

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

held on Monday 10th May 2010
at Queen's Hall, Burley in Wharfedale

Present: Councillors P Jenkins (Chairman), K Forrest, C Jones, P Riley and S Tilford
Clerk: Mrs J Griffiths

P268/0910 Chairman's Remarks

Cllr Jenkins opened the meeting. Thanks were offered to Cllr Jones for chairing the last meeting.

Cllr Jenkins had been notified that application 10/00957/HOU – Skelda House, Holme Grove was being referred to the next Area Planning Panel meeting. As the officer & parish council recommendations were both to approve the application it had been confirmed that the parish council would not be required to send a representative.

P269/0910 Apologies

Cllrs Dale, Horton and Walker had sent apologies; these were received and accepted.

P270/0910 Declarations of Interest

None.

P271/0910 Proposal to defer public participation

Proposed by Cllr Riley

Seconded by Cllr Tilford

RESOLVED to defer public participation until later in the meeting

P272/0910 Minutes of the Last Meeting

The minutes of the meeting of 19th April 2010. It was proposed by Cllr Jones and seconded by Cllr Forrest that the minutes were a true and accurate record and accepted accordingly.

P273/0910 Clerk's Report

The clerk reported that she had received an email from a local resident regarding the alleged future use of the two properties under construction at 40 Sandholme Drive. It was alleged that the properties were to be used as a bail hostel. The clerk was not aware of the source of rumours but had confirmed with local planning officers that any change of use from dwelling to residential institution would require a full planning application. Residents would have an opportunity to comment if an application was made. Concerns had also been expressed about the colour of the roof tiles on these properties as they were alleged to be out of keeping with neighbouring properties. The planning consent did not detail the roofing materials to be used but did state that they should be approved by planning officers. Advice from the local planning office would be sought as to whether the materials had been approved.

The Planning Inspectorate had made a site visit to review the application for 10/00011/APPFUL – land to the side of 4 Langford Lane. The decision was not yet available but was expected in the next 3-4 weeks. Officers had confirmed that they had received the parish council's request to make the site visit during school drop off/pick up times unfortunately this had not been possible and the visit had taken place at 11am.

P274/0910 Planning applications:

10/01484/FUL – Pine Croft, Prospect Road

Demolition of existing bungalow and construction of two dwellings one with integral garage the other with separate double garage

Cllr Jenkins reminded the committee of the site and history to this application. He noted that the current application retained many of the inaccuracies and inconsistencies of the original application. The lack of dimensions on the plans made them difficult to assess accurately. A number of objections had been made and the Parish Council noted the concerns expressed by residents.

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

Local residents were present to offer objections to the application on the grounds that the proposed development would be over dominant, over shadowing and over powering on the neighbouring properties and in particular on 14, 16 and 18 The Copse. The inaccuracies and inconsistencies on the plans were noted including the lack of dimensions and the lack of plans for the separate garage. The issue of access and traffic on Prospect Road was still regarded as a major issue.

Cllr Jenkins re-started the meeting

Councillors noted the concerns expressed by the residents present at the meeting and those received by post and email. After further discussion it was

Resolved: recommend refusal on the following grounds

- **the proposed application would be over dominant on the surrounding properties because of the height and proximity to the boundary of the development;**
- **the design of the development is out of keeping with the surrounding area;**
- **an unacceptable degree of overlooking would be provided to neighbouring properties by the development;**
- **there are serious concerns over the traffic & highways implications of additional properties on this site.**

The committee wished to note the inaccuracies and inconsistencies on the application many of which have been repeated from the previous two applications.

10/01332/HOU – 5 Long Meadows

Retrospective application for construction of wooden gazebo

Resolved: recommend refusal on the grounds that the orientation/design of the roof is such that the gable end is obtrusive on the street scene

10/01551/HOU – 11 Moss Brook Court

Construction of single storey timber constructed outbuilding to be used as a home office

Resolved: recommend approval subject to planning officers being satisfied that this is acceptable development in the green belt. The committee requests inclusion of a planning condition that the building can only be used as an office and not as a residential dwelling.

10/01454/FUL – Jolly Tots, Queen's Hall Cottage

Construction of external sun sail to children's play area

Resolved: recommend approval

P275/0910 To note decisions by BMDC planning

10/00530/HOU – 34 Wellfield Lane – Approved

10/00114/ADV – 78-80 Main Street – Refused

10/00253/HOU – 14 Greenholme Cottages – Approved

10/00452/HOU – 8 Greenholme Cottages – Approved
10/00459/HOU – 17 Langford Lane – Approved
10/00409/FUL – Burley Township School, 133b Main Street – Rejected
10/00707/HOU – 39 Sandholme Drive – Approved
10/00456/HOU – 32 Wrexham Road – Approved
10/00648/HOU – 18 Mansfield Road – Approved
09/05367/HOU – 30 Main Street – Approved
10/00414/HOU – 26 The Robins – Rejected
10/00574/FUL – 122,122a & 124 Main Street - Approved

P276/0910 Enforcement Issues

Enforcement Officers had reported that they had completed investigations on the alleged unauthorised signs at the Generous Pioneer. The signs were permitted development and no further action would be taken.

Cllr Horton had forwarded concerns about the height of the fence at 15 Norwood Terrace. The committee agreed to ask Enforcement Officers to investigate this and the fence at 2 Fenton Street.

Councillors also noted that a fence was under construction at 1 Elm Grove. Cllr Jenkins would check on the height of the fence.

Cllr Jenkins noted that Peter Bridgman had not replied to the Parish Council's letter regarding various planning issues. A follow up letter would be sent and the concerns the Planning Committee had about 3 Bare Rhydding cottages would be included, as would reference to the poor standard of some applications.

The clerk reported that a further application had been received for Hasley Road for as built approval. The application would be considered at the next meeting.

P277/0910 Certificates of Lawfulness

There had been one application for a certificate at 76 Station Road.

P278/0910 Minor Items for action by the clerk between meetings and items for the next agenda

Cllr Jones advised the committee that the new Hanson School in Bradford was under construction. The school was similar in design and scale to the proposals for Ilkley Grammar School. Councillors were invited to view the school to assess the likely impact of such a building in the green belt.

Councillors discussed empty homes in the village including Crossfell and West Lodge. It was agreed to re-visit concerns at the next meeting and forward concerns to InCommunities about another property identified as unoccupied.

P279/0910 Date of next Planning Committee meeting: Monday 24th May 2010 (to be confirmed)