

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

held on Monday 30th March 2009
at Queen's Hall, Burley in Wharfedale

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

P215/0809 Chairman's Remarks

Cllr Jenkins opened the meeting and welcomed those attending. Cllr Jenkins had received an enquiry regarding action to urge residents to tidy up gardens. It was understood that Bradford Council would only take action in the most extreme cases.

P216/0809 Apologies

Cllr Walker had sent apologies; these were received and accepted.

P217/0809 Declarations of Interest

Cllr Tilford declared a personal interest in application 09/01067/FUL – 1 Oak Avenue.

P218/0809 Public Participation

Cllr Jenkins thanked those members of the public present for attending the meeting and advised that he would defer public participation until the point in the meeting when the applications were being discussed.

P219/0809 Minutes of the Last Meeting

The minutes of the meeting of 9th March 2009. It was proposed by Cllr Tilford and seconded by Cllr Dale that the minutes were a true and accurate record and accepted accordingly.

P220/0809 Clerk's Report

The clerk offered apologies that she had not yet spoken to Conservation Officers re: West Lodge and not contacted the Empty Homes Agency with regard to the empty property on Station Road.

P221/0809 Planning applications

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

09/00946FUL – 61 Jill Kilner Drive

Loft conversion to habitable room

Councillor Jenkins advised that the application had been withdrawn by the applicant.

The meeting was suspended at this point to allow members of the public to address the committee:

Concerns were expressed by neighbours over the lack of clarity on the plans. The roof spaces above the apartments in these buildings contained mains services for all properties in the building and it was not clear how this would be affected. It was understood that there were no fire breaks in the roof cavity and concerns were expressed on the impact of development in the roof spaces on adjacent properties. The proposal had included velux windows on the front of the property and this would spoil the external appearance of the whole building which the original developers had been required to retain when the re-development took place.

Plans Committee – 30th March 2009

Date

Signed

Meeting resumed

Councillor Jenkins thanked those members of the public attending for their comments and advised that the committee would be mindful of these concerns if a further application was submitted.

09/01020/FUL – Beck Cottage, 15 Menston Old Lane

Construction of two storey rear extension to existing dwelling house. Alterations to existing front gable, porch and rear dormer window. Replacement of single garage. Replacement roof covering and internal alterations.

The meeting was suspended at this point to allow members of the public to address the committee:

The applicant advised the committee that the proposal had been drawn up with regard to its impact on neighbouring properties and in sympathy to the properties on either side.

Meeting resumed

Resolved: Recommend approval

P222/0809 Motion to move an item up the agenda

Proposed by Cllr Jones

Seconded by Cllr Tilford

RESOLVED to move agenda item 14 Minor Items up the agenda and be discussed as the next item of business

P223/0809 Minor items for action by the clerk between meetings and items for the next agenda

The clerk advised the committee that Planning Officers were minded to refuse application 09/00180/FUL – 16 Great Pasture due to the excessive size of the proposed development in relation to its greenbelt location.

The meeting was suspended at this point to allow members of the public to address the committee:

The applicant showed the committee various photographs of his own property and neighbouring properties that had carried out similar extensions.

Meeting resumed

After discussion the committee unanimously agreed to request this application be taken to Area Planning Panel.

P224/0809 Planning Applications

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

09/01022/FUL– Low House Cottage, Moor Road

Construction of single storey livestock shelter, store & workshop

Resolved: recommend approval

09/00983/FUL – York View Farm, Green Lane

Conversion of barn to dwelling with ancillary office accommodation

Resolved: recommend approval subject to materials used for stone walls and roof matching as closely as possible to the colour and materials of the original building

09/00928/FUL - 5 Oak Avenue

Two storey side extension including garage

The committee were advised that the planners were awaiting amended drawings and it was agreed to delay a decision until these had been received.

09/01067/FUL - 1 Oak Avenue

Construction of first floor rear extension over existing and installation of 2 new windows in the front and rear elevations to serve ensuite bathrooms

Resolved: recommend refusal on the grounds that the first floor extension window would provide an unacceptable degree of overlooking to neighbouring properties

09/00962/FUL – 10 Greenholme Cottages, Weirside

Construction of single storey extension to relocate kitchen and raising level of staircase window

Resolved: recommend approval

P225/0809

To note the additional information supplied by BMDC planning officers

Planning Officers had indicated that application 09/00533/FUL – land to the side of 4 Langford Lane would be rejected due to insufficient information on the plans, concerns over access issues and impact on neighbouring properties.

P226/0809

To note decisions by BMDC planning

None

P227/0809

Enforcement Issues within the Parish

Cllr Jenkins expressed concerns that a number of enforcement enquiries within the parish had disappeared from the Bradford Council website. The committee agreed that the clerk should write to the Enforcement Officer enquiring what had happened to these enquiries.

Concerns were expressed that enforcement queries were not routinely forwarded to parish councils and it was agreed that this would be raised at the next Parish Council Liaison meeting.

Councillors noted that the new road at Green Lane was due to be closed on 24th March but it was still in use. It was agreed that the clerk would write to enforcement officers enquiring what action was being taken.

P228/0809

Certificates of Lawfulness

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

P229/0809

Planning Panel meeting 16th April 2009

Cllr Jones would attend the planning panel meeting on 16th April with regard to application 08/06552/FUL – 2 Woodpecker Road. Cllr Jenkins would pass the files to Cllr Jones.

P230/0809

Application for First Scout & Guide Hut, Peel Place

Councillors noted that the Parish Council would not make a recommendation on this application due to the council's interest in this application as trustees for the charity that held the land on which the hut was sited.

P231/0809

Minor items for action by the clerk between meetings and items for the next agenda (part 2)

Plans Committee – 30th March 2009

Date

Signed

Cllr Jenkins noted the majority decision not to go to planning panel on application 09/00785/FUL – 58 Long Meadows.

Complaints had been received re: overgrown trees/shrubs on Jumb Beck Close. Cllr Jones and Cllr Tilford would visit the site and if necessary the clerk would write to householders.

Cllr Jenkins noted that properties along Southfield Road had allowed their hedges to encroach upon the public footpath. Clerk to forward the query to Streetscene officers.

Cllr Tilford had arranged the Civic Service for Sunday 5th April at Salem United Reform Church; the start time would be forwarded via email.

The clerk had received a letter from Asset Management confirming that a notice to terminate the lease had been given to the tenant on Burley House Field. The field would become vacant in June 2010.

P232/0809

Date of Next Meetings

20th April 2009 - Planning Committee commencing at 8pm to allow councillors to attend the enquiry on Burley House Field.

11th May – Planning Committee

9th April & 14th May 2009 – Full Council

23rd April 2009 – Annual Meeting of the Parish