



**MINUTES of the PLANNING COMMITTEE MEETING of  
BURLEY PARISH COUNCIL held on Monday 11 March 2019 at 8pm**

**Present:** Cllr Chris Hunt (Chairman) Cllr John Grimshaw  
Cllr Peter Beaumont Cllr Mike Wild  
Cllr Stuart Bottomley Cllr Niccola Swan

**Clerk:** Ian Orton and Clare Smith clerk designate

**P240/1819 Chairs Remarks**  
The Chair welcomed everyone to the meeting.

**P241/1819 To Accept Apologies for Absence**  
All members of the committee were present.

**P242/1819 Declarations of Interest**  
Cllr Hunt declared a non-pecuniary interest in Application 19/00848/HOU and Application 19/00954/HOU

**P243/1819 To consider written requests for a dispensation on any matters to be discussed**  
None received

**P244/1819 Public Participation**  
No members of the public were present.

**P245/1819 Minutes of the Last Meeting**  
The minutes of the meeting 18 February 2019 were considered and it was proposed by Cllr Grimshaw and seconded by Cllr Beaumont that the minutes were a true and accurate record and accepted accordingly.

**P246/1819 Clerk's Report**  
The Parish Clerk indicated any relevant items would be raised during the meeting.

**P247/1819 Consideration of Planning Applications:**

- a) 19/00662/FUL | Change of use and alterations to existing shop unit with flat, to domestic house with annex. | 113 Main Street Burley In Wharfedale West Yorkshire LS29 7JN  
**RESOLVED: to refuse the application as it is not in line with Policy BW9 of the Burley Neighbourhood Plan that states 'the employment premises have been empty for at least two years and during that time actively marketed for employment'**
- b) 19/00790/HOU | Replace existing conservatory with a single storey rear extension and porch to side. | 22 Stirling Road Burley In Wharfedale Ilkley West Yorkshire LS29 7LH  
**RESOLVED: to agree the application**

- c) 19/00848/HOU | Garden landscaping, widening of driveway, extension of existing raised decking and construction of a replacement outbuilding | 74 Aireville Terrace Burley In Wharfedale Ilkley West Yorkshire LS29 7LD  
**RESOLVED: to agree the application**
- d) /03112/NMA01 | Non-material amendment to planning permission 18/03112/HOU dated 19.09.2018 to include change to front and rear windows size and shape | 80 Sandholme Drive Burley In Wharfedale Ilkley West Yorkshire LS29 7RQ  
**RESOLVED: to note the application**
- e) 19/00954/HOU | Two rear dormer windows with increase in front gable height and addition of side window | 142 Main Street Burley In Wharfedale West Yorkshire LS29 7JP  
**RESOLVED: to agree the application**

**P248/1819 To consider any recent Planning Applications not on the agenda**  
No applications were considered

**P249/1819 Burley Planning Applications considered by Bradford MDC during the last month**  
The Chair went through applications considered by Bradford MDC during 18 February 2019 to 4 March 2019.  
After discussion it was **RESOLVED**: to note the report.

**P250/1819 To receive an update on enforcement issues within the parish**  
No enforcement issues were reported.

**P251/1819 To note updates on any planning appeals to the Secretary of State**  
No updates were reported.

**P252/1819 To note the issue of or applications for any certificate of lawfulness.**  
The Committee noted the appeal relating to Application 18/04324/HOU

**P253/1819 Highway Issues**  
Cllr Wild asked that details of 'speeding' within the village should contain details as recorded by the speed indicator device.

**P254/1819 Strategic Planning Issues**  
The clerk gave details of the request by Strategic Asset Management of Bradford Council as attached at Appendix A. The Committee unanimously agreed the comments from the clerk within the report with a request that the report states – *There will be no additional traffic movements as a result of the allotments – there are already traffic movements on Iron Row* adding that many dog walkers park vehicles on Iron Row at present and the new housing on Greenholme Mills will create far more use of Iron Row.  
Cllr Bottomley went through the Preliminary Ecological Appraisal linked to the Wharfedale Greenway full planning application.

**P255/1819 Minor items for action by the clerk**

The clerk read out a letter relating to Bradford Strategic Housing Market Assessment meeting on 20<sup>th</sup> March 2019 1.30 to 4pm. Cllr Bottomley agreed to attend.

**P256/1819 Date of next Planning Committee meetings:**

Monday 1 April 2019 at 7.30pm

**Appendix A**

Item for Submission to:  
Planning Committee  
Date of Meeting: 11 March 2019

Item 15	Iron Row Planning Process
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**1. Purpose**

To agree a response to Bradford Council Strategic Asset Management to questions raised linked to the Council decision to place recreational facilities on the west field on Iron Row.

**2. Background**

The Council agreed with Bradford Council on 8 September 2017 to enter into a 50 year lease for recreational fields in Burley including the west field on Iron Row. The Council only agreed to acquire the field to provide allotments and Bradford Strategic Asset Management have always been aware of this.

18.The Tenant is permitted to alter the premises upon written consent of the Landlord, such consent shall not unreasonably be withheld this in addition to the Tenant attaining all other statutory and non-statutory approvals and consents to the alterations.

The lease is subject to the above clause and on 13 November 2017 the clerk wrote to Bradford Council Strategic Asset Management requesting that the Council wished to alter the premises to provide a Multi-Use Games Area and allotments. Bradford Council Strategic Asset Management responded on 10 March 2019 asking the following:

**3. Bradford Council Strategic Asset Management asked:**

1. Has there been a formal resolution of the Parish Council supporting the change of use?  
**Yes, the Council have agreed the change of use from field to recreational facilities**
2. What public consultation has taken place, what was the outcome and how has this been recorded?  
**Iron Row allotments were included in the consultation exercise for the Burley Neighbourhood Plan which was agreed by the village in May 2018 and a photograph of the Iron Row proposed allotments is on page 58 of the Neighbourhood Plan.**
3. Have all other relevant statutory consents been obtained to a change of use?

As part of the planning process consultation has been held with Sport England etc. The Multi Use Games Area has now been replaced by a 9 a side football pitch to the satisfaction of the local football team.

4. Do you have plans of the proposed allotments that you can share?

Yes, these have been submitted to Bradford Planning

5. What would the affect be on vehicle movements on Iron Row and parking in the immediate area?

There will be no vehicle movements as a result of the allotments. The 9 a side pitch will produce vehicle movement when matches are held.

#### 4. Finance and Legal Comments

The Parish Council entered into an agreement with Bradford Council clearly to provide additional allotments; Bradford entered into the agreement fully aware of this understanding. The Parish Council did not want to acquire a field to maintain.

**RECOMMENDED** that the Committee consider:

Comment on the responses within Section 3 of the report