

**MINUTES of the PLANNING COMMITTEE MEETING of  
BURLEY PARISH COUNCIL held on MONDAY 20<sup>TH</sup> MAY 2019 at 7:30pm**



**Present:** Cllr Bob Felstead (Chair)  
Cllr Stuart Bottomley  
Cllr Jan Lepley  
Cllr Bernard Poulter

**Clerk:** Clare Smith

**Also present:** Three members of the public

**P001/1920 Item 1 – Election of a Chairman**  
Proposed by Councillor Bernard Poulter  
Seconded by Councillor Stuart Bottomley  
**RESOLVED** that Councillor Bob Felstead be appointed as Chairman of the Planning Committee for the year 2019/2020.

**P002/1920 Item 2 – Election of a Vice Chairman**  
Proposed by Councillor Bob Felstead  
Seconded by Councillor Bernard Poulter  
**RESOLVED** that Councillor Jan Lepley be appointed as Vice Chairman of the Planning Committee for the year 2019/2020.

**P003/1920 Item 3 – To Accept Apologies for Absence**  
Apologies were received from Councillor Mike Wild as he had a prior work commitment.

**P004/1920 Item 4 – Declarations of Interest**  
All members of the Committee declared an interest in Item 9.4 as the Parish Council is the applicant.

**P005/1920 Item 5 – To consider written requests for a dispensation**  
None received.

**P006/1920 Item 6 – Public Participation**  
Three members of the public requested to speak on a planning matter regarding the Scout Hut on Peel Place. They were all residents of Peel Place and had very serious concerns about the turning circle which is about to be installed at the site and which was enforced by Bradford MDC as a condition of the planning permission granted for the new scout hut.

During the building work, people attending the Scout Hut have been using Long Meadows to gain access to the hut which is was felt to be a much more appropriate and safe way to access the site due to the road being wider and more parking space being available.

Peel Place is an extremely narrow road with parked cars on both sides which effectively make it a one-way street. Traffic on Peel Place cannot flow freely and there are often stand-offs as cars are unable to pass each other. It is very dangerous particularly at the junction of Main Street as cars often park too close to the junction and make it impossible to pull out safely.

The Residents felt that installing a turning circle at the bottom of Peel Place would encourage users of the Scout Hut to return to accessing the building via Peel Place rather than from the safer areas on Long Meadows. However, as this was a condition imposed on the Scouts as part of their planning permission there was unfortunately little that the Parish Council could do at this stage. It was suggested that the residents contact District Cllr Whiteley urgently before any work on the turning circle commences.

**P007/1920 Item 7 – Minutes of the Last Meeting**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 29<sup>th</sup> April at 7:30pm be approved and signed by the Chairman as a correct record of the meeting.

**P008/1920 Item 8 – Terms of Reference**

It was agreed that the content of the current Terms of Reference was adequate. It was agreed that the following two points would be added to the 'Areas of Responsibility' of the Committee and the Clerk would then transfer the content into a standardised format which will be used for all Committees going forward.

- To receive presentations from developers of major planning applications where appropriate.
- Members of the Committee to speak on behalf of the Council at Public Planning Inquiries when required.

**P009/1920 Item 9 – Consideration of Planning Applications**

<b>9.1</b>	19/01769/HOU	Conversion of existing detached garage into ancillary accommodation	Old Stables Barn, Iron Row, Burley In Wharfedale, LS29 7DB	The Planning Committee of Burley Parish Council recommends refusal of this application due to insufficient details being submitted with the application. The Committee was also concerned that no additional parking provision has been designated. The property also lies within Green Belt.
<b>9.2</b>	19/01785/HOU	Raised decking to rear elevation	68 Aireville Terrace, Burley In Wharfedale, LS29 7LD	The Planning Committee has no objections subject to neighbor consideration.
<b>9.3</b>	19/01404/FUL	Conversion of existing ancillary building to form annex	Black Bull Farm, Ilkley Road, Burley In Wharfedale, LS29 7HN	The Planning Committee of Burley Parish Council recommends refusal of this application due to inadequate details being submitted with the application.
<b>9.4</b>	19/00893/MAF	Construction of traffic free cycling and walking path between Otley and	Land At Grid Ref 417373 444904, Bradford	The Committee has no objections subject to a bat survey being carried out.

	Burley-in-Wharfedale, comprising of preliminary works, provision of access controls and fencing and three bridges to allow access over existing highway.	Road, Burley In Wharfedale	
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**P010/1920 Item 10 – Planning Decisions made by Bradford MDC:**

The following decisions were received and noted.

<b>10.1</b>	19/00688/TPO	T1 Elm Tree - Crown lift to give 3m ground clearance to balance up crown. T2 & T3 Beech Trees - Crown lift to give 3.5m ground clearance. T4 Silver Birch Tree - Fell. T5 Willow Tree - Crown lift to give 3.5m ground clearance.	5 Underwood Court Burley In Wharfedale LS29 7NQ	<b>Granted</b>
<b>10.2</b>	19/01193/HOU	Single storey rear extension to form additional living area	25 Scalebor Gardens Burley In Wharfedale LS29 7BX	<b>Granted</b>
<b>10.3</b>	19/01001/HOU	Conversion and extension of garage and first floor	15 Greystone Close Burley In Wharfedale LS29 7RS	<b>Granted</b>
<b>10.4</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	<b>Refused</b>
<b>10.5</b>	19/01033/HOU	Construction of single storey infill extension and side porch.	Moorfield Moor Lane Burley In Wharfedale LS29 7AF	<b>Granted</b>
<b>10.6</b>	19/01090/TPO	G1 Cypress - Row of 9 large conifers average 15m. reduce the height by 3m leaving the finished height of 12m.	1 Willow Close Burley In Wharfedale LS29 7PF	<b>Refused</b>
<b>10.7</b>	19/01123/HOU	Single storey rear extension, front porch canopy and conversion of existing out house.	10 Midgley Road Burley In Wharfedale LS29 7NH	<b>Granted</b>

<b>10.8</b>	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 LS29 7LD	<b>Granted</b>
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**P011/1920 Item 11 – Planning Appeals to the Secretary of State**

The following appeal was received and noted. The Clerk confirmed that the Planning Committee had no objections to the application

<b>11.1</b>	18/04252/FUL	Construction of detached bungalow	1 Wrexham Road Burley In Wharfedale LS29 7LS	<b>Deadline for representations 31<sup>st</sup> May 2019</b>
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**P012/1920 Item 12 – Area Plans Panel**

Bradford MDC Area Plans Panel latest meeting held on 15<sup>th</sup> May 2019. The agenda and decisions are available [here](#) (nothing in relation to Burley considered).

**P013/1920 Item 13 – Potential Development at Land to South of Burley Hall (off A65)**

It was agreed that the Clerk would inform the developer that the Committee will consider this proposal when a full application is submitted.

**P014/1920 Item 14 – Highways Issues**

Nothing to report.

**P015/1920 Item 15 – 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.

**Sun Lane Public Inquiry** – The Inquiry is currently ongoing at the Queens Hall until Friday 24<sup>th</sup> May. When the Inquiry closes the Inspector has upto 26 weeks to publish his decision.

**P016/1920 Date of next Planning Committee meeting: Monday 10<sup>th</sup> June at 8pm**

**Meeting closed at 9:15pm**