

**MINUTES of the PLANNING COMMITTEE MEETING of
BURLEY PARISH COUNCIL held at Burley Library on Monday 19th
July 2021 at 7:30pm**



Present: Cllr Vicky Evans
Cllr Bob Felstead
Cllr Mike Wild

Officers: Clare Smith (Parish Clerk)

P039/2122 Item 1 – Chairman’s Welcome

Cllr Bob Felstead welcomed those present to the meeting.

P040/2122 Item 2 – To Accept Apologies for Absence

Apologies were received from Cllr Chris Turner and Cllr Jan Lepley. (Cllr Lepley joined the meeting remotely as an observer.)

P041/2122 Item 3 – Declarations of Interest

No declarations of interest in respect of items on this agenda were made.

P042/2122 Item 4 – To consider written requests for a dispensation

No dispensation requests received under the Localism Act 2011 s33.

P043/2122 Item 5 – Public Participation

No members of the public were present.

P044/2122 Item 6 – Minutes of the Last Meeting

Proposed by Councillor Mike Wild

Seconded by Councillor Vicky Evans

RESOLVED that the minutes of the Planning Committee meeting held on 28th June 2021 be approved and signed by the Chairman as a correct record of the meeting.

P045/2122 Item 7 – Matters Arising from Previous Minutes

Nothing to report.

P046/2122 Item 8 – Consideration of Planning Applications:

8.1	21/03152/FUL	Extension to existing agricultural building	Land Off Hillings Lane (Menston)	The Parish Council recommends approval of this application.
8.2	21/03124/HOU	Alterations to main entrance, loft conversion and internal remodelling.	Burley Township School House 133B Main Street LS29 7JN	The Parish Council recommends approval of this application.
8.3	21/03197/HOU	Two storey side extension, single storey rear and conversion of existing garage to habitable space.	7 West View Avenue LS29 7LF	The Parish Council recommends approval of this application.
8.4	21/01779/SUB01	Submission of details required by condition 5 (drainage) of planning permission 21/01779/FUL	37 Southway Manor Park LS29 7HJ	The Parish Council receives and notes this application.

8.5	21/03275/HOU	Conversion of existing detached garage to residential annex, single storey rear link extension and proposed single storey detached garage to front.	Green Meadows Bradford Road LS29 7QS	The Parish Council recommends approval of this application subject to the Planning Office being satisfied that this is not development in the Green Belt.
8.6	21/03237/FUL	Provision of level all weather riding area for private use within rough pasture.	Turnpike Farm Green Lane LS29 7AZ	The Parish Council recommends approval of this application.
8.7	21/03207/VOC	Removal of conditions 2 and 3 of planning permission 06/05437/VOC to reinstate permitted development rights and to get a view to the West.	74 Sun Lane LS29 7LT	The Parish Council recommends approval of this application.
8.8	21/03173/HOU	Refurbish and extend garage annex - raise garage door opening, internal floors and roof. Single workshop extension to rear of garage annex. New external steps to first floor annex accommodation	Greystones Clarence Drive Menston LS29 6AH	The Parish Council recommends approval of this application.
8.9	21/03434/HOU	Demolition of existing conservatories. Single storey side extension. Single storey rear extension. Single storey front extension. Storm canopy over.	37 Wellfield Lane LS29 7SX	The Parish Council recommends approval of this application.
8.10	21/03060/FUL	Installation of underground pumping station to transfer the waste and allow connection to the main sewers.	Robin Hole Guide Hostel Moor Road LS29 7SD	The Parish Council recommends approval of this application subject to Yorkshire Water's comments.
8.11	21/03081/FUL	Redevelopment of former pump house for the construction of 3 pairs of semi-detached dwellings	Greenholme Mills Iron Row LS29 7DB	The Parish Council recommends approval of this application.

P047/2122 Item 9 – Decisions made by Bradford MDC

The Committee noted the following decisions made by Bradford MDC:

9.1	21/02158/HOU	Construction of single storey rear extension, replacement of front porch, alterations to integral garage to form habitable rooms, new colour render finish to all existing elevations -	1 Hanover Way LS29 7NU	Application Granted
9.2	21/02753/CPN	Yew tree. Located close alongside the Bowling Green on Grange Road. Pre agreement	Bowling Green Grange Park Grange Road	Application Granted

		with the council to reduce in height by 1m leaving approximately 3.5m overall height, and trim back spread on the bowling green side only - by 1m max. -		
9.3	21/01869/HOU	Single storey side and rear extension -	4 Hall Drive LS29 7LL	Application Granted
9.4	21/01611/HOU	Front porch and single storey rear extension -	4 Manse Crescent LS29 7LA	Application Granted
9.5	21/02437/HOU	First floor extension and single storey rear extension with balcony -	3 Wharfeside Cottages Leather Bank LS29 7HP	Application Granted
9.6	21/02522/HOU	Pitched roof to existing front dormer and 1no new pitched roof front dormer to match -	35 Southfield Road LS29 7PB	Application Granted
9.7	21/02344/HOU	Single storey extension to rear -	56 Holme Grove LS29 7QD	Application Granted
9.8	21/02424/HOU	Rear dormer window -	20 Mansfield Road LS29 7LQ	Application Granted
9.9	21/02329/HOU	Demolition of dilapidated garden sheds/outbuildings and replacement with dependant relative accommodation -	Four Winds 19 Southway Manor Park LS29 7HJ	Application Granted

P048/2122 Item 10 - Bradford MDC Regulatory and Appeals Committee

Area Planning Panel (Keighley and Shipley) is to take place on Wednesday, 28th July, 2021 10.00am and the Regulatory and Appeals Committee is to take place on 29th July. Nothing more to report at this time.

P049/2122 Item 11 – Appeals made to the Secretary of State

Reference: 20/00785/FUL

Address: Land At Scalebor Park Farm Moor Lane LS29 7BL

Proposal: Construction of new single storey dwelling house

Appeal Number: 21/00036/APPFL2

The Parish Council submitted the following comment onto the Planning Officer on 12th May 2020: *“The Committee recommends refusal of this application subject to validation from an independent body (Royal Institute of British Architects panel) to confirm that this application is fully compliant with Paragraph 79 of the NPPF.”*

The Appellant’s Statement of Case states,

“4.23: ... The Parish Council raised no objections to the principle of a new house under NPPF Paragraph 79e on the site but stated: “The committee recommends refusal of this application subject to validation from an independent body (Royal Institute of British Architects panel) to confirm that this application is fully compliant with Paragraph 79 of the NPPF.

4.24: The grammatical structure of the letter is curious as it clearly implies that if RIBA panel confirmed compliance with the Paragraph 79 of the NPPF then it would

be recommending approval.

4.25: It is clear from the Panel's website that it is RIBA accredited".

The Parish Council had requested an independent review, not the 'Yorkshire Design Review panel' as they would effectively be 'marking their own homework.'

The agent (Rural Solutions) emailed Councillor Felstead the day following the Planning Committee meeting to clarify the response. Councillor Felstead responded on 19th May 2020 as follows, "*The Parish Council's decision in this matter is clear. We have agreed that the application needs to go before an independent RIBA panel, not the Yorkshire Design Review Panel. The Council will not cede to the review of the Yorkshire Design Review Panel, as they have been involved throughout the process.*"

It was **RESOLVED** that a copy of the email from Councillor Felstead to Rural Solutions dated 19th May 2020 be sent to the Planning Inspector to clarify the Parish Council's position.

P050/2122 **Date of next Planning Committee meeting:**
Monday 19th July 2021 at 7:30pm in Burley Library.

Meeting closed at 8:00pm

Signed (Chairman)_____

Date Approved_____