 106 agreements and which parts of the approach will be retained. If they cannot be easily replicated, especially without creating additional complexity, then we recommend retaining Section 106 agreements. (Paragraph 161)

The Government should reconsider the proposals of the 2017 review of the Community Infrastructure Levy as an alternative to their national Infrastructure Levy.

If the Government does proceed with its Infrastructure Levy proposal, a localised rate should be set reflecting local land values. The Government needs to clarify who will set these localised rates, and whether these will differ by local authority or some other sub-national area. The Government must guarantee there will be no reduction in the amount of affordable housing, including social housing, being delivered as a result of their proposed changes. The Government must recognise that the Levy will not raise enough money to pay for all infrastructure, especially large scale sub-regional and regional investments across much of the country. Further inequalities will need to be addressed through redistribution of Levy funds and through increases in infrastructure spending from central government. We also recommend leaving the Mayoral Infrastructure Levies in place. (Paragraph 176)

Response:

51. The Government has considered the recommendations in the predecessor Land Value Capture report and the 2017 review of the Community Infrastructure Levy alongside the responses to the White Paper. The proposal for a new Infrastructure Levy, which we have developed in the light of consultation responses and engagement with experts, will reform the existing system of developer contributions, with Section 106 agreements retained as a means to pay the Levy in limited circumstances. The new non-negotiable and locally set Infrastructure Levy will be introduced through a phased 'test and learn' rollout and, in the long term, give a greater say to local councils on how they deliver their infrastructure priorities and how they secure affordable housing while increasing transparency for local people about how funds will be spent and what infrastructure will be delivered.

52. The Infrastructure Levy will be designed to deliver at least as much affordable housing as under the current system. The Government is providing a range of infrastructure funds for local areas, aiming to provide certainty and control over the funding available. This includes:

- a. Devolved intra-city transport funds to combined authority areas, offering £4.2 billion England-wide.
- b. Single investment pot offers to several local authorities which is made up of Investment Funds, Transport Grants and Adult Education Budget.

Resources and skills

Recommendation:

The Ministry should now seek to obtain a Treasury commitment for an additional £500 million over four years for local planning authorities. Providing this certainty of funding should precede the introduction of the Planning Bill. (Paragraph 185).

The Government must undertake and publish a resources and skills strategy in advance of primary legislation, to clearly explain how the various skill needs of the planning system will be met. (Paragraph 186)

Response:

53. The cost to local authorities of administering the existing planning system in England is estimated to be £1 billion. The 2021 Spending Review demonstrates the government's commitment to investing in safe and affordable housing by confirming a settlement of nearly £24 billion for housing, up to 2025-26. As part of this, the settlement provides an additional £65 million investment to improve the planning regime – through a new digital system which will ensure more certainty and better outcomes for the environment, growth and quality of design.

54. The Government will take forward increases in fees to ensure the planning system is better resourced. We intend to increase planning fees for minor and major applications by 25% and 35% respectively, subject to consultation. This will be consulted on in the summer before changes are made through secondary legislation at the earliest opportunity following the consultation.

55. The Government agrees with the Committee and recognises that these reforms will require an increase in skills for local authorities, for example digital and design skills. The Government is also aware of the demands that the new system will put on professionals in the private sector, and recognise the need for both private and public sectors to have sufficient skills, capability and talent for the new system to run effectively.

56. The Government is working with representatives from local government, the private sector and the professional bodies to develop a comprehensive skills strategy. This will seek to attract, develop and advance those into and within the profession, and to support local authorities to retain and grow from within.

Design and beauty

Recommendation:

The Government must ensure that its national design code, advice for local authorities about local design codes, and other aspects of design policy reflect the broadest meaning of design, encompassing function, place-making, and the internal quality of the housing as a place to live in, alongside its external appearance. Given the problems with defining beauty, and to ensure a wider approach to design, there should also not be a 'fast track for beauty'. Many discussions about beauty and design are very localised, concentrating a specific site, building or street. We do not think these discussions can be incorporated into Local Plans covering an entire local authority. Therefore, the Government must clarify how the public will be able to offer views about developments at this small scale. This is doubly significant given the government's proposed reduction in the opportunities for people to comment on individual planning proposals. (Paragraph 203)

Response:

57. The Government agrees that design in the planning system has a broad meaning. The National Planning Policy Framework explains that good design is a key aspect of sustainable development, and that the planning system should seek to achieve the creation of high quality, beautiful and sustainable buildings and places in which to live and work. The National Design Guide and National Model Design Code set out how councils, through effective engagement with local communities, can deliver healthy, greener, environmentally responsive, sustainable and distinctive places. Local councils can use this detailed guidance to define what good design means in their local area.

58. The Government also agrees that design issues are very localised, and that is why locally set design codes, based on effective community engagement and reflecting local character and design preferences, will become integral to the new planning system. The Bill requires all local councils to produce local authority area-wide design codes, which will act as a framework for subsequent

detailed design codes, prepared for specific areas or sites and led either by the local planning authority, neighbourhood planning groups or by developers as part of planning applications. This will help ensure good design is considered at all spatial scales, down to development sites and individual plots.

Green belt

Recommendation:

A review should examine the purpose of the Green Belt, including whether it continues to serve that purpose, how the public understand it, what should be criteria for inclusion, and what additional protections might be appropriate. The creation of new Local Plans also provides an opportunity for local reviews of Green Belts and the Government should help identify those local authorities where such reviews are particularly urgent. Local Plans can also relieve pressure on Green Belts by prioritising developments on brownfield sites. The Government should ensure there is sufficient funding provided to support their decontamination. (Paragraph 210)

We therefore recommend that the Government extend the same protections that are provided under any new planning system to Metropolitan Open Land as apply for Green Belt. (Paragraph 212)

Response:

59. The Government has no plans for a national review of the Green Belt. The Government remains committed to protecting and enhancing the Green Belt, as set out in its manifesto. The National Planning Policy Framework includes clear protections for the Green Belt that will remain. This land is important for preventing urban sprawl into the countryside, while ensuring that towns and cities grow in a sustainable way.

60. In the Levelling Up White Paper, we made a commitment to further improvements to Green Belt land, in order to make green space and natural beauty accessible to all. In the Greater London area, Metropolitan Open Land has long been designated and protected for its landscape, recreational value, nature conservation or scientific interest. The London Plan provides Metropolitan Open Land with the same level of protection as Green Belt.

Environmental and historical protections

Recommendation:

The Historic Environment Records dataset should be put on a statutory basis. The Government should assess the merits of providing additional protections for other sites, such as those of local interest and World Heritage Sites. We also recommend that the Government publish an assessment of the impact of its proposed changes on historic buildings and sites. This should include the impact on undesignated and future archaeology, and on heritage sites situated in growth areas. (Paragraph 223)

Response:

61. The Government will continue to conserve and enhance the historic environment, from listed buildings to archaeology, building on the strong protections currently in place. Whilst the current framework has been proven to work well, we want to bring greater clarity by ensuring that plan making and planning decisions are underpinned by up-to-date information about the historic

environment and by ensuring a greater alignment between heritage policy and legislation. We also intend to extend the enforcement tools available to local authorities to protect historic assets and bring greater certainty to decision making through clearer national guidance.

62. The Government agrees with the recommendation to ensure that Historic Environment Records are put on a statutory basis and the Bill includes provision requiring this so that up to date information about the historic environment is integrated with the new digital planning system.

63. The Bill also aligns legislative protection for key designated heritage assets by introducing a duty to have 'special regard' to a number of heritage assets and sites, bringing them in line with protections that exist in the planning system for listed buildings and conservation areas.

64. The Government recognises that many historic buildings will need to adapt to changing uses and to respond to new challenges, such as climate change. In our recently published [British Energy Security Strategy \(https://www.gov.uk/government/publications/british-energy-security-strategy/british-energy-security-strategy#energy-efficiency\)](https://www.gov.uk/government/publications/british-energy-security-strategy/british-energy-security-strategy#energy-efficiency), we have committed to reviewing the practical planning barriers that households can face when installing energy efficiency measures, including in conservation areas and listed buildings. This review will be completed by the end of 2022 and ensure protection of local amenity and heritage, whilst making it easier to improve energy efficiency.

Recommendation:

The Government should clarify how it intends to define flood risk in the planning system. This includes clarifying how this will take account of the possible impact of climate change and how it fits within wider flooding policy. (Paragraph 225)

Response:

65. In July 2021 the Government updated the National Planning Policy Framework (NPPF) placing a stronger emphasis on the importance of delivering sustainable development to help ensure developments respond to the impacts of climate change, are energy efficient, and reduce carbon emissions. As part of the changes to the planning system the status of national policies used for development management purposes will be elevated, meaning that environmental policies have greater weight in the system.

66. The NPPF explains that all sources of flood risk need to be considered (including areas that are at risk of surface water flooding due to drainage problems), taking into account future flood risk, to ensure that any new development is safe for its lifetime without increasing the risk of flooding elsewhere. The NPPF is clear that areas at little or no risk of flooding from any source should always be developed in preference to areas at a higher risk of flooding.

67. In addition, through enhanced long-term water industry planning processes, the Environment Bill will support our ambition to increase resilience to extreme weather events and the risk of sewer and surface water flooding.

Recommendation:

The planning system should pay greater attention to the importance of green spaces and to wildlife near to people's residences. The Government should reconsider the retention of sustainability assessments and ensure that the operation of Environmental Impact Assessments on the planning system is covered in its further consideration ahead of the Planning Bill. (Paragraph 232)

Response:

68. The Government agrees that the impact of development on the natural environment needs to be factored into decision-making at both a strategic and project level. To achieve this, the Bill introduce a new framework of environmental assessment to replace the EU systems of Environmental Impact Assessment and Strategic Environmental Assessment. The Government is clear that these reforms will not result in a weakening of environmental safeguards and will provide the Government with the tools it needs to deliver more for the environment.

69. The new framework will be founded on the UK's international obligations and will place environmental considerations at the centre of the reformed planning system. The new framework will introduce an outcomes-based approach to assessment which will ensure that assessment properly reflects our environmental priorities and will be more effective in addressing the impacts of development. It will support better, decision-making by providing decision-makers with the information they need to ensure the environment is placed at the heart of decision-making.

Conclusion

70. The Government is grateful to the Levelling Up, Housing, and Communities Select Committee for their interest in the Planning System and welcomes the opportunity to continue to work with the Select Committee to ensure the success of the reforms in empowering local leaders to regenerate towns and cities as well as restoring pride in local places.

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1. [Parker \(https://centaur.reading.ac.uk/view/creators/90001717.html\)](https://centaur.reading.ac.uk/view/creators/90001717.html), G., Dobson, M. and Lynn, T. (2021) Community involvement opportunities for the reformed planning system: frontloading and deliberative democracy. Report. Henley Business School, University of Reading. pp61
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Hi Will,

Thanks for your reply.

I understand the need to take care with money from the public purse but I must take issue with the lack of progress on this PSPO.

I also understand the desire for robust barriers at this location. However, some of the more determined individuals will gain access whatever barrier is put in place - I think it more important to have something (affordable) rather than nothing as is currently the case.

Whilst these deliberations are taking place the pace of ASB, Fly Tipping and damage to the road surface carry on unabated; ultimately all will have to be paid for from the same public purse so the quicker the solution is put into place the better!

I attach a post from Friends Of Ramsden Road that has recently been posted and makes exactly the points above.

I think all concerned would appreciate some real progress and a timescale for completion.

Best regards

Cllr. Andy Wilson

Interesting ride around Holme woods yesterday on our bikes. Who are these people that abuse our countryside?

Bags and bags of rubbish all thrown into the stream off Holme Woods Lane, there are 50 bags of crap.

Continue a bit further and we find an abandoned caravan on Rake Head road obviously dumped!

Then we see that the bobbers have been out again off piste, ripping up the verge on Rake Head Road, what do we tolerate such people? I am not a person who likes bans but what else can we do to stop these morons abusing our beautiful countryside?



-----Original Message-----

From: "Will Acornley" <Will.Acornley@kirklees.gov.uk>

Sent: Thursday, 19 May, 2022 12:20
To: "cllrandywilson@holmevalleyparishcouncil.gov.uk"
<cllrandywilson@holmevalleyparishcouncil.gov.uk>
Subject: RE: Yateholme / Ramsden Road PSPO

Dear Cllr Wilson,

We are continuing to seek a solution to this. The original design we used is robust and would prevent unwanted access, though the width of the gates may need to be reduced to allow free access for walkers/ bikes/ wheelchairs/ buggies/ horses etc. It can also be used with a number lock

The Centrewire gates are a lower cost but looking at them and the design it could be cut through with an angle grinder in about 10 mins. Their design also is based around using a key padlock, which makes managing access more challenging than with number lock.

We are seeing if there is a halfway house here,

Kind regards

Will

From: cllrandywilson@holmevalleyparishcouncil.gov.uk
<cllrandywilson@holmevalleyparishcouncil.gov.uk>
Sent: 19 April 2022 14:53
To: Will Acornley <Will.Acornley@kirklees.gov.uk>
Subject: Yateholme / Ramsden Road PSPO

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Will,

Following your letter to HVPC (below) and the response both from HVPC and Peak & Northern Footpaths, will you provide an update on progress regarding this PSPO please?

It is quite clear that there is no need to spend c.£100K on gates and so I assume there are now no barriers to instigate this much needed PSPO.

Can I remind you that ASB is very much an ongoing situation here with yet another case of Fly-Tipping being recorded along with the damage to the route by unsustainable use by motor vehicles, Quad Bikes and Trail Bikes.

Best regards

Cllr. Andy Wilson

Thank you for this, I was not aware of Erewash's recent PSPO and will have a look in detail at it, we had looked at several others around the Country though to learn from, all of which had very individual experiences.

We are at present moving through our internal governance processes discussion the issue, alongside other roads in the area that have similar issues, so we take a holistic approach and do not simply keep displacing the issue around the valley. There are no clear timeframes on this at present, but we are very conscious of the condition of the roads and the deterioration and are working with our Highways teams who are inspecting over the coming weeks to get an up-to-date picture. As this will play into any decision making.

The specification of barrier we were looking at and had priced is based on the one that we installed at Castle Hill:

This has been designed to withstand significant abuse which it will face, as would the ones at Yateholme. The people undertaking the ASB are in highly modified and powerful vehicles and do not take a barrier as a reason to stop, we have for example seen our large concrete blocks moved out the way at Cheesgate, which is no easy feat. Looking at the photo of the barrier at Erewash I can understand the cost difference, as it is much less robust and my initial reaction would be a concern over its ability to withstand the abuse it will receive. The locking mechanism for example appears to be reliant on the exposed pins at the centre of the gates.

Kind Regards

Will

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Subject: Fw: Works to Holmfirth Bridleway 94 Windy Hill Quarry, Cartworth Moor, Holmfirth

From: andy leader <AndyPNFS@outlook.com>

Date: 08/05/2022, 11:06

To: prowgroups <Prowgroups@kirklees.gov.uk>, Sam Connelly <Sam.Connelly@kirklees.gov.uk>, Phil Champion <Phil.Champion@kirklees.gov.uk>, Cllr Paul Davies <Paul.Davies@kirklees.gov.uk>, "kirkleesbridlewaysgroup@gmail.com" <kirkleesbridlewaysgroup@gmail.com>, "local.development@kirklees.gov.uk" <local.development@kirklees.gov.uk>

CC: Colin Parr <Colin.Parr@kirklees.gov.uk>, Rich McGill <deputyclerk@holmevalleyparishcouncil.gov.uk>, Mark Corrigan <mark.corrigan@bhs.org.uk>

Dear All,

Regarding the above which I initially reported in November 2021 when works here were at an early stage. The situation on the site continues to deteriorate and yesterday the bridleway was impassable when I tried to walk through. See attached photo.

I've not had any response from planning and only a commitment from Prow to look at the site but no further feedback or action. It's a shame that this problem has been allowed to develop into something much bigger due to a lack of action on the council's part. On the face of it it appears a fairly straight forward problem of works without planning permission to a public highway in the greenbelt which could be dealt with by planning enforcement.

Please can you let me know what is happening and what the council is doing to reinstate this bridleway?

I have copied in Holme Valley Parish Council for information and also Mr Parr who's recent comments in a Kirklees Together article urging the public "**to let us know about any footpaths that may be blocked or overgrown. By letting us know you will help us to improve your rights of way and access to amenities**" were encouraging.

Regards
Andy Leader
PNFS
Taylor House
23 Turncroft Lane
Offerton
Stockport
SK4 1AB
0161 4803565

Sent from [Outlook](#)

From: andy leader

Sent: Saturday, January 15, 2022 1:55 PM

To: prowgroups <prowgroups@kirklees.gov.uk>; Sam Connelly <Sam.Connelly@kirklees.gov.uk>

Cc: Cllr Paul Davies <Paul.Davies@kirklees.gov.uk>; kirkleesbridlewaysgroup@gmail.com <kirkleesbridlewaysgroup@gmail.com>; local.development@kirklees.gov.uk <local.development@kirklees.gov.uk>; Mark Corrigan <mark.corrigan@bhs.org.uk>

Subject: Works to Holmfirth Bridleway 94 Windy Hill Quarry, Cartworth Moor, Holmfirth

Dear Prow,

Holmfirth Bridleway 94 is currently having extensive civil engineering works undertaken to it. The effect of which is removing grass verges which formed a refuge for non motorised users and lowering levels by 2 to 3 metres. There is heavy plant operating on the bridleway with no health and safety provision for public users. The surface has been damaged/removed and there are various rocks and tyres blocking the route .

Please can this be investigated and action taken to protect and reinstate the bridleway before these changes become permanent? Is there any planning permission for this work or agreement with Prow? See photos.





Regards

Andy Leader
PNFS
Taylor House
23 Turncroft Lane
Offerton
Stockport
SK4 1AB
0161 4803565

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