

**MINUTES of the PLANNING COMMITTEE MEETING of
BURLEY PARISH COUNCIL held at the Queens Hall, Burley
on Monday 14th March 2022 at 7:30pm**



Present: Cllr Vicky Evans
Cllr Katherine Howard
Cllr Jan Lepley
Cllr Mike Wild
Cllr Chris Turner

Officers: Clare Smith (Parish Clerk)

P153/2122 **Item 1 – Chairman’s Welcome**
Cllr Wild welcomed those present to the meeting.

P154/2122 **Item 2 – To Accept Apologies for Absence**
Apologies were received from Councillor Felstead.

P155/2122 **Item 3 – Declarations of Interest**
None.

P156/2122 **Item 4 – To consider written requests for a dispensation**
No dispensation requests received under the Localism Act 2011 s33.

P157/2122 **Item 5 – Public Participation**
No members of the public were present.

P158/2122 **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 21st February 2022 be approved and signed by the Chairman as a correct record of the meeting.

P159/2122 **Item 7 – Matters Arising from Previous Minutes**
None.

P160/2122 **Item 8 – Consideration of Planning Applications:**

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| 8.1 | 22/00602/HOU | Single storey extension to the house and new roof to the garage | 1 Great Pasture LS29 7DD | Unable to determine due to lack of Arboricultural report. |
| 8.2 | 22/00902/HOU | Three storey side extension, increased rear ground floor glazed bay to an existing semi-detached house and associated external works | 12 Millstone Close LS29 7FA | Recommend approval. |
| 8.3 | 22/00961/HOU | Refurbishment of existing detached dwelling including remodelling of dilapidated front elevation and a two storey rear extension | 70 Sun Lane LS29 7LT | Recommend approval. |
| 8.4 | 22/00997/HOU | Single storey side and single storey rear extension with the conversion of a garage to habitable space | 7 West View Ave LS29 7LF | Recommend refusal due to concerns regarding rear access for maintenance. |

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|------------|--------------|--|----------------------------|---------------------|
| 8.5 | 22/01010/HOU | Substantial demolition and rebuild of existing residential to include extensions and alterations | 1 Poplar Close LS29 7RH | Recommend approval. |
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P161/2122 Item 9 – Decisions made by Bradford MDC

The Committee noted the following decisions made by Bradford MDC:

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|------------|--------------|---|--|---------------------|
| 9.1 | 21/06374/HOU | Demolish conservatory and replace with single-storey rear extension - | 2 The Copse LS29 7QY | Application Granted |
| 9.2 | 22/00179/HOU | Porch to front of house - | 44 Sandholme Drive LS29 7RQ | Application Granted |
| 9.3 | 22/00192/CLL | External and internal repairs - | 48 Main Street LS29 7DF | Refused |
| 9.4 | 22/00050/HOU | Single storey rear extension, double storey side extension (retaining 1000mm boundary gap) and front porch - | 60 Holme Grove LS29 7QD | Application Granted |
| 9.5 | 22/00093/LBC | Re-joining of Burley Lodge and Chevin House to form a single dwelling - work involves re-forming of the linking door and corridor through the adjoining wall on both ground and first floor levels, external changes to North elevation - | Burley Lodge Main Street LS29 7DT | Refused |
| 9.6 | 22/00203/HOU | Conversion and extension to existing garage and insertion of windows on side elevation of main house - | 19 Scalebor Gardens LS29 7BX | Application Granted |
| 9.7 | 22/00479/HOU | Construction of orangery to rear - | Willowbeck 4 Green Acres Burley Woodhead LS29 7SE | Application Granted |
| 9.8 | 22/00483/HOU | Demolition of existing rear conservatory and replacement single storey extension. - | 7 St Philips Drive LS29 7EN | Application Granted |

P162/2122 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.

P163/2122 Item 11 – Generous Pioneer Update

It is currently planned that completion of the sale of The Generous Pioneer site will take place towards the end of February, with demolition of the current building commencing sometime in March prior to handover of the site to the developers of the proposed care home and retirement accommodation, which should allow them to start construction works in April of this year.

P164/2122 Item 13 – Land to Rear of St Mary’s Church

The Clerk reported that an invitation to attend a site meeting with a potential developer of this site had been turned down on the basis that the Council strongly objects to any develop of any kind on this Green Belt site.

P165/2122 Date of next Planning Committee meeting:

Monday 4th April at 7:30pm.

Meeting closed at 8:00pm

Signed (Chairman) _____ Date Approved _____