

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

held on Monday 15th March 2010
at Queen's Hall, Burley in Wharfedale

Present: Councillors P Jenkins (Chairman), K Dale (left early), K Forrest, J Horton, C Jones, S Tilford & M Walker (arrived late)

Clerk: Mrs J Griffiths

P220/0910 Chairman's Remarks

Cllr Jenkins opened the meeting and thanked everyone for attending.

P221/0910 Apologies

Cllr Riley had sent apologies and Cllr Walker had sent apologies as he would be arriving late.

P222/0910 Declarations of Interest

None.

P223/0910 Motion to defer public participation

Proposed by Cllr Jenkins

Seconded by Cllr Jones

RESOLVED to defer public participation until later in the meeting.

P224/0910 Minutes of the Last Meeting

The minutes of the meeting of 22nd February 2010. It was proposed by Cllr Dale and seconded by Cllr Jones that the minutes were a true and accurate record and accepted accordingly.

P225/0910 Clerk's Report

The clerk reported she had sent copies to the Planning Inspectorate of the Parish Council's objections to the proposed development at 4 Langford Lane.

The latest newsletter included an item on planning and encouraged local residents to send copies of letters of objection and support to the parish council on planning applications.

P226/0910 Planning applications:

10/00383/HOU – 20 Hasley Road

Construction of single storey extension for as built approval following construction amendments

The committee reviewed the photographs, plans and previous planning applications for this site.

Cllr Dale left the meeting at this point

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

Residents of neighbouring properties were present to object to the application and raise concerns regarding the application process.

Concerns were expressed over the height of the extension in relation to other properties in the street, it was asserted that the roofline of the development is higher than neighbouring properties and therefore out of keeping.

Neighbours expressed concern and disappointment at the failure of planning officers to address the fact that the approved plans were incompatible with the dimensions of the dormer windows constructed under permitted development rights.

Residents were concerned that the extension presented an over development of the original dwelling beyond the specified limit.

It was alleged that post approval amendments were being made by the applicant or his agent without proper consultation with the neighbours.

Neighbours were concerned that the extension had not been built as per the approved plans in particular that the roof line was lower and the width of the overall extension was greater.

Concern was expressed at the lack of parking provision for a four bedroomed property.

The conditions of the previously approved application (09/02842/HOU) have been breached as new windows have been added to the extension.

The roofing materials used on the extension do not match the original building and are out of keeping.

The appearance of the extension was felt to be out of keeping with the site and street scene.

Residents also commented on the nuisance value provided by the site and the unauthorised advertising signs at the property.

Cllr Walker joined the meeting at this point

Cllr Jenkins re-started the meeting at this point

The committee noted all of the points raised by local residents and were sympathetic to their concerns. As per minute reference: P237/0910 the text was amended as follows: (The committee noted with concern the lack of clarity and openness shown by the applicants and his/her agent in handling the applications for this site.) amended to: The committee noted with concern the confusion caused to local residents by the number of applications and subsequent alterations to the plans for this property

Resolved by a majority vote: recommend approval but noting that the colour of the roof tiles is out of keeping with the original dwelling and the openings on the extension are in excess of the approved plans (09/02842/HOU) and requesting the planning officers to take action on these matters.

10/00114/ADV – Palok Restaurant, 78-80 Main Street

Installation of 1 fascia sign (retrospective) and 1 projecting box sign (retrospective) to front elevation

Resolved: recommend approval

10/00409/FUL – Burley Township School, 133b Main Street

Construction of detached bungalow

Resolved: recommend refusal on the grounds that the proposed dwelling is unacceptable in this location due to the restricted nature of the site, the lack of private amenity space to residents and concerns about overlooking on neighbouring properties

10/00452/HOU – 8 Greenholme Cottages

Construction of single storey rear extension

Resolved: recommend approval

10/00459/HOU – 17 Langford Lane

Construction of two storey side extension and single storey infill to existing single storey extension with new pitch roof over

Resolved: recommend approval

10/00648/FUL – 18 Mansfield Road

Demolition of existing conservatory to build new single storey extension to create larger kitchen, utility room and dining area

Resolved: recommend approval

10/00707/HOU – 39 Sandholme Drive

Construction of two storey side extension

Resolved: recommend approval

10/00530/HOU – 34 Wellfield Lane

Construction of single storey rear extension and infill between garage. Formation of patio area and block paving to front elevation. New windows to side elevation

Resolved: recommend approval

10/00456/HOU – 32 Wrexham Road

Construction of single storey rear extension, roof alterations with Juliet balcony to front elevation and three velux windows

Resolved: recommend approval noting that this refers to the two new velux windows in the raised roof of the completed extension

P227/0910

To note decisions by BMDC planning

09/05249/HOU – Hollin Nook, Moor Lane – Approved

09/04796/HOU – Woodlands, Hag Farm Road – Approved

09/05587/HOU – 17 Menston Old Lane – Refused

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

09/04996/HOU – 78 Sandholme Drive – Approved

09/05127/FUL – Burley Township School, 133a Main Street – Approved

09/05377/HOU – 9 Hawthorne Grove – Approved

09/06110/HOU – 1 Old Mill Close – Approved

09/05764/HOU – 24 Langford Road – Refused

09/05559/FUL – The Court Lodge, Station Road – Approved

09/05037/HOU – The Glen, Myrtle Lane - Approved

P228/0910

Enforcement Issues

The clerk reported that the enforcement investigation at The Generous Pioneer had not yet been completed.

P229/0910

10/00144/HOU – 4 Old Mill Close

Planning Officers had apologised that this application had not been referred to the parish council for a recommendation. The clerk had copies of the plans should anyone wish to view them.

P230/0910

Certificates of Lawfulness

An application for a CLP at 14 Greenholme Cottages had been refused as the permitted development rights on this property had been removed.

P231/0910

Planning Panel Decision – 09/05367/HOU 30 Main Street

Cllr Jenkins had attended the planning panel meeting at Shipley on 10th March 2010. The panel had found in favour of the applicant and the proposal had been approved.

P232/0910

Minor Items for action by the clerk between meetings and items for the next agenda
None.

P233/0910 **Date of next Planning Committee meetings: Mondays 29th March & 19th April 2010**

Plans Committee – 15th March 2010

Date

Signed