

**MINUTES of the PLANNING COMMITTEE MEETING of
BURLEY PARISH COUNCIL held at the Queens Hall, Burley
on Monday 21st February 2022 at 7:30pm**



Present: Cllr Bob Felstead
Cllr Vicky Evans
Cllr Jan Lepley
Cllr Mike Wild
Cllr Chris Turner

Officers: Clare Smith (Parish Clerk)

P140/2122 **Item 1 – Chairman’s Welcome**
Cllr Bob Felstead welcomed those present to the meeting.

P141/2122 **Item 2 – To Accept Apologies for Absence**
Apologies were received from Councillor Howard.

P142/2122 **Item 3 – Declarations of Interest**
None.

P143/2122 **Item 4 – To consider written requests for a dispensation**
No dispensation requests received under the Localism Act 2011 s33.

P144/2122 **Item 5 – Public Participation**
A member of the public attended and requested further information on the Sun Lane application. The Committee agreed to take the concerns of the member of the public to the meeting with the developer on 14th February.

P145/2122 **Item 6 – Minutes of the Last Meeting**
Proposed by Councillor Vicky Evans
Seconded by Councillor Jan Lepley
RESOLVED that the minutes of the Planning Committee meeting held on 31st January 2022 be approved and signed by the Chairman as a correct record of the meeting.

P146/2122 **Item 7 – Matters Arising from Previous Minutes**
None.

P147/2122 **Item 8 – Consideration of Planning Applications:**

8.1	22/00313/HOU	Part two storey part single storey rear extension with two storey side projection to form gable. Raised platform to perimeter of building, new front door into property.	1 Wrexham Road LS29 7LS	To recommend refusal of this application on the basis that the proposal is over-development of the site and that the extension would be built over an existing culvert which is not acceptable.
8.2	22/00385/HOU	Extension to existing garage and erection of single storey garden room	12B Grange Road LS29 7NF	To recommend approval of this application.
8.3	22/00391/HOU	Single storey stone constructed rear extension	15 Lawn Avenue LS29 7ET	To recommend approval of this application.
8.4	22/00483/HOU	Demolition of existing rear conservatory and	7 St Philips Drive LS29 7EN	To recommend approval of this application.

		replacement single storey extension; forming living accommodation and loft development.		
	22/00501/HOU	Roof dormer side extension, replacement front porch and rear extension	6 Langford Close LS29 7NP	To recommend approval of this application.
	22/00429/HOU	Alterations and extension of existing conservatory to form extension to kitchen with Livinroof roof over both areas	56 Long Meadows LS29 7RY	To recommend approval of this application.
	22/00479/HOU	Construction of orangery to rear	Willowbeck 4 Green Acres Burley Woodhead LS29 7SE	To recommend approval of this application.
	22/00532/HOU	Two storey side extension, to replace existing single storey garage.	11 Southfield Road LS29 7PA	To recommend approval of this application.
	22/00175/FUL	Construction of new pavilion with associated works	Recreation Ground North Of Iron Row Burley in Wharfedale	The Parish Council is supportive of the proposal to improve the facilities at the Recreation Ground and recommends approval of this application. The Parish Council would like to see the inclusion of an accessible perimeter footpath included in the plans and would also ask that Bradford Council consider the adoption of Iron Row.
	22/00605/HOU	Remove existing canopy to front door and construct porch with a monopitch roof	6 Iron Row LS29 7BZ	To recommend approval of this application.

P148/2122 Item 9 – Decisions made by Bradford MDC

The Committee noted the following decisions made by Bradford MDC:

9.1	02/03140/NMA 01	Non material amendment to planning permission 02/0310/FUL to move the house by 1m due to it being too close to a public sewer; windows to change to allow in more light; extra frosted glass window on south elevation -	The Sheds Corn Mill Lane LS29 7DP	Application Granted
9.2	21/06283/HOU	Two storey side extension -	39 Aireville Terrace LS29 7JY	Application Granted

9.3	21/06183/HOU	Retention of basement accommodation as part of approved extension (2015). Construction of external access to the basement level. Raising roof of link barn by 300mm. Alteration to ground floor window opening on east elevation of approved extension. Alterations to window openings on existing garage/ annexe building. -	The Shooting Lodge Green Lane Burley Woodhead LS29 7BD	Application Granted
9.4	21/06220/FUL	Re-development of equestrian buildings to create two detached residential units and associated curtilages through a mix of conversion and re-building -	Low House Farm Colston Drive LS29 7BJ	Application Granted
9.5	16/07870/SUB 02	Submission of details required by conditions 9 & 10 of planning approval 16/07870/MAO Written Scheme of Investigation Archaeological Trial Trenching -	Land At Sun Lane And Ilkley Road Burley In Wharfedale	Application Granted
9.6	21/05323/HOU	Single storey detached garage providing single car space, plant room and store area with Electric Vehicle Charging Point and solar panelling -	Bleach Mill Barn Bleach Mill Lane Menston LS29 6AW	Application Granted

P149/2122 Item 10 – Area Planning Panel

The Area Planning Panel (Keighley and Shipley) met on 24th February 2022. There were no agenda items relating to Burley in Wharfedale.

P150/2122 Item 11 – Sun Lane Planning Application Update

The Clerk reported that a meeting took place with David Wilson Homes on 14th February at 1pm. David Wilson Homes brought their Drainage and Highways consultants to the meeting to explain in detail the work that was being carried out with regards to these two areas of the development. They are continuing to work with Bradford Council to establish the size of site required for the school. Once that has been confirmed, firm plans can be drawn up for the Greenway route and allotments area.

P151/2122 Item 13 – Leeds Bradford Airport Public Inquiry

The Clerk reported that application 20/02559/FU submitted by Leeds City Council has been called-in by the Secretary of State. A Public Inquiry will begin on 13th September.

P124/2122 Date of next Planning Committee meeting:

Monday 14th March at 7:30pm.

Meeting closed at 8:15pm

Signed (Chairman)_____ Date Approved_____