

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

held on Monday 16th November 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
Clerk: Mrs J Griffiths

P129/0910 Chairman's Remarks

Cllr Jenkins opened the meeting and thanked everyone for attending. Cllr Jenkins had noted a report in a local paper on enforcement action over a fence in Bramhope. The local Parish Council and Leeds City Council had successfully worked together; Cllr Jenkins noted this and expressed a desire that a similar level of co-operation existed in this area on the question of inappropriate fences.

The Parish Council had considered application 09/03311/HOU in August and had requested a planning condition to prohibit separate sale of the proposed extension. This had not been included but the Planning Officer's report had stated that this condition was unnecessary as planning permission would be required to sub-divide the existing dwelling with or without the proposed extension.

The Parish Council had been advised that a training session for parish councils would be run by a senior Planning Officer at Bradford Council. Cllr Jenkins asked councillors to consider attending and to think about any issues that they may wish to raise. Dates would be circulated in due course. Of particular interest to Burley Parish Council would be the procedure for input on planning decisions when officers and the parish council disagree.

The latest issue of Plan It Bradford had been circulated. A consultation on waste management issues was underway; the consultation document is on the Bradford Council website and the clerk has a copy.

The consultation on the preferred options for the Core Strategy of the Local Development Framework would commence in 2010.

Cllr Jenkins had found information that indicates that an area of Burley House Field is included on the district's Tree Preservation Map. Cllr Jenkins would do some further research on this matter.

P130/0910 Apologies

None.

P131/0910 Declarations of Interest

None.

P132/0910 Public Participation

None.

P133/0910 Minutes of the Last Meeting

The minutes of the meeting of 26th October 2009. It was proposed by Cllr Tilford and seconded by Cllr Dale that the minutes were a true and

accurate record and accepted accordingly.

P134/0910 Clerk's report
None

P135/0910 Planning applications:

09/04670/FUL – 130-132 Main Street

Change of use from commercial back to residential of two separate individual houses

Resolved: recommend approval

09/04820/HOU – 3 Bare Rhydding Cottages, Sun Lane

Construction of single storey living room extension

Resolved: recommend approval

09/05044/FUL – Crag Top Farm, Green Lane

Re-roofing of existing barn

Resolved: committee agreed they could not make a decision at this time due to the outstanding issues between planning officers and the applicant

09/04996/HOU – 78 Sandholme Drive

Construction of single storey side extension forming garage

Resolved: recommend approval

09/05127/FUL – Burley Township School

Conversion of offices to dwelling

Resolved: recommend approval but agreeing with the comments of the Conservation Officers re: preference for retention of two of the existing three windows on the east elevation and inclusion of conservation rooflights

09/05151/FUL – 16-16a Menston Old Lane

Change of use from house to house with business

Resolved: recommend approval subject to planning officers being happy with the parking arrangements. Letter from the neighbours noted.

P136/0910 To note decisions by BMDC planning

09/04044/HOU – 16 Menston Old Lane – Refused

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

09/03872/HOU – 80 Sandholme Drive – Approved

09/04223/HOU – 82 Station Road – Approved

09/04236/HOU – Heatherleigh, Moor Lane – Approved

09/04397/HOU – Woodleigh, Moor Lane – Approved

P137/0910 Communication with Planning Officers

Cllr Jenkins highlighted a number of recent planning applications where

the views of the Parish Council had differed from the District Council. Decisions had been made despite the Parish Council's support or opposition and in some cases the option for the Parish Council to refer an application to Planning Panel had been ignored.

With two applications: 09/04083/HOU - 15 Norwood Terrace and 09/04796/HOU – Woodlands, Hag Farm Road there had been dialogue with the Planning Officers but the Parish Council's view had ultimately been over-ruled without the requested consultation on whether the Parish Council wished to go to Planning Panel. The SPO in Bradford had agreed that the Parish Council should have been consulted and had promised to look into the matter.

In a further two applications: 09/03925/FUL – Wynches Activity Centre and 09/03998/FUL – The Court, Station Road the Parish Council had also not been consulted as to whether an application should go to Planning Panel but the Ilkley Planning Officer concerned considered our standard wording on our decision letter to be inappropriate.

After discussion councillors agreed to draw this to the attention of Planning Officers during the proposed training session. Councillors also agreed to amend the wording on the Parish Council's decision letter on all planning applications to state that if the planning officers decision is contrary to the parish council recommendation then the Parish Council would wish the application to be referred to Planning Panel.

P138/0910 Withdrawal of application

The committee noted the withdrawal of the following application:
09/03648/FUL – Unit 31, Greenholme Mills, Iron Row – change of use from B1 light industrial to D2 assembly and leisure

P139/0910 Enforcement Issues

An enquiry re: new signs at the Generous Pioneer had been forwarded to Enforcement.

P140/0910 Certificates of Lawfulness

The committee noted that the following certificate of lawfulness had been issued:

09/04526/CLP – 9 Donald Aldred Drive – alterations to existing dwelling

P141/0910 Amended Planning Protocol

The planning protocol had been amended and adopted by Bradford Council.

P142/0910 Electronic Planning Applications

Cllr Jenkins had noted an article in the newspaper from October 2009 reporting that some funding may be available to assist parish councils in the purchase of equipment for electronic planning applications. Cllr Dale reported that different parish councils in the Bradford district are at different stages in acquiring and using equipment. Some discussion of funding to purchase equipment had been made at Parish Council Liaison Meetings but it was felt that this was mainly to be aimed at very small parish councils with very limited resources and facilities.

