

**MINUTES of the PLANNING COMMITTEE MEETING of
BURLEY PARISH COUNCIL held at the Queens Hall, Burley
on MONDAY 25TH JULY 2023 at 7:30pm**



Present: Cllr Simon Budd (non-Committee member)
Cllr Vicky Evans
Cllr Steve Goodwill (Ex-Officio)
Cllr Katherine Howard
Cllr John McGovern (non-Committee member)
Cll Fiona Pacey (non-Committee member)
Cllr Mike Wild (Chair)

Officers: Clare Smith (Parish Clerk)

Also Present: Cllr Chris Steele (CBMDC) and 6 members of the public

P039/2324 Item 1 – Chair’s Welcome
Councillor Wild welcomed everyone present to the meeting.

P040/2324 Item 2 – To Accept Apologies for Absence
Apologies were received from Councillor Lepley.

P041/2324 Item 3 – Declarations of Interest
Cllr Vicky Evans declared an interest in Item 8.1 (lives nearby).
Cllr Katherine Howard declared an interest in Item 8.3 (neighbour)

P042/2324 Item 4 – To Consider Written Requests for a Dispensation
No dispensation requests received under the Localism Act 2011 s33.

P043/2324 Item 5 – Public Participation
There were 7 members of the public present.

Members of the public spoke of their concerns with the proposal to build a new property on land at Hag Farm Road within Green Belt.

The owner of the site was present at the meeting, and he explained that, should the application be successful, the majority of the site would be gifted to the either the Parish Council or Local Authority as public open space.

Members of the public also spoke about their concerns regarding the proposal to build a bridge over the River Wharfe at Leatherbank. The main concerns were that the design of the bridge was unsympathetic and not in keeping with this sensitive area, the size and scale of the bridge were inappropriate.

P044/2324 Item 6 – Minutes of the Last Meeting
RESOLVED that the minutes of the Planning Committee meeting held on 3rd July 2023 be approved and signed by the Chairman as a correct record of the meeting.

P045/2324 Item 7 – Matters Arising from Previous Minutes
None.

P046/2324 Item 8 – Consideration of Planning Applications:

8.1	23/02047/OUT	Proposal: Outline application for residential development of land for 1 dwelling	Land At Grid Ref 416444 445388 Hag Farm Road	Burley Parish Council recommends REFUSAL of this application. This would be inappropriate development within the Green Belt. Very
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		requesting consideration of access.		special circumstances necessary to justify the development do not exist and the development is contrary to the development plan and the Framework.
8.2	23/02427/HOU	Proposal: Single storey garage side extension	16 Stead Lane Burley Woodhead LS29 7SD	Burley Parish Council recommends approval of this application.
8.3	23/02486/HOU	Proposal: Extension of garage to form games room. Dormer to side.	114 Ilkley Road LS29 7HH	Burley Parish Council recommends approval of this application but would like to request that the new windows are installed with frosted glass to prevent an issue with overlooking/privacy.
8.4	23/02102/FUL	Proposal: Creation of a new footbridge across the River Wharfe	Land At Leather Bank Burley in Wharfedale	Whilst Burley Parish Council supports the <i>concept</i> of a bridge, the design set out in this proposal is not in keeping with this sensitive area and will have a detrimental visual impact (the size and scale of the bridge are inappropriate). The bridge will also have negative ecological impact on this area.

P047/2324 Item 9 – Decisions made by Bradford MDC

The Committee noted the following decisions made by Bradford MDC:

9.1	23/01670/HOU	First floor extension to side -	25 Fenton Street LS29 7EX	Application Granted
9.2	23/01948/HOU	Single storey side and rear extension -	15 Mansfield Road LS29 7LQ	Application Granted
9.3	23/01812/HOU	Replacement garage with two storey side extension, single storey rear extension and single storey store to side. -	55 Grangefield Avenue LS29 7HA	Application Granted

P048/2324 Item 10 – Area Planning Panel

The meeting of the Area Planning Panel (Keighley and Shipley) is scheduled to take place on 2nd August 2023 at 10:00am. Cllr Goodwill will attend to speak on the Kashmiri Aroma application.

P049/2324 Item 12 – Ongoing Planning Matters

Nothing to report.

P050/2324 Date of next Planning Committee meeting: Monday 4th September 2023 at 7:30pm.