

**MINUTES of the PLANNING COMMITTEE MEETING of
BURLEY PARISH COUNCIL held at the Queens Hall, Burley
on Monday 25th April 2022 at 7:30pm**



Present: Cllr Vicky Evans
Cllr Bob Felstead (7:45pm)
Cllr Mike Wild
Cllr Chris Turner
Cllr Katherine Howard (Non-voting capacity via Microsoft Teams)

Officers: Clare Smith (Parish Clerk)

Also present: Five members of the public

P178/2122 Item 1 – Chairman’s Welcome

Cllr Felstead was delayed at a prior commitment and therefore Cllr Wild chaired the meeting and welcomed those present. Cllr Wild explained to members of the public that they would have an opportunity to speak during the Public Participation section of the agenda.

P179/2122 Item 2 – To Accept Apologies for Absence

Apologies were received from Councillor Jan Lepley (holiday), Councillor Katherine Howard (attending remotely via Teams). Councillor Felstead arrived at 7:45pm.

P180/2122 Item 3 – Declarations of Interest

Cllr Felstead declared an interest in Item 8.11 as he knows the applicant.

P181/2122 Item 4 – To consider written requests for a dispensation

No dispensation requests received under the Localism Act 2011 s33.

P182/2122 Item 5 – Public Participation

A member of the public addressed the meeting regarding Item 8.5. He strongly objected to the proposed development of the ‘Church Field’. It is Green Belt and unnecessary development. The proposed access to the site is also very dangerous.

A member of the public addressed the meeting regarding Item 8.5. The proposed development site is a Greenfield site in the Green Belt, is surrounded by listed buildings, listed as of group value, and is a ‘key open space’ of the Burley in Wharfedale conservation area. Furthermore, the Developers have not demonstrated the ‘very special circumstances’ required for Green Belt release. The proposal will not meet the statutory requirement to ‘*preserve or enhance the character and appearance*’ of the Burley in Wharfedale conservation area. ‘Church Field’ is an unsuitable and inappropriate site for any development, let alone that of the poor quality proposed by the Developer, and this application should be refused.

Another member of the public spoke on Item 8.5 informing the Committee that he was a retired planning lawyer. He did not believe that there had been any change in circumstances since this proposal was last submitted to the Planning Authority, therefore all 8 previous reasons for refusal still stand.

P183/2122 Item 6 – Minutes of the Last Meeting

Proposed by Councillor Vicky Evans

Seconded by Councillor Chris Turner

RESOLVED that the minutes of the Planning Committee meeting held on 4th April 2022 be approved and signed by the Chairman as a correct record of the meeting.

P184/2122 Item 7 – Matters Arising from Previous Minutes

None.

P185/2122 Item 8 – Consideration of Planning Applications:

8.1	22/00193/FUL	Conversion of garage/studio into a studio flat with kitchen, bathroom and first floor bedroom	1 Ash Tree Walk LS29 7NZ	The Planning Committee recommends approval of this application but would like to highlight that there is loss of a parking space and would prefer it if this could be avoided.
8.2	22/01481/HOU	Single storey continuous rear and side extension	Cleasville Bradford Road LS29 7QL	The Planning Committee recommends approval of this application.
8.3	22/01502/HOU	Single storey side extension, hip to gable roof and replacement dormer to rear.	Ordesa Station Road LS29 7NT	The Planning Committee recommends approval of this application.
8.4	22/01538/HOU	Single storey rear and side extension	4 Rose Bank LS29 7PQ	The Planning Committee recommends approval of this application.
8.5	22/01263/MAF	Construction of 43 dwellings with new community car park and public open space	Land At Grid Ref 417194 446187 Burley Bypass	The Planning Committee recommends REFUSAL of this application. (See Appendix A for the full response).
8.6	22/01571/HOU	Single storey rear extension and loft conversion with rear dormer. External alterations to suit new internal layout and re-cladding/rendering of the external walls.	44 Hall Close LS29 7LW	The Planning Committee recommends approval of this application.
8.7	22/01580/HOU	Proposed single storey rear extension	79 Sun Lane LS29 7LJ	The Planning Committee recommends approval of this application.
8.8	22/01534/HOU	Single storey side and rear extension; front porch construction	17 Heather Rise LS29 7RA	The Planning Committee recommends approval of this application.
8.9	22/01593/HOU	Double storey and single storey rear extension	1 Greenhow Park LS29 7LZ	The Planning Committee recommends approval of this application.
8.10	22/01602/HOU	Proposed two storey rear extension	9 Mill View LS29 7RW	The Planning Committee recommends approval of this application.
8.11	22/01629/HOU	Alterations to swimming pool/games room, forming covered patio/façade detailing and glazing. Proposed hard landscaping.	Braeside Moor Lane LS29 7AF	The Planning Committee recommends approval of this application subject to Planning Officers' review of the boundary line.

8.12	22/01476/HOU	First floor side and rear extension, single storey front and side extension and new first floor window.	5 Hanover Way LS29 7NU	The Planning Committee recommends approval of this application.
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P186/2122 Item 9 – Decisions made by Bradford MDC

The Committee noted the following decisions made by Bradford MDC:

9.1	22/00532/HOU	Two storey side extension, to replace existing single storey garage. -	11 Southfield Road LS29 7PA	Application Granted
9.2	22/00175/FUL	Construction of new pavilion with associated works -	Recreation Ground North Of Iron Row	Application Granted
9.3	21/05795/HOU	Subterranean extension to the existing mill with additional parking over and turning facilities to alleviate parking and traffic movement difficulties -	The Wheelhouse Corn Mill Lane LS29 7DP	Application Granted
9.4	21/05796/LBC	Parking area, living space, external stair, reinstatement of doorway and partial new windows -	The Wheelhouse Corn Mill Lane LS29 7DP	Application Granted
9.5	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	Refused
9.6	22/01039/HOU	First floor extension to provide additional living accommodation -	17 Endor Crescent Burley In Wharfedale Ilkley West Yorkshire LS29 7QH	Application Granted

P187/2122 Item 10 – Area Planning Panel

The Area Planning Panel (Keighley and Shipley) was scheduled for 30th March but has been cancelled. No further meetings have been arranged at this time.

P188/2122 Item 11 – Planning Portal Public Comments

The Clerk reported that Public Comments (of objection or support) are no longer available to view on the Planning Portal. This is due to GDPR regulations. Cllr Felstead confirmed that complaints have been made to the Planning Department by District Councillors and the decision was being reviewed at Bradford Council's next meeting.

Signed (Chairman)_____ Date Approved_____

Appendix A

22/01263/MAF - Construction of 43 dwellings with new community car park and public open space - Land At Grid Ref 417194 446187 Burley Bypass

RESOLVED: The Parish Council recommends **REFUSAL** of this application. There has been no change in circumstances since the previous proposal was refused and therefore this current proposal should be refused on the following grounds:

1. The site lies within an area defined as green belt on the Replacement Unitary Development Plan for the Bradford District (the RUDP). Policy GB1 of the RUDP closely reflects the National Planning Policy Framework (NPPF) wherein there is a strong presumption against inappropriate development within such areas. The proposed development would constitute inappropriate development and would be harmful, by definition, to the purposes of including the land within the green belt. In the absence of any very special circumstances which may warrant the proposal being treated as an exception, the proposed development is contrary to Policy GB1 of the Replacement Unitary Development Plan and Section 13 of the National Planning Policy Framework.
2. The development would cause substantial harm to the Burley in Wharfedale Conservation Area and the setting of the adjacent Listed Buildings. It is unacceptable in principle and is without any appreciable public benefit in heritage terms. As such the proposal is considered to be contrary to the Bradford Core Strategy policies EN3 and SC1 (11).
3. The application as submitted provides insufficient information to demonstrate how the proposal accords with policies, DS1, DS2, DS3, DS5, HO5, HO9 of the Core Strategy, the adopted SPD "Homes and Neighbourhoods - A Guide to Designing in Bradford" and policies BW1 and BW6 Burley in Wharfedale Neighbourhood plan. The information that can be interpreted is lacking in terms of design in this prominent gateway site, abutting a number of important listed buildings in the Burley and Wharfedale settlement.
4. The urban characteristics of this proposed development together with the intensified use of the site and the additional vehicular traffic are likely to contribute to the deterioration of the current rural environmental characteristics of the area and they are also likely to alter current views at short, medium and longer distances. The proposal does not make a positive contribution towards the conservation, management and enhancement of the diversity of landscapes within the District of Wharfedale and there is insufficient information to demonstrate otherwise. As such the proposal is considered to be contrary to Policy EN4 of the Bradford Core Strategy.
5. The application as submitted does not provide a safe highway access into the site, contrary to policy DS5 of the Bradford Core Strategy and paragraph 108 of the National Planning Policy Framework.
6. The application as submitted provides insufficient information to enable its proper consideration by the Local Planning Authority. In particular, there is inadequate and incorrect information with regards to the protection of trees, in particular their root protection areas (RPA). It is considered that the proposed encroachments are not arboriculturally sound and crown spreads are incorrect. The application has not fully assessed the trees in accordance with the criteria as set out in BS5837:2012 and the layout is therefore correspondingly poor to the long term harm to significant trees of visual

amenity. As such the proposal is considered to be contrary to Policy EN5 of the Bradford Core Strategy.

7. The application as submitted provides insufficient information to enable its proper consideration by the Local Planning Authority. In particular, there is inadequate information with regards to Biodiversity. An impact assessment and net gain assessment is required to demonstrate that the development will result in a net gain for biodiversity. As such the proposal is considered to be contrary to Policy EN2 of the Bradford Core Strategy.
8. The application as submitted provides insufficient information to enable its proper consideration by the Local Planning Authority. In particular, there is inadequate information to demonstrate that the layout of new development will provide for and encourage cycling. As such the proposal is considered to be contrary to Policy TR3 of the Bradford Core Strategy and BW13 of the Burley in Wharfedale Neighbourhood plan.