

**MINUTES of the PLANNING COMMITTEE MEETING of  
BURLEY PARISH COUNCIL**

Held on Monday 16<sup>th</sup> February 2009  
at Queen's Hall, Burley in Wharfedale

Present: Councillors P Jenkins (Chairman), K Dale, J Horton, C Jones, S Tilford,  
Mrs J Griffiths (Clerk)

**P180/0809 Chairman's Remarks**

Cllr Jenkins opened the meeting and welcomed those attending. During the recent snowy period Cllr Jenkins had taken some additional photographs at Green Lane to show that the new road was virtually unusable due to the build up of ice. If necessary these photographs could be submitted to the Planning Inspectorate at a later date.

There had been two occasions recently when Planning Officers had requested quick decisions on supplementary information provided to planning applications. Information had been circulated via email and Cllr Jenkins expressed his dissatisfaction with this method of decision making. It was noted that the clerk was working with the Planning Officers to try to avoid a repeat of this situation.

**P181/0809 Apologies**

Cllr Forrest, Cllr Riley and Cllr Walker had sent apologies and these were received and accepted

**P182/0809 Declarations of Interest**

Cllr Jenkins declared a personal interest in planning application 09/00533/FUL, Cllr Jones as Vice-Chair of the Planning Committee would take the chair for this item.

**P183/0809 Public Participation**

Eleven residents were in attendance to offer their objections to application 08/07199/FUL – 20 Hasley Road. A spokesperson was nominated and expressed the residents concerns on the following grounds:

*The property is a bungalow set among a small development of similar properties; many properties have extended into the loft by the use of velux windows to create additional living space. The proposed development would utilise dormer windows that are of an excessive size and sited so as to provide an unacceptable degree of intrusion into neighbouring properties. The style of windows is out of character with neighbouring properties and the size of the windows out of proportion to the building.*

*The ground floor extension would be dominant on the site and disproportionate to the original building with windows facing onto neighbouring properties.*

*Residents had concerns over the structural implications of such a development on neighbouring properties, particularly the proximity of the ground floor extension to an adjacent dwelling.*

*Concerns were expressed at the loss of light that would be experienced by neighbouring properties if the development was to take place and there were concerns over parking and access issues during the development period and afterwards.*

**P184/0809 Minutes of the Last Meeting**

The minutes of the meeting of 12<sup>th</sup> January 2009. It was proposed by Cllr Dale and seconded by Cllr Jones that the minutes were a true and accurate record and accepted accordingly.

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**P185/0809**

**Clerk's Report**

The clerk had no items to report that were not already on the agenda.

**P186/0809**

**Planning applications**

Receipt of the following applications was acknowledged and considered as follows:

**08/07199/FUL - 20 Hasley Road**

*Ground floor extension and loft conversion*

**Resolved: recommend refusal on the grounds that the proposed development is not subservient to the original building and would be out of keeping with the street scene. The first floor development in particular is over dominant on the site and street scene and would present an unacceptable degree of overlooking to neighbouring properties. The planning committee noted the large number of objections to the proposal and shared the concerns expressed by local residents about highway safety at this site.**

**187/0809**

**Motion to adjourn the meeting**

Proposed by Cllr Jones

Seconded by Cllr Dale

RESOLVED to adjourn the meeting for 10 minutes to allow further public participation on planning application 09/00533/FUL – land to the side of 4 Langford Lane.

**188/0809**

**Public Participation**

Residents of Hanover Way were in attendance to present their objections to the proposed development. A spokesperson was nominated and concerns expressed as follows:

*The plans make no reference to the boundaries shared by 4 Langford Lane with properties on Hanover Way. The main living areas of the proposed development are south facing and therefore look towards this boundary and these properties.*

*The property is on three floors with the living areas of the development on the first floor and looking towards 11 & 15 Hanover Way, the walls are proposed to be constructed largely of glass and would provide an unacceptable degree of overlooking.*

*Concerns were expressed about the loss of trees along the borders of the property and the impact this would have on local residents' amenity space.*

*The design of the proposed dwelling is radical with timber cladding and a green roof and is out of keeping with surrounding properties and would appear incongruous next to period cottages at 2 and 4 Langford Lane.*

*Concerns were also expressed about the access onto Langford Lane as the road is narrow and is a well used route to school for local children.*

The meeting was re-started at this point

**189/0809**

**Planning applications**

Receipt of the following applications was acknowledged and considered as follows:

Cllr Jones took the Chair due to Cllr Jenkins' previously declared interest in this application.

**09/00533/FUL – Land to side of 4 Langford Lane**

*Construction of dwelling*

**Resolved: recommend refusal on the grounds that due to the particular topography of the site the height of the proposed development is out of keeping within the immediate location of the site and would be over dominant on the site**

and surrounding properties. The design of the proposed dwelling is out of keeping at this site and would appear incongruous next to period cottages at 2 and 4 Langford Lane. There are serious concerns over the traffic and highways implications of an additional access point on this narrow and busy road that forms part of the Safer Routes to School plan for Burley Oaks Primary School.

Cllr Jenkins re-took the chair at this point

**09/00180/FUL – 16 Great Pasture**

*Construction of two storey extension to side and single storey extension to rear*

**Resolved: recommend approval**

**9/00077/FUL – Moorlands, Moor Lane**

*Formation of new orangery following removal of swimming pool*

**Resolved: recommend approval**

**9/00389/FUL – The Grange**

*Insertion of new external door opening, refurbishment of existing disabled toilet facility and installation of permitted sign*

**Resolved: recommend approval**

**09/00398/LBC – The Grange**

*Insertion of new external door opening, refurbishment of existing disabled toilet facility and installation of permitted sign*

**Resolved: recommend approval**

**8/06638/FUL – 15 Hall Drive**

*Construction of two storey side extension and rear dormer extension*

**Resolved: recommend refusal on the grounds that the proposed extension is over dominant on the site, is out of keeping in this area and would unbalance the semi-detached houses. The development does not observe the council's policy on set-back for extensions and there are particular concerns as to how the proposed development would impact on 17 Hall Drive due to the orientation of this property. The committee also expressed concerns about the traffic & highways implications of extending the property to include two extra bedrooms but the loss of a garage and two further car parking spaces.**

**P190/0809 To note the additional information supplied by BMDC planning officers**

Planning Officers had supplied additional information on the following applications:

08/06857/FUL – 2 Spinning Mill Cottage

08/07182/FUL - 33 Langford Lane

The additional information had been circulated to as many members of the planning committee as possible and in view of the additional information the committee had reviewed its original decision and therefore agreed to recommend approval of the amended planning applications.

**P191/0809 To note decisions by BMDC planning:**

08/06897/COU – 32 Station Road – Approved

08/06063/COU – 130-1322 Main Street - Approved

08/07037/FUL – 5 Oak Avenue - Refused

**P192/0809 Enforcement Issues within the Parish**

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There was one new enforcement investigation taking place at 1a Greenhow Park – alleged unauthorised construction of a shed.

**P193/0809 Certificates of Lawfulness**

There had not been further certificates of lawfulness issued since the last meeting.

**P194/0809 Appeals to the Planning Inspectorate**

Notification had been received that the application to construct a dwelling in the garden at Viewlands, 2 Langford Road had been submitted to the Planning Inspectorate. The clerk would write to the Planning Inspectorate setting out the Parish Council's objections to the proposed development.

**P195/0809 To note withdrawal of application:**

*08/04256/FUL – 7 Greenholme Cottages*

**196/0809 West Lodge**

As previously reported to the planning committee the Conservation Officer from Bradford Council had visited West Lodge. Cllr Jenkins had photographs from the visit and these were shown to the committee.

**197/0809 Correspondence from Burley & Scouts Guides**

The clerk had received a letter from Burley Scouts & Guides Association advising that they would be submitting an application to extend the Scout and Guide Hut on Peel Place.

**198/0809 Evidence Forms for designation of footpaths**

Cllr Jenkins reported that further evidence forms were required for submission to assist in the designation of the footpath along the railway. Councillors were encouraged to urge anyone able to provide supporting information to submit evidence forms.

**199/0809 Empty Homes Agency**

Cllr Jenkins had received information from officers at Bradford Council on action to utilise empty homes. It was reported that only 300 empty homes were listed at Bradford Council although many more existed. It had been widely reported that action could be taken to utilise empty homes but in practise council officers were finding it very difficult to take the steps to bring homes back into use.

**200/089 Minor items for action by the clerk between meetings and items for the next agenda**

Cllr Horton reported that work had started taking place at Black Bull Farm. The last planning approval had been given in October 2004 and it was confirmed that this notice was still valid. Cllr Jenkins would look up the details for the next meeting.

**P201/0809 Date of Next Meetings**

*9th & 30th March 2009 – Planning Committee*

*12<sup>th</sup> March & 9<sup>th</sup> April 2009 – Full Council*