

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

held on Wednesday 24th March 2010
at Queen's Hall, Burley in Wharfedale

Present: Councillors P Jenkins (Chairman), K Dale, K Forrest, J Horton, S Tilford & M Walker
Clerk: Mrs J Griffiths

P234/0910 Chairman's Remarks

Cllr Jenkins opened the meeting and thanked everyone for attending.

P235/0910 Apologies

Cllrs Riley and Jones had sent apologies; these were received and accepted.

P236/0910 Declarations of Interest

None.

P237/0910 Minutes of the Last Meeting

The minutes of the meeting of 15th March 2010.

Proposed by Cllr Walker

Seconded by Cllr Tilford

to amend the wording of minute reference P226/0910 on application 10/00383/HOU 20 Hasley Road as follows: from *"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"* 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."*

Proposed by Cllr Walker

Seconded by Cllr Tilford

with the amended wording to approve the minutes of the meeting on 15th March 2010

P238/0910 Clerk's Report

None

P239/0910 Planning applications:

10/00383/HOU – 20 Hasley Road

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

Councillors re-opened discussion on this application after one third of the council had requested the matter be re-opened.

Councillors were concerned that their earlier decision to recommend approval had been based on their belief at the time that there were insufficient grounds to recommend refusal.

Councillors discussed possible grounds for recommending refusal of the application and whether the committee should refrain from making any recommendation in this case.

Councillors were mindful of the impact any recommendation would have at Area Planning Panel.

After extensive discussion it was

Proposed by Cllr Horton

Seconded by Cllr Forrest

Resolved: recommend refusal on the grounds that:

- The drawing DJ100 revision G is inaccurate as the join of the hipped roof of the extension does not meet the roof of the original bungalow as shown, and as constructed increases the impression of separation from the bungalow.
- The north door to the new utility area is not framed and battened as shown on the plans but is a glazed French window, and as such further reduces the impression of the extension's subservience to the original bungalow. It is also contrary to condition 4 of the grant letter for application 09/02842/HOU forbidding additional windows in the extension. The additional window in the rear wall of the utility area also contravenes this condition.
- The tiles of the extension do not match the tiles of the original bungalow, even allowing for weathering

The committee also noted with concern the lack of on-site parking in view of the increased number of bedrooms and the confusion caused to local residents by the number of applications and subsequent alterations to the plans for this property.

Cllr Jenkins noted that at least one letter of objection to Bradford Council, that the Parish Council had received a copy of, was not posted on Bradford Council's website.

P240/0910 Minor Items for action by the clerk between meetings and items for the next agenda

Cllr Jenkins expressed concern about the construction of the extension at 3 Bare Rhydding Cottages. The committee were shown photographs of the on-going work. The clerk was asked to refer the photographs to Enforcement Officers with the committee's concerns that the extension was not being built to the plans.

P241/0910 Date of next Planning Committee meetings: Monday 29th March 2010
Monday 19th April 2010