

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

held on Monday 1st February 2010
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

P185/0910 Chairman's Remarks

Cllr Jenkins opened the meeting and thanked everyone for attending.

P186/0910 Apologies

None

P187/0910 Declarations of Interest

Cllr Walker declared a personal interest in planning application 09/06206/HOU – Homestead, Moor Road.

P188/0910 Public Participation

Cllr Jenkins deferred public participation until later in the meeting.

P189/0910 Minutes of the Last Meeting

The minutes of the meeting of 11th January 2010. It was proposed by Cllr Riley and seconded by Cllr Horton that the minutes were a true and accurate record and accepted accordingly.

P190/0910 Clerk's Report

The clerk had responded to Bradford Council's Waste Management consultation and had received an acknowledgement. The appeal to the Planning Inspectorate regarding 16 Menston Old Lane had been dismissed.

P191/0910 09/05037/HOU – The Glen, Myrtle Lane

Cllr Jenkins offered a reminder to the committee of the plans and photos regarding this application. The committee's recommendation on the information available had been to refuse the application. The committee had now received additional information from the applicant as well as the officer's opinion which was to approve. It was noted that this was the officer's opinion and the official response by Bradford Council had not yet been made.

P192/0910 Motion to suspend the meeting

Proposed by Cllr Walker

Seconded by Cllr Dale

RESOLVED to suspend the meeting to allow public participation by the applicant and his architect.

Public participation regarding 09/05037/HOU

The applicant explained the background to the proposed development at The Glen. 2 The Glen had been purchased by the owners of 1 The Glen and demolished due to the subsidence of the property and the negative impact on 1 The Glen. Applicants were seeking to extend 1 The Glen by re-building something smaller and sympathetic to the surroundings. The architect showed photographs and drawings of the site and the proposed extension. The challenges of working on this particular site including the differing ground levels and

concerns about structural weight were described and the need to include the stepped roof levels.

The committee asked for clarification of work to incorporate a pool, its visibility from the public footpath and from Myrtle Lane.

The impact of the glass was discussed but it was the applicant's view that neighbouring properties had very large glass conservatories that were of greater size than the proposed glass area at The Glen.

Cllr Jenkins resumed the meeting

P193/0910 09/05037/HOU – The Glen, Myrtle Lane (continued)

Cllr Jenkins reminded the committee of the rules regarding building in the green belt. After further discussion it was

Proposed by Cllr Jones

Seconded by Cllr Walker

RESOLVED that in the light of additional information provided by the applicant the committee recommends approval of the project subject to confirmation from planning officers that the proposed development does not contravene green belt policy. The planning officer is asked to note that the applicant stated that shrubs would be planted on the north and east boundaries to replace the trees and shrubs cut down just before the application was submitted, and that any grant issued should confirm this condition

P194/0910 Vary the running order of the meeting

Proposed by Cllr Jenkins

Seconded by Cllr Riley

RESOLVED to vary the running order of the agenda

P195/0910 20 Hasley Road

Cllr Jenkins advised the committee that Enforcement Officers are investigating allegations that the development is not being built in accordance with the plans.

The property has a large dormer window installed under permitted development rights and this is not part of the investigation.

A non-material planning amendment was also approved by planning officers to the exterior of the development and was not part of the investigation.

Cllr Jenkins had forwarded his concerns about the development to Enforcement Officers.

Concerns had been expressed about the roof height, demolition of the garage that had been shown to be retained on the original plans and replacement of the garage shown on the plans with a habitable room.

The committee were concerned that the applicant had been able to make changes to the approved application and that the finished development would be markedly different to the plans they had originally approved.

The committee asked the clerk to consult with the Chair of the Planning Committee and to write a letter expressing the committee's concerns and dismay that this was able to happen.

P196/0910 Motion to suspend the meeting

Proposed by Cllr Jenkins

Seconded by Cllr Riley

RESOLVED to suspend the meeting to allow public participation by a neighbour regarding 20 Hasley Road.

Cllr Jenkins stopped the meeting at this point to allow public participation.

A neighbour was present to voice his concerns about the development. He felt that he had been let down by the planning process. He and his neighbours had agreed to one set of plans but this was not what was being built.

Cllr Jenkins resumed the meeting

P197/0910 Planning applications:

09/05970/HOU – 7 Southfield Road

Construction of single storey extension to side

Resolved: recommend refusal on the grounds that:

- the proposed extension would be over dominant on the site which has already been subdivided to allow the construction of 9 Southfield Road;
- it would be over-development of the site on a house that has already been extensively extended;
- it would further unbalance the appearance of this pair of semi-detached houses;
- the proposed development would be less than 1m away from the site's boundary;
- it would be out of keeping with the street scene and original dwelling.

09/06010/HOU – Middle Lodge, Otley Road

Construction of first floor extension and alterations

Resolved: recommend approval

09/06610/HOU – 1 Old Mill Close

Construction of two storey side extension to side and single storey to rear

Resolved: recommend approval

09/06206/HOU – Homestead, Moor Road

Construction of first floor gable end extension to existing dwelling to provide en suite bathroom facilities

Resolved: recommend approval by a majority vote

09/06055/FUL – Carr Bottom Filter Station, Green Lane

Amendments to planning permission 09/01974/FUL for the conversion of the filter station to a dwelling

Resolved: recommend approval

P198/0910 To note decisions by BMDC planning

09/05373/FUL – 14a The Copse – Rejected

09/054581/FUL & 09/05480/LBC – The Grange, Station Road - Approved

P199/0910 Enforcement Issues

The clerk reported that the Enforcement Officers had advised that the signs at 20 Hasley Road should have planning permission but due to the temporary nature of the signs they would not pursue any further action at this point.

Cllr Walker asked the clerk to check what action was being taken by Enforcement Officers about the alleged unauthorised signs at The Generous Pioneer.

P200/0910 Certificates of Lawfulness

None.

P201/0910 Changes to Public Access System

The clerk had been advised by Bradford Council that changes to the public access system for viewing planning applications would be made. The clerk would provide further details when they became available.

P202/0910 Planning Training

Cllr Dale had attended the planning training session run by Peter Bridgman. A copy of the presentation made on the night had been sent to the Parish Council and the clerk would circulate copies. Cllr Dale advised that there had been little opportunity to ask questions.

P203/0910 Minor Items for action by the clerk between meetings and items for the next agenda

None

P204/0910 Date of next Planning Committee meetings: Monday 22nd February 2010
Monday 15th March 2010