

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

held on Monday 11th May 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, M Walker
Mrs J Griffiths (Clerk)

P001/0910 Election of Chairman

Cllr Jenkins opened the meeting.

Proposed by Cllr Jones

Seconded by Cllr Walker

RESOLVED that Cllr Jenkins is elected Chairman of the Planning Committee of Burley Parish Council for the year 2009-10.

P002/0910 Election of Vice-Chairman

Proposed by Cllr Tilford

Seconded by Cllr Walker

RESOLVED that Cllr Jones is elected Vice-Chairman of the Planning Committee of Burley Parish Council for the year 2009-10.

P003/0910 Chairman's Remarks

Cllr Jenkins thanked councillors for electing him to the post of Chairman again. Cllr Jenkins noted the Planning Office's decision to change their ruling on application 09/00180/FUL – 16 Great Pasture.

P004/0910 Apologies

None.

P005/0910 Declarations of Interest

None.

P006/0910 Public Participation

Residents of 76 Main Street were present to express concerns in regard to application 09/01584/LBC – 78 Main Street:

The property has previously been used as restaurant and certain stipulations had been put in place to protect the amenity of the residents of 76 Main Street. No mention of this was being made in the current application and the residents sought parish council assistance in ensuring the stipulations remained in place and were adhered to.

P007/0910 Minutes of the Last Meeting

The minutes of the meeting of 20th April 2009. It was proposed by Cllr Riley and seconded by Cllr Dale that the minutes were a true and accurate record and accepted accordingly.

P008/0910 Clerk's Report

The clerk had spoken to a Building Control officer at Bradford Council re: proposals for Jill Kilner Drive. He did not have knowledge or access to any planning conditions on the conversion. He had confirmed that this would be a matter for planning officers to investigate and determine.

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Date

Signed

Ian Horsfall, Enforcement Officer had spoken to the clerk re: his investigations at High Meadows and confirmed that a retrospective planning application was required for several items of work that had been carried out at this site. It was expected that the residents would shortly submit a planning application.

The clerk was now receiving a copy of the weekly list of new enforcement investigations from Bradford Council. The information was not now available on the Planning Portal. The fence on the corner of Manse Road and Station Road had been reported to the Enforcement Officers as a potential infringement.

The clerk had received a letter in regard to the extension of public footpaths from Clarence Drive, Menston. The current proposal did not include the additional footpaths along the disused railway line or along Hag Farm Field. The clerk would check if these could be included rather than treated as separate issues.

P009/0910 Planning applications

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

09/01584/LBC – 78 Main Street

Internal alterations to ground floor

The clerk had received a letter from planning officers at Bradford Council informing the council that the property was not listed and did not therefore require Listed Building Consent for the work to be carried out. After discussion the committee agreed that the clerk should write to the planning officers reminding them of the earlier stipulations on the use of this property that had been put in place to protect the amenity of the neighbours.

09/01563/FUL– 61 Jill Kilner Drive

Conversion of loft space to habitable rooms

Resolved: recommend approval subject to the application fully complying with original restrictions and planning conditions at the time of the building's conversion. The committee noted concerns over the individual purchase of roof spaces at this site and concerns over shared access to utilities if roof spaces are converted

09/01630/FUL – The Grange, Station Road

Removal of porch and external doorway and re-instatement of existing window. Formation of new external doorway. Change of use of part accommodation from education (D1) to business (B1) at ground floor and residential at upper floors (2 no. units)

Resolved: recommend approval

09/01631/LBC - The Grange, Station Road

Removal of porch and external doorway and re-instatement of existing window. Formation of new external doorway. Change of use of part accommodation from education (D1) to business (B1) at ground floor and residential at upper floors (2 no. units)

Resolved: recommend approval

09/01718/HOU – Crag Top, Green Lane

Two storey house extension and single storey garage following demolition of outbuildings and barns

Resolved: recommend refusal on the grounds that the proposed application is out of character with both the landscape and original building and would be over dominant in comparison to the original building (the committee rejected the

applicants' calculations of the original building footprint as these included agricultural buildings). The proposed development would be inappropriate in the green belt.

- P010/0910 Amended proposals for 09/01067/FUL – 1 Oak Avenue**
Amended proposals had been received and the committee agreed to recommend approval.
- P011/0910 Highways Statement for 09/01472/FUL – Pinecroft**
The committee noted receipt of the Highways Statement on behalf of the applicants. The committee noted several inconsistencies and misleading statements in the report.
- P012/0910 To note decisions by BMDC planning**
09/00736/FUL – 4 Langford Close – Approved
09/00180/FUL - 16 Great Pasture - Approved
- P013/0809 Enforcement Issues within the Parish**
Cllr Jenkins updated the committee on enforcement issues:
11 Park Row had been under investigation and it was understood that a retrospective planning application would be submitted.
Concerns had been previously expressed about issues at Stead Hall Farm. At least four previous investigations had been made. It was agreed that the clerk would contact the Enforcement Officers to ask for an update.
Cllr Jenkins showed the committee photographs of work taking place at 7 Greenholme Cottages. It was agreed that the clerk would check with Enforcement Officers that the development complied with the permitted development rules. A similar application for a smaller extension had previously been refused by planning officers.
- P014/0809 Certificates of Lawfulness**
An application for a certificate of lawfulness for installation of dormer windows at 20 Hasley Road has been made to the Planning Office.
- P015/0809 Planning Protocol amendments**
The Parish Council Liaison Group had been informed that Planning Officers were seeking an amendment to the Planning Protocol. The amendment required Parish Councils to ensure that a representative was always sent to Planning Panels when the parish had referred a matter.
The committee agreed that they did not have any concerns in regard to this amendment.
- P016/0910 Minor items for action by the clerk between meetings and items for the next agenda**
The clerk would be absent for the next meeting. Cllr Jenkins would send out the agendas and Cllr Jones would minute the meeting.
- P017/0910 Date of Next Meetings**
1st & 22nd June 2009 – Planning Committee
11th June & 13th July 2009 – Full Council
18th May 2009 – Maintenance & Allotments Committee
18th June 2009 – Neighbourhood Forum