

**MINUTES of the PLANNING COMMITTEE MEETING of
BURLEY PARISH COUNCIL held on MONDAY 29th APRIL 2019 at 8pm**



Present: Cllr Chris Hunt (Chairman) Cllr John Grimshaw
Cllr Peter Beaumont Cllr Niccola Swan

Clerk: Clare Smith

Also present: One member of the public

P271/1819 Item 1 – Chairs Remarks
The Chair welcomed everyone to the meeting.

P272/1819 Item 2 – To Accept Apologies for Absence
Apologies were received from Councillor Mike Wild and Councillor Stuart Bottomley as they had a prior commitment.

P273/1819 Item 3 – Declarations of Interest
Councillor Hunt declared a non-pecuniary interest in the following applications:

- 19/01378/HOU as he provided a quote ion his professional capacity for the work to be carried out.
- 19/01437/HOU as he provided a quote ion his professional capacity for the work to be carried out.
- 19/01618/FUL as he is friends with the applicant.
19/01650/HOU as he is the architect working on this application.

All councillors present declared a non-pecuniary interest in 19/01651/CLL as it is an application made by the Parish Council.

P274/1819 Item 4 – To consider written requests for a dispensation
None received

P275/1819 Item 5 – Public Participation
One member of the public was present but did not wish to speak.

P276/1819 Item 6 – Minutes of the Last Meeting
It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 1st April at 7:30pm be approved and signed by the Chairman as a correct record of the meeting.

P277/1819 Item 7 – Consideration of Planning Applications:

- a) 19/01378/HOU | Part two and single storey side extension | 50 Lawn Avenue, LS29 7ET
RESOLVED: That the Planning Committee of Burley Parish Council has no objections to this application.
- b) 19/01437/HOU | Single storey extension and conversion/remodelling of existing garage | 2 Southway Manor Park, LS29 7HJ
RESOLVED: That the Planning Committee of Burley Parish Council has no objections to this application.

- c) 19/01405/HOU | Two storey detached double garage | Black Bull Farm, Ilkley Road, LS29 7HN
RESOLVED: That the Planning Committee of Burley Parish Council has no objections to this application subject to consideration of the impact on the Green Belt.
- d) 19/01406/LBC | Construction of garage and stores | Black Bull Farm, Ilkley Road, LS29 7HN – Application withdrawn.
- e) 19/01564/HOU | Extension to front of dwelling to form porch | 90 Bradford Road, LS29 7PZ
RESOLVED: That the Planning Committee of Burley Parish Council has no objections to this application.
- f) 19/01375/FUL | Construction of dwelling in garden | Brookfield, Bradford Road, LS29 7PZ
RESOLVED: That the Planning Committee of Burley Parish Council has no objections to this application subject to separation distance being acceptable between new property and existing property.
- g) 19/01608/HOU | Alteration and extension at ground and first floors to rear of property | 84 Main Street, LS29 7JX
RESOLVED: That the Planning Committee of Burley Parish Council has no objections to this application.
- h) 19/01618/FUL | Construction of detached bungalow (revised scheme to application 18/04252/FUL) | 1 Wrexham Road, LS29 7LS
RESOLVED: That the Planning Committee of Burley Parish Council has no objections to this application.
- i) 19/01646/CLP | Single Storey Rear Extension | 27 Wrexham Road, LS29 7LS – Already approved.
- j) 19/01660/HOU | Single storey rear conservatory replacement | 40 Midgley Road, LS29 7NJ
RESOLVED: That the Planning Committee of Burley Parish Council has no objections to this application.
- k) 19/01650/HOU | Two storey side extension single storey rear extension | 97 Sandholme Drive, LS29 7RG
RESOLVED: That the Planning Committee of Burley Parish Council has no objections to this application.
- l) 19/01665/CLP | Proposed single storey rear extension | 18 Long Meadows, LS29 7RX
RESOLVED: To receive and note this application.
- m) 19/01651/CLL | Repairs to buttresses | The Round House, Main Street, LS29 7JL
RESOLVED: To receive and note this application.

P278/1819 Item 8 – Planning Decisions made by Bradford MDC:

The Committee noted the following decisions:

- a) 19/00510/CLP | Conversion of roof space and addition of 4 dormer windows to the rear roof plane | Chapel Fold, Moor Road, LS29 7AX | Application **GRANTED**
- b) 19/00654/HOU | New porch | 5 Langford Lane, LS29 7NR | Application **GRANTED**
- c) 18/00318/HOU | Rear single storey extension to replace existing porch: addition of Velux windows to loft space | 35 Lawn Avenue, LS29 7ET | Application **GRANTED**
- d) 19/00634/CLP | Proposed single storey side extension to existing dwelling | 27 Wrexham Road, LS29 7LS | Application **REFUSED**
- e) 19/01406/LBC | Construction of garage and stores | Black Bull Farm, Ilkley Road, LS29 7HN | LISTED BUILDING CONSENT **NOT REQUIRED**
- f) 19/00953/HOU | Single storey rear and side extensions with addition of glazed roof canopy to side | 135 Main Street, LS29 7JN | Application **REFUSED**

- g) 19/00790/HOU | Replace existing conservatory with a single storey rear extension and porch to side | 22 Stirling Road, LS29 7LH | Application **GRANTED**
- h) 19/01646/CLP | Single storey rear extension | 27 Wrexham Road, LS29 7LS | Application **GRANTED**
- i) 19/00662/FUL | Change of use and alterations to existing shop unit with flat to domestic house with annex | 113 Main Street, LS29 7JN | Application **GRANTED**
- j) 19/00954/HOU | Two rear dormer windows with increase in front gable height and addition of side window | 142 Main Street, LS29 7JP | Application **GRANTED**
- k) 19/01099/CLP | Rear dormer | 40 Holme Grove, LS29 7QB | Application **GRANTED**

The Clerk reported that the Planning Officer had been contacted with regard to the decision on 113 Main Street. The change of use was contrary to a policy in the Burley Neighbourhood Plan but the permission has still been granted. The Planning Officer stated that the property has been vacant for a considerable amount of time and has been marketed for several years without success. The Committee did not agree with this information.

P279/1819 Item 9 – Enforcement Issues

No enforcement issues were reported.

P280/1819 Item 10 – Planning Appeals to the Secretary of State

Nothing to report.

P281/1819 Item 11 – Highway Issues

Nothing to report.

P282/1819 Item 12 - Otley Neighbourhood Development Plan Habitats Regulations Assessment Screening Update and Updated Otley Basic Conditions Statement

To receive and note the consultation. No formal comments to be submitted.

P283/1819 Item 13 – 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. There are currently around 30 comments of objection and 5 comments of support.

Wharfedale Greenway – The ecological appraisal survey has now been completed and the planning application has been submitted to 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.

P284/1819 Date of next Planning Committee meetings: Monday 20th May at 7:30pm

Meeting closed at 8:50pm