

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

held on Monday 22<sup>nd</sup> 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

**P205/0910 Chairman's Remarks**

Cllr Jenkins opened the meeting and thanked everyone for attending. The committee had been contacted by Planning Officers regarding application 09/06010/HOU – Middle Lodge. Cllr Jenkins thanked the committee for its swift response and he had confirmed with planning officers that it would go to Area Planning Committee. The date was yet to be confirmed.

**P206/0910 Apologies**

None.

**P207/0910 Declarations of Interest**

Cllr Tilford declared a prejudicial interest in application 10/00141/HOU – 26 The Robins.

**P208/0910 Motion to defer public participation**

Proposed by Cllr Jenkins

Seconded by Cllr Walker

RESOLVED to defer public participation until later in the meeting.

**P209/0910 Minutes of the Last Meeting**

The minutes of the meeting of 1<sup>st</sup> February 2010. It was proposed by Cllr Dale and seconded by Cllr Riley that the minutes were a true and accurate record and accepted accordingly.

**P210/0910 Clerk's Report**

The clerk reported she had made enquiries regarding the enforcement investigation at the Generous Pioneer but had not yet received an update.

It had come to the clerk's attention that an application had been submitted but not sent to the Parish Council for a recommendation (10/00144/HOU) 4 Old Mill Close. Bradford Council officers had apologised for the error and would send a copy of the plans upon request. It was noted that it was too late to make a recommendation as the decision had already been issued.

**P211/0910 Planning applications:**

**10/00141/HOU – 26 The Robins**

*Retrospective application for decking and tree house*

The committee reviewed the plans and photographs of the decking and tree house. Two letters of objection had been received.

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

Residents of neighbouring properties were present to object to the application on the grounds that the decking and tree house were very intrusive on the gardens and habitable rooms of their properties. Concerns were expressed about the accuracy of the plans; in particular the measurements of the height of the decking.

*Cllr Jenkins re-started the meeting at this point and Cllr Tilford left the meeting*

**Resolved: recommend refusal on the grounds that the development provides an unacceptable degree of overlooking on neighbouring properties and that the height of the decking and play house is inappropriate in this setting and aesthetically unappealing. It was noted that both decking and tree house were closer to the boundary than shown on the drawing.**

*Cllr Tilford re-joined the meeting*

**10/00094/FUL – Black Bull Farm, Ilkley Road & 10/00093/LBC - Black Bull Farm, Ilkley Road**

*Barn conversion and construction of new detached garage*

The committee reviewed the plans and site photos

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

A neighbour was present to request that consideration is given to the overall appearance of this development of three houses and that the use of appropriate materials be recommended.

*Cllr Jenkins re-started the meeting at this point*

**Resolved: recommend approval subject to the views of the conservation officer. The committee particularly noted the following points and requested that these be given consideration by planning officers:**

- the garage in its current position is too far forward from the building line and perhaps not within the boundary of the land, and the committee was opposed to its current dominant position within the development;
- concerns about the overall appearance of the glass roof on half of the former cow shed when considered as part of this development of listed buildings;
- committee strongly recommends coherence between developments in building materials i.e. use of york stone for roofing materials as on the neighbouring property.

The committee also noted that the plans were poorly detailed with a number of inaccuracies.

**10/00380/HOU – 81 Sun Lane**

*Construction of two storey extension to the front*

**Resolved: recommend approval subject to the planning officer being satisfied that the proposed development does not adversely affect adjacent properties. (House Extensions Policy 4.2).**

**10/00253/HOU – 14 Greenholme Cottages**

*Construction of single storey rear extension*

**Resolved: recommend approval.**

**P212/0910 To note decisions by BMDC planning**  
*09/05970/HOU – 7 Southfield Road - Refused*

**P213/0910 Letter to Senior Planning Officer**  
Cllr Jenkins had circulated a copy of his draft letter to Peter Bridgman. The committee were in agreement with the content. Cllr Jenkins would also note in his letter the application that did not come to the Parish Council for a recommendation.

**P214/0910 Enforcement Issues**

The clerk had received retrospective applications for the signs at Palok restaurant on Main Street that had been the subject of an enforcement investigation.

**P215/0910 Certificates of Lawfulness**

None.

**P216/0910 Appeal to Secretary of State – 4 Langford Lane**

The committee agreed that copies of the parish council's letter of objection would be sent to the Planning Inspectorate. It should be suggested that any site visit should be carried out during school drop off/pick up hours.

**P217/0910 Appeal to Secretary of State – 16 Menston Old Lane**

The committee noted that the appeal had been dismissed.

**P218/0910 Minor Items for action by the clerk between meetings and items for the next agenda**

Cllr Jenkins suggested that the next newsletter should include a short item asking residents to send copies of any letters of objection or support for planning applications to the parish council as well as to Bradford Council.

**P219/0910 Date of next Planning Committee meetings:**

Monday 15<sup>th</sup> March 2010

Monday 29<sup>th</sup> March 2010