

**MINUTES of the PLANNING COMMITTEE MEETING of
BURLEY PARISH COUNCIL held at the Queens Hall, Burley
on Monday 3rd April 2023 at 7:30pm**



Present: Cllr Vicky Evans
Cllr Bob Felstead (Chair)
Cllr Katherine Howard
Cllr Chris Turner

Officers: Clare Smith (Parish Clerk)

P159/2223 Item 1 – Chairman’s Welcome
Councillor Felstead welcomed those present to the meeting.

P160/2223 Item 2 – To Accept Apologies for Absence
Apologies were received from Cllr Wild.

P161/2223 Item 3 – Declarations of Interest
None.

P162/2223 Item 4 – To consider written requests for a dispensation
No dispensation requests received under the Localism Act 2011 s33.

P163/2223 Item 5 – Public Participation
No members of the public were present.

P164/2223 Item 6 – Minutes of the Last Meeting
RESOLVED that the minutes of the Planning Committee meeting held on 13th March 2023 be approved and signed by the Chairman as a correct record of the meeting.

P165/2223 Item 7 – Matters Arising from Previous Minutes
None.

P166/2223 Item 8 – Consideration of Planning Applications:

8.1	23/00620/HOU	Proposal: Double storey side extension; single storey rear extension; wider parking area with dropped kerb; demolition of car port and rear garage.	Location: 17 Holme Grove LS29 7QF	The Parish Council recommends approval of this application.
8.2	23/00647/HOU	Proposal: Two storey side extension	Location: 14 Endor Grove LS29 7QJ	The Parish Council recommends approval of this application.
8.3	23/00637/HOU	Proposal: Garage conversion and single storey link building to form new front entrance	Location: 2 Victoria Road LS29 7HX	The Parish Council recommends approval of this application.
8.4	23/00856/HOU	Proposal: Ground floor front extension with WC; front porch extension; conversion of garage into bedroom with replacement of garage door with front elevation window	Location: Homestead Moor Road LS29 7AS	The Parish Council recommends approval of this application.
8.5	23/00363/FUL	Proposal: Construction of replacement dwelling	Location: Beestone Bungalow Green Lane Burley Woodhead LS29 7AZ	The Parish Council recommends approval of this application subject to confirmation from the Conservation/Planning

				Officer that the proposal is compliant with Habitat Regulations and Policy SC8.
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P167/2223 Item 9 – Decisions made by Bradford MDC

The Committee noted the following decisions made by Bradford MDC:

9.1	23/00121/HOU	Addition of second storey to existing detached bungalow with a two storey and single storey rear extension -	Hawthorne Cottage 3 Endor Crescent LS29 7QH	Application Granted
9.2	23/00149/HOU	Raise the ridge of house and alter the roof form to include a hip to gable, new roof tiles and rooflights. Single storey rear extension. Render the whole property. -	16 St Philips Way LS29 7EW	Application Granted
9.3	23/00024/LBC	Works to block up the existing rear elevation entrance door and creation a new doorway in the existing ground floor window opening -	85 Main Street LS29 7BU	Application Granted
9.4	23/00144/FUL	Change of use from detached garage to a dog grooming studio (appointment based only); replacement of garage door with entrance door and window -	15 St Philips Close LS29 7EP	Application Granted
9.5	23/00224/CLP	Replace a garage door with bricks to match current style and add a window that matches current windows in the property -	16 The Copse LS29 7QY	Application Granted
9.6	23/00230/HOU	Single storey front extension -	38 Main Street LS29 7DN	Application Withdrawn
9.7	23/00295/HOU	Enlargement of kitchen window to doors, replacement porch and internal alterations -	Plane Tree Barn 3 Jubilee Trees Burley Woodhead LS29 7AR	Application Granted

P168/2223 Item 10 – Area Planning Panel

It was noted that the next meeting of the Area Planning Panel (Keighley and Shipley) will take place on 26th April 2023 at 10:00am.

P169/2223 Item 11 – Ongoing Planning Matters

The Clerk has received an update from David Wilson Homes regarding the Highways work to create an access point to the housing development. This is in accordance with Section 278 of the Highways Act. The full update can be found on the Parish Council website.

P170/2223 Date of next Planning Committee meeting: Monday 24th April 2023 at 7:30pm.

Meeting closed at 8pm