

**MINUTES of the PLANNING COMMITTEE MEETING of
BURLEY PARISH COUNCIL held on MONDAY 1ST APRIL 2019 at 7:30pm**



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

Clerk: Clare Smith

Also present: Two members of the public

P257/1819 Item 1 – Chairs Remarks
The Chair welcomed everyone to the meeting.

P258/1819 Item 2 – To Accept Apologies for Absence
Apologies were received from Councillor Niccola Swan as she had a prior commitment.

P259/1819 Item 3 – Declarations of Interest
Councillor Hunt declared a non-pecuniary interest in Application 19/01044/VOC.

P260/1819 Item 4 – To consider written requests for a dispensation
None received

P261/1819 Item 5 – Public Participation
A member of the public asked the Committee to note that he was pleased with the recent small changes that had been made to the agenda format.

The applicant of application 19/01044/VOC attended the meeting and informed members that he had applied to change the condition on his planning permission to enable him to have some opening first floor windows to the side elevation of his property. One window was required to open fully so that it can be used as a fire escape and the other window will have a minimal 10cm opening to allow for ventilation in the bathroom. The third window will remain closed. All windows will have obscured glazing.

P262/1819 Item 6 – Minutes of the Last Meeting
It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 11th March at 8pm be approved and signed by the Chairman as a correct record of the meeting.

P263/1819 Item 7 – Consideration of Planning Applications:

- a) 19/01001/HOU | Conversion and extension of garage and first floor | 15 Greystone Close Burley In Wharfedale LS29 7RS
RESOLVED: The Planning Committee of Burley Parish Council has no objections to this application.
- b) 19/01044/VOC | Variation of condition 6 (obscure glazing) of planning permission 15/01766/FUL : Condition to be varied to allow 1 no.(top hung) escape window from the first floor bedroom and a (bottom hung) window to the en-suite on a permanent restrictor. | The Hedge Row 29B West View Avenue Burley In Wharfedale LS29 7LF

RESOLVED: The Planning Committee of Burley Parish Council has no objections to this application.

- c) 19/01033/HOU | Construction of single storey infill extension and side porch. | Moorfield Moor Lane Burley In Wharfedale LS29 7AF

RESOLVED: The Planning Committee of Burley Parish Council has no objections to this application.

- d) 19/01123/HOU | Single storey rear extension and conversion of existing out houses | 10 Midgley Road Burley In Wharfedale LS29 7NH

RESOLVED: The Planning Committee of Burley Parish Council has no objections to this application.

- e) 19/01193/HOU | Single storey rear extension to form additional living area | 25 Scalebor Gardens Burley In Wharfedale LS29 7BX

RESOLVED: The Planning Committee noted its concerns about the impact of this development upon the two neighbouring properties.

- f) 19/01223/HOU | Single storey side extension | 2 Scalebor Gardens Burley In Wharfedale LS29 7BX

RESOLVED: The Planning Committee of Burley Parish Council has no objections to this application.

- g) 19/01236/HOU | Demolition of conservatory, construction of single storey rear and side extensions to detached property | 33 Wellfield Lane Burley In Wharfedale LS29 7SX

RESOLVED: The Planning Committee of Burley Parish Council has no objections to this application.

P264/1819 Item 8 – Planning Decisions made by Bradford MDC:

The Committee noted the following decisions.

- a) 18/03112/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 LS29 7RQ – **GRANTED**
- b) 19/00564/CLL | Repairs to roof comprising replacement of the lead and repair of the parapet wall gutter; raking out cement based mortar to external walls and replacement with a lime/sand mortar; external masonry restoration to the cornice, decorative rolls and other features using lime-based restoration mortar; stripping and repainting of ventilation grilles; internal and external repairs to doors and windows including repainting, repair of window openers, installation of weather bars to each frame, replacement of beads and new glazing, application of linseed oil mastic to window and door frame surrounds and replacement cast iron down pipes. | The Round House Station Road Burley In Wharfedale LS29 7JL – **GRANTED**

P265/1819 Item 9 – Enforcement Issues

No enforcement issues were reported.

P266/1819 Item 10 – Planning Appeals to the Secretary of State

Nothing to report.

P267/1819 Item 11 – Highway Issues

Cllr Wild requested that SID data be requested from Bradford MDC.

P268/1819 Item 12 – Strategic Planning Issues

Iron Row – It was reported that the Parish Council is currently consulting the public on the change of use of the field. Bradford MDC have stated that the Parish Council is entitled to change the use of the field but must first demonstrate public support.

Wharfedale Greenway – The ecological appraisal survey has now been completed and the planning application has been submitted and validated by Bradford MDC. As soon as the ecological appraisal report has been received by the Clerk it will be forwarded to the relevant planning officer immediately.

Sun Lane Public Inquiry – Bradford Council has confirmed that the public inquiry will be held at the Queens Hall from 14th May 2019 and will last up to eight working days. The Clerk will ensure that building contractor is aware of this development.

P269/1819 Item 13 – Bradford Strategic Housing Market Assessment (SHMA)

The City of Bradford Metropolitan District Council has commissioned the consultants Arc4 to undertake a Strategic Housing Market Assessment (SHMA) as part of the work on the Local Plan. The SHMA will form a key part of the evidence to inform the council's future planning policies and housing strategy. The study will provide an up-to-date analysis of the housing market across the area.

The SHMA (2019) will include:

- A review of existing (secondary) demographic, social and economic data;
- A new household survey of households across the District;
- Wide ranging stakeholder engagement;
- A Local Housing Need Assessment;
- An assessment of affordable housing need;
- An analysis of the housing needs of different groups in the community.

Councillor Bottomley attended the Bradford SHMA Stakeholder Event on 20th March 2019. The purpose of the event was to focus on the context and approach to the SHMA, methodology, emerging findings, key outputs and next steps and provide an opportunity for stakeholders to provide feedback and inform the findings of the study.

P270/1819 Date of next Planning Committee meetings: 29th April 2019 at 7pm

Meeting closed at 8:30pm