

**MINUTES of the PLANNING COMMITTEE MEETING of
BURLEY PARISH COUNCIL held at the Queens Hall, Burley
on Monday 20th February 2023 at 7:30pm**



Present: Cllr Bob Felstead
Cllr Steve Goodwill
Cllr Katherine Howard
Cllr Jan Lepley
Cllr Chris Turner
Cllr Mike Wild
Cllr Gary Scott (Non-Committee Member)
Cllr Duncan Ault (Non-Committee Member)

Officers: Clare Smith (Parish Clerk)

Also Present: 3 Members of the Public

P134/2223 Item 1 – Chairman’s Welcome
Councillor Felstead welcomed those present to the meeting.

P135/2223 Item 2 – To Accept Apologies for Absence
Apologies were received from Cllr Evans.

P136/2223 Item 3 – Declarations of Interest
None.

P137/2223 Item 4 – To consider written requests for a dispensation
No dispensation requests received under the Localism Act 2011 s33.

P138/2223 Item 5 – Public Participation
The site manager for the McCarthy and Stone construction site (former Generous Pioneer site) attended the meeting to discuss the complaints that he and the Council had received regarding contractors’ vehicles parking on the main road. The site manager assured the Council that he was doing his utmost to ensure that as many vehicles as possible were parked within the site boundary. He had also coned areas off to prevent parking in certain areas and to create a safe crossing point for pedestrians.

P139/2223 Item 6 – Minutes of the Last Meeting
RESOLVED that the minutes of the Planning Committee meeting held on 6th February 2023 be approved and signed by the Chairman as a correct record of the meeting.

P140/2223 Item 7 – Matters Arising from Previous Minutes
None.

P141/2223 Item 8 – Hag Farm Road
The Planning Consultant and landowner of land at Hag Farm Road attended the meeting to inform the Parish Council that they intended to submit a planning application for one dwelling on this piece of land.

The Committee thanked the Planning Consultant and applicant/landowner for attending and informed them that the Parish Council would consider the application once it officially came before the Planning Committee as a full, validated planning application.

P142/2223 Item 9 – Consideration of Planning Applications:

9.1	23/00024/LBC	Proposal: Alterations to the ground floor rear access	85 Main Street LS29 7BU	Recommend approval providing the gritstone matches the existing brickwork and that the local planning authority consult with Historic England and the National Amenity Societies before granting permission.
9.2	23/00121/HOU	Proposal: Addition of second storey to existing detached bungalow with a two storey and single storey rear extension	Hawthorne Cottage 3 Endor Crescent LS29 7QH	Recommend approval.
9.3	23/00149/HOU	Proposal: Single storey rear extension. Proposed internal alterations. Loft conversion / new roof with velux windows.	16 St Philips Way LS29 7EW	Recommend approval.
9.4	23/00144/FUL	Proposal: Change of use from garage to a dog grooming facility; replacement of garage door with entrance door and window.	15 St Philips Close LS29 7EP	There is insufficient detail in the planning application to determine the impact of this change of use from residential to business. The Parish Council therefore has concerns on the impact of the business in terms of parking, traffic, and noise in this residential area. The Parish Council would only recommend approval if the Planning Officer were satisfied that the change of use will not have a negative impact on St Philips Close and its residents.
9.5	22/05369/HOU	Proposal: Single storey rear extension. Works to facilitate the conversion of existing garage to habitable space, to include a front bay window and addition of gable feature at eaves level. Alterations to the existing porch. Detached outbuilding to side (amended description).	7 Southfield Road LS29 7PA	Burley Parish Council recommends approval of this application.
9.6	23/00230/HOU	Proposal: Single storey front extension.	38 Main Street LS29 7DN	Recommend refusal for the following reasons: It is in the Conservation Area and the development is in contravention to Core Strategy Policy EN3 and Neighbourhood Plan Policy BW11. The proposed extension is too large and out of keeping with the Conservation Area.
9.7	23/00150/HOU	Proposal: Retrospective application for outbuilding clad in timber.	2 Hopps Barn Back Lane LS29 7ED	Recommend refusal for the following reasons: <ul style="list-style-type: none"> The application conflicts with Core Strategy Policy EN1, SC6

				<p>and EN3 and Neighbourhood Plan Policy BW11.</p> <ul style="list-style-type: none"> • The Parish Council agrees with the Conservation Officer, “The timber cladding finish is out of keeping with the traditional character and overriding use of traditional building materials in the conservation area. The timber itself has a bright finish with an orangey tone which results in an incongruous and discordant appearance.... On this basis I am unable to support the application for the retention of timber cladding as it would not accord with Policy EN3 which aims to ensure that new development preserves or enhances the special character of the conservation area.” • The use of timber cladding is in breach of the original planning permission conditions put in place for this development (18/02606/HOU).
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P143/2223 Item 10 – Decisions made by Bradford MDC

The Committee noted the following decisions made by Bradford MDC:

10.1	22/04983/FUL	Demolition of the existing substation building and installation of 2 bays of 14 x covered cycle shelters -	Electricity Sub Station Station Road	Application Withdrawn
10.2	22/05145/FUL	Demolition of existing works/warehouse and construction of 4 town houses with associated parking and amenity space -	Coal Yard North Parade LS29 7JR	Application Withdrawn

P144/2223 Item 11 – Area Planning Panel

The next meeting of the Area Planning Panel (Keighley and Shipley) will take place on 22nd February 2023 at 10:00am. Cllr Bob Felstead will attend the meeting to speak on behalf of the Parish Council regarding the application for 1 Poplar Close. Cllr Goodwill will act as substitute should Cllr Felstead not be able to attend.

P145/2223 Item 12 – Ongoing Planning Matters

Nothing to report.

P146/2223 Date of next Planning Committee meeting:

Originally scheduled for 30th January 2023 – this meeting will not be quorate and has therefore been rescheduled until: **Monday 13th March 2023 at 7:30pm.**

Meeting closed at 8:15pm