

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

held on Monday 12th October 2009
at Queen's Hall, Burley in Wharfedale

Present: Councillors P Jenkins (Chairman), K Dale, K Forrest, P Riley, S Tilford & M Walker
Mrs J Griffiths (Clerk)

P103/0910 Chairman's Remarks

Cllr Jenkins opened the meeting and recorded thanks to Cllr Jones for chairing the last meeting.

P104/0910 Apologies

Cllr Jones had sent apologies, these were received and accepted.

P105/0910 Declarations of Interest

None.

P106/0910 Public Participation

None.

P107/0910 Minutes of the Last Meeting

The minutes of the meeting of 14th September 2009. It was proposed by Cllr Tilford and seconded by Cllr Forrest that the minutes were a true and accurate record and accepted accordingly.

P108/0910 Clerk's report

The appeal to the Secretary of State on application APP/W4705/A/09/2105661/WF Denrevo, Bradford Road had been dismissed on grounds that the application was in the green belt and no special circumstances to warrant building in the green belt had been provided.

The owner of Burley Grange had written to the clerk indicating that he would be submitting a planning application for the upper floors of Burley Grange to turn it into five apartments for his extended family.

P109/0910 Planning applications:

09/04044/HOU – 16 Menston Old Lane

Study and access involving extension of the roof

Resolved: recommend refusal on the grounds that the proposed development would be over dominant on this already over-developed site and would be overbearing on neighbouring properties.

09/03872/HOU – 80 Sandholme Drive

Two storey side extension and single storey rear extension

Resolved: recommend approval

09/04236/HOU – Heatherleigh, Moor Lane

Construction of a garage block

Resolved: recommend approval

09/04233/HOU – 82 Station Road

Existing rear flat roof dormer refurbished with new pitched roof

Resolved: recommend approval noting a further detailed drawing clearly showing the bathroom waste being routed away from the adjacent property

09/04083/HOU – 15 Norwood Terrace

Demolition of existing garage, construction of new garage on same site

Resolved: recommend approval in respect of the garage but objecting to the height of the proposed wall/fence and suggesting that the current wall/fence height of 1m is retained

09/03998/FUL – The Court Lodge, Station Road

Conversion and extension of existing stable and outbuildings to residential dwelling

Resolved: recommend approval

09/04397/HOU – Woodleigh, Moor Lane

Construction of single storey side/rear extension

Resolved: recommend approval

09/04107/HOU – 4 Jumb Beck Close

Construction of part two storey and part single storey side extension

Resolved: recommend approval

09/04585/FUL – Carr Bottom Filter Station, Green Lane

Amendments to previous approval 09/01974/FUL for extensions and alterations to facilitate conversion of former filter station to dwelling and construction of a garage

Resolved: recommend approval in principle as elevations remain similar to previous approved application. However the picture windows on north and south elevations of new ground floor development are inappropriate and require modification to match existing windows.

P110/0910 To note decisions by BMDC planning

09/03083/HOU – 36 Southfield Road – Approved

09/02060/FUL – Land to side of 4 Langford Lane – Refused

09/03273/HOU – 25 Old Mill Close – Approved

09/03311/HOU – 45 Aireville Terrace – Approved

09/01560/FUL – Briarfield, Moor Lane – Approved

09/02969/HOU – 2 Woodpecker Road – Approved

09/02842/HOU – 20 Hasley Road – Approved

09/03159/LBC & 09/03197/FUL – Burley Hall Nursing Home – Approved

09/03539/FUL – Woodhead Cottage, Moor Road – Approved

09/03391/HOU – 50 Station Road – Retrospective approval

09/03528/HOU – 11 Lawn Avenue – Approved

09/03726/FUL – Burley Township School House - Approved

P111/0910 Enforcement Issues within the Parish

Enforcement investigations at Palok restaurant on Main Street are still on-going.

Investigations had taken place at Spicy Ranch but no Enforcement Officers had reported no action had been taken.

Cllr Jenkins requested that the clerk check on enforcement investigations at Stead Hall Farm in particular on the caravan at the site.

P112/0910 Certificates of Lawfulness

There had been no certificates issued since the last meeting.

P113/0910 Withdrawal of applications

Councillors noted the withdrawal of the following applications:

09/03131/HOU – 40 Main Street

09/03130/LBC – 40 Main Street

P114/0910 Objections to application: 09/04127/CLP – land at 30 Main Street

Councillors noted the objections to the above application which had now been refused.

P115/0910 Minor Items for action by the clerk between meetings and items for the next agenda

Cllr Tilford enquired about the work at Spinning Mill Cottage on Green Lane and Cllr Jenkins provided an update.

P116/0910 Date of next Planning Committee meetings:

Monday 26th October 2009

Monday 16th November 2009