

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

held on Monday 26th October 2009
at Queen's Hall, Burley in Wharfedale

Present: Councillors P Jenkins (Chairman), K Dale, K Forrest, J Horton, P Riley, S Tilford & M Walker
Clerk: Cllr Jenkins in the absence of Mrs Griffiths

P117/0910 Chairman's Remarks

Cllr Jenkins opened the meeting and reported that cattle were once again grazing in the fields until recently the site of the unauthorised Green Lane diversion.

P118/0910 Apologies

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

P119/0910 Declarations of Interest

None.

P120/0910 Public Participation

None.

P121/0910 Minutes of the Last Meeting

The minutes of the meeting of 12th October 2009. It was proposed by Cllr Riley and seconded by Cllr Tilford that the minutes were a true and accurate record and accepted accordingly.

P122/0910 Clerk's report

None

P123/0910 Planning applications:

09/04643/HOU – 48 Long Meadows

Construction of first floor extension

Resolved: recommend approval

09/04399/FUL – Ghyll Royd School, Greystone Manor, Ilkley Road

Temporary construction of a portacabin duplex building system to be placed in courtyard

Resolved: recommended approval, noting the applicant's intention to off-hire the portacabin within 12 months.

**09/04796/HOU – Woodlands, Hag Farm Road - Resubmission of
09/02648/HOU**

Removal of existing garage and conservatory and construction of two storey side extension and rear part two storey and part single storey extension.

Note: this description does not accord with the submitted plans which are for removal of existing garage and conservatory and construction of two storey side extension

Resolved: recommend approval as per the submitted drawings. The committee felt that in this particular location, on the very edge of the Green Belt adjacent to the railway, and noting other extensions within this group of houses, permitted a degree of flexibility in the guidance on percentage enlargement of extensions within the green belt.

P124/0910 To note decisions by BMDC planning

09/04083/HOU -15 Norwood Terrace – approved

09/03925/FUL – Wynches Activity Centre, Moor Lane - refused

09/03197/FUL - Burley Hall Nursing Home – approved

09/03073/HOU - 2 Menston Old Lane - refused

The committee was concerned that in the case of the first two applications above, together with a more recent application of 09/03998/FUL The Court Lodge, planning officers had overruled the committee's decision without notice and without the opportunity to request the matter be referred to the Area Planning Committee, as required by the Universal Protocol for Consultations with Parish and Town Councils. In addition our letters of resolution to the planning officers always refer to this requirement should there be differences of opinion. The chairman would take up this matter, together with that of some applications being still sent to Ilkley, with BMDC.

P125/0910 Enforcement Issues within the Parish

Green Lane diversion enforcement case reported as closed. It was however noted that stone walls had not been replaced at both ends of the diversion, and that the wall was being further removed and altered at the entrance to Crag Top. The chairman would contact the enforcement officer for clarification.

P126/0910 Certificates of Lawfulness

09/04526/CLP - 9 Donald Aldred Drive - approved

09/04127/CLP – land at 30 Main Street – refused

09/03826/CLP - Wharfegate Bradford Road – refused

P127/0910 Minor Items for action by the clerk between meetings and items for the next agenda

None

P128/0910 Date of next Planning Committee meetings:

Monday 16th November 2009

Monday 7th December 2009