

**MINUTES of the PLANNING COMMITTEE MEETING of
BURLEY PARISH COUNCIL held on MONDAY 20th JANUARY 2020 at 8pm**



Present: Cllr Bob Felstead (Chair)
Cllr Jan Lepley
Cllr Mike Wild

Clerk: Clare Smith
Also present: 4 Members of the Public

P105/1920 Item 1 – To Accept Apologies for Absence

Apologies were received from Councillor Stuart Bottomley (away on holiday).

P106/1920 Item 2 – Declarations of Interest

There were no declarations of interest under consideration on this agenda in accordance with the Localism Act 2011 s32 and the relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 from Members or Officers.

P107/1920 Item 3 – To consider written requests for a dispensation

No dispensation requests received.

P108/1920 Item 4 – Public Participation

4.1 Resident of Ron Lawton Crescent (re: Item 7.2)

Many children on the estate use Ron Lawton Drive to play together. There is limited traffic along this road and additional traffic would increase the opportunity for accidents. There are many challenges getting children outside playing and more traffic would be counterproductive. There have already been minor accidents involving children and cars and this would exacerbate the situation, particularly during any construction period.

Any access to the new property would need to take this into consideration to ensure that there was a full 180-degree view at the entrance. Pulling out when children are playing without a full view would be dangerous.

I am also concerned about the reduction in green space and trees as this is part of the greenbelt. However, it is the safety aspect that is the most worrying.

4.2 Resident of Ron Lawton Crescent (re: Item 7.2)

The scheme would have a significant negative visual amenity impact on the wider estate. It is already significantly built up and this would only further reduce the quantum of green space and biodiversity habitats. All other planning consents granted within the estate have generally been within the scale of PDR but this clearly exceeds this by some way. The development is also adjacent to some trees of high conservation value as identified within the arboricultural report and would have a detrimental impact on these which provide significant amenity value to the estate as a whole.

It will result in additional traffic generation and highway safety issues. Ron Lawton Crescent is already a through route for residents of the estate and with the lack of visitor parking spaces and only one parking space per dwelling (garages typically too small for most cars), the resultant on street parking makes it a challenging

vehicle and pedestrian environment as it stands at present. Further traffic generation would not be welcomed and could result in further highway safety issues, particularly as the proposed new entrance is on a bend in the road where visibility is not good. It is questioned why the access could not be provided off Conisborough Close rather than Ron Lawton Crescent.

4.3 Applicant of Planning Application 19/05294/FUL (Item 7.6)

The applicant of this planning application reported that they had included sufficient parking provision within the plans for the development of the new dwelling. The new dwelling would also be a sustainable development.

P109/1920 Item 5 – Minutes of the Last Meeting

Proposed by Councillor J Lepley

Seconded by Councillor M Wild

RESOLVED that the minutes of the Planning Committee meeting held on 16th December 2019 be approved and signed by the Chairman as a correct record of the meeting.

P110/1920 Item 6 – Matters Arising from Previous Minutes

None

P111/1920 Item 7 – Consideration of Planning Applications

7.1	19/05022/VOC	Variation of condition 2 of planning approval 19/01123/HOU to change the external facing materials from brickwork to render	10 Midgley Road LS29 7NH	Application already granted by Bradford MDC – withdrawn from agenda.
7.2	19/05009/FUL	Change of use, alterations and extensions to existing outbuilding to form new dwelling, construction of double garage and new double garage and access for existing dwelling	2 Conisborough Close LS29 7BN	The Planning Committee of Burley Parish Council recommend refusal of this application on the basis that the access to the proposed property is unsafe due to it not having sufficient sightlines. The Committee also believe that a bat survey must be completed before any development in this area takes place. Finally, the Committee note that 18 objections have been submitted by members of the public.
7.3	19/05119/HOU	Alterations to front dormer window and materials	49 Southfield Road LS29 7PB	The Planning Committee of Burley Parish Council recommend approval of this application.
7.4	19/05168/HOU	Two storey side extension, single storey rear extension and loft conversion with front & rear dormer windows	58 Aireville Terrace LS29 7JZ	The Planning Committee of Burley Parish Council recommend refusal of this application due to the proposal being significant over-development of the site and that the proposed development is not in-keeping with the surroundings.
7.5	19/05268/HOU	Rebuild existing conservatory, internal	4 Underwood Court LS29 7NQ	The Planning Committee of Burley Parish Council recommend approval of this application.

		reconfiguration with associated external works.		
7.6	19/05294/FUL	Demolition of existing side extension and construction of new 2 bedroom dwelling	3 Grange Road LS29 7NF	The Planning Committee of Burley Parish Council recommend approval of this application.

P112/1920 Item 8 – Planning Decisions made by Bradford MDC:

The following decisions were received and noted.

8.1	19/04242/HOU	Construction of detached single garage to rear -	11 Lawn Road LS29 7EU	Granted
8.2	19/04350/HOU	Two storey front and side extension -	1 Poplar Close LS29 7RH	Granted
8.3	19/04399/FUL	Siting of equipment storage container -	Wynches Moor Lane LS29 7SW	Granted
8.4	19/04422/HOU	Two storey side extension and front porch -	50 Lawn Avenue LS29 7ET	Granted
8.5	19/04566/TPO	T1 Oak - Remove ripped limb and lift the remaining canopy to 4m max T2 - Remove limb to clear light on toilet block G1 Small woodland trees - Lift for clearance to 4m max T3 - Remove lowest limb to clear access for the gate -	Wynches Moor Lane LS29 7SW	Refused
8.6	19/04663/HOU	Construction of a first-floor extension and detached garage, demolition of outbuilding -	Gate House Greenholme Mills Iron Row LS29 7DB	Granted
8.7	19/04716/CLP	Insertion of new window to rear elevation -	The Hedge Row 29B West View Avenue LS29 7LF	Granted
8.8	19/04793/HOU	Single storey rear extension -	54 Station Road LS29 7NG	Granted
8.9	19/04636/HOU	Front and rear single storey extension and external alterations -	2 Harvest Croft LS29 7LY	Granted
8.10	19/04661/HOU	Two storey side extension -	43 Holme Grove LS29 7QE	Granted
8.11	19/04565/HOU	Construction of detached single car garage and conversion of existing attached garage to form kids play room -	90 Bradford Road LS29 7PZ	Granted
8.12	19/04603/PNH	Construction of single storey rear extension of the following dimensions: Depth of proposed extension from rear	64 Ron Lawton Crescent LS29 7ST	Withdrawn

		wall: 3.5 Metres Maximum height of proposed extension: 4 Metres Height to eaves of proposed extension: 3 Metres Depth of total extension from original rear wall: Maximum height of total extension: Height to eaves of total extension: -		
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P113/1920 Item 9 – Sun Lane Planning Inquiry

The Clerk reported that the High Court of Justice has stated that the court case is eligible to be to be administered and heard at the Leeds Administrative Court. Both Bradford Council and CEG Land Promotions Ltd have submitted objections to the transfer of the case both stating that they would prefer the court case to remain in London. It is not yet clear when the court case will begin although it was thought that it could be up to three months.

P114/1920 Item 10 – Bradford MDC Area Plans Panel

The Area Plans Panel met on 18th December 2019 – no decisions were made in relation to Burley in Wharfedale. The next meeting of the Area Plans Panel is scheduled for 26th February 2020 at 10am.

P115/1920 Item 11 – Date of next meeting

The next Plans Committee meeting will be held on **Monday 10th February at 7:30pm.**

Meeting closed at 9:00pm

Signed (Chairman)_____

Date Approved_____