

**MINUTES of the PLANNING COMMITTEE MEETING of  
BURLEY PARISH COUNCIL**  
held on Monday 24<sup>th</sup> May 2010  
at Queen's Hall, Burley in Wharfedale

**Present:** Cllr Peter Jenkins (Chairman)      Cllr Caroline Jones      Cllr Mike Walker  
Cllr Kath Forrest      Cllr Peter Riley  
Cllr John Horton      Cllr Sylvia Tilford

**Clerk** Mrs Jo Griffiths

**P001/1011 Election of Chairman**

Cllr Jenkins opened the meeting and invited nominations for the post of Chairman of the Planning Committee for 2010/11.  
Proposed by Cllr Jones  
Seconded by Cllr Dale  
RESOLVED to appoint Cllr Peter Jenkins as Chairman of the Planning Committee of Burley Parish Council for 2010/11.

**P002/1011 Election of Vice-Chairman**

Cllr Jenkins invited nominations for the post of Vice-Chair of the Planning Committee for 2010/11.  
Proposed by Cllr Tilford  
Seconded by Cllr Forrest  
RESOLVED to appoint Cllr Caroline Jones as Vice-Chair of the Planning Committee of Burley Parish Council for 2010/11.

**P003/1011 Chairman's Remarks**

Cllr Jenkins thanked fellow councillors for appointing him as Chairman and hoped that councillors would continue to offer their support to the committee so that it would continue to make good decisions on planning applications.  
Cllr Jenkins had spoken to the Conservation Officer at Bradford Council re: West Lodge. Some additional work had been carried out to secure the roof and ensure the building is watertight. Some concerns were expressed about the lack of downpipes at present but it was noted with approval that the building was in better condition now than it had been for some time.

**P004/1011 Apologies**

None.

*Cllr Walker joined the meeting at this point*

**P005/1011 Declarations of Interest**

Cllr Walker declared a personal interest in application 10/01995/HOU – 8 Grange Road.

**P006/1011 Proposal to defer public participation**

Proposed by Cllr Jenkins  
Seconded by Cllr Jones  
RESOLVED to defer public participation until later in the meeting

**P007/1011 Minutes of the Last Meeting**

The minutes of the meeting of 10<sup>th</sup> May 2010. It was proposed by Cllr Jones and seconded by Cllr Riley that the minutes were a true and accurate record and accepted accordingly.

**P008/1011 Clerk's Report**

The clerk had a copy of the permission given under application 06/09391/FUL – 40 Sandholme Drive for the colour and material of roof tiles. The committee agreed not to take any further action at this time.

At the last meeting it had been agreed to re-visit the issues around Crossfell, Station Road. This would be an item on the next agenda.

Retrospective planning permission had been granted in 2008 for fencing on Stockgate Farm, Moor Road for a limited time. The permission expired on 31<sup>st</sup> May 2010 and councillors agreed that the clerk should forward this to Enforcement Officers for investigation after this date had passed.

**P009/1011 Planning applications:**

**10/01995/HOU – 8 Grange Road**

*Construction of single storey extension to rear/side of dwelling and replacement of existing garage*

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

The applicant offered additional information on the application and background to the proposed development.

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

**Resolved: recommend approval**

**10/01281/HOU – 7 Southfield Road**

*Construction of single storey extension to side of existing dwelling to form swimming pool*

**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;
- it would be out of keeping with the street scene and original dwelling.

**10/01816/LBC & 10/01815/FUL – Burley Hall, Cornmill Lane**

*Construction of entrance façade to single storey infill between historic buildings*

**Resolved: recommend approval subject to the conservation officers being satisfied with the proposal**

**10/01870/HOU – 20 Hasley Road**

*Amendments to previous approval 09/02842/HOU amend roof junction to existing, convert garage to utility/store provide 2 no. car parking spaces by adding one new space with porous paving*

**Resolved: recommend refusal on the following grounds:**

- The junction of the extension roof and roof of the existing dwelling is an awkward and incongruous design feature which has a detrimental impact on the character and visual amenity of the street scene and is contrary to paragraph 1.4 of the Revised House Extension Policy (In this the committee supported paragraph 2 of the Department of Regeneration's letter of refusal dated 26 March 2010.)
- The design and appearance of the extension is out of keeping with the original property and not subservient to the original dwelling therefore contrary to paragraph 1.1. of the Revised House Extension Policy

- The inclusion of additional doors and windows in the extension runs contrary to condition 4 of the grant letter for application 09/02842/HOU forbidding additional windows in the extension.
- The tiles of the extension do not match the tiles of the original bungalow, even allowing for weathering

The committee also wished to express its dismay that loopholes in the permitted development rules have been used to allow over development of this site

**10/01853/FUL – Wynches, Moor Lane**

*Replacement of caravan with timber shed for first aid post*

**Resolved: recommend approval but with reservations about the orientation of the roof of the proposed shed in relation to other buildings on the site. The committee also requests a condition that the roof of the shed be constructed of material more in keeping with other buildings on the site e.g. the guide hut**

**10/01922/HOU – 4 Sandholme Drive**

*Construction of second floor to existing rear extension*

**Resolved: recommend approval**

**P010/1011 To note decisions by BMDC planning**  
*10/00705/HOU – 3 Greenfields Way – Rejected*

**P011/1011 Enforcement Issues**  
The clerk had referred the enquiry regarding the fence at 15 Norwood Terrace to Enforcement Officers.  
Cllr Jenkins advised that the fence at 1 Oak Avenue was of an acceptable height.  
Cllr Jenkins had discussed various concerns re: The Malt with Enforcement Officers at Bradford Council. The proposed outdoor screens at The Malt during the World Cup did not require permission as they are a temporary item. The sun sails and large umbrellas probably do not require permission and the committee agreed not to take this any further at this point. The committee noted the decorations outside The Malt e.g. purple planters, plastic flowers and vegetation that are felt to be out of keeping. It was agreed to monitor the situation and to provide informal feedback that they are inappropriate in this setting.

**P012/1011 Certificates of Lawfulness**  
None.

**P013/1011 Minor Items for action by the clerk between meetings and items for the next agenda**  
Planning Officers had advised that additional information had been provided re: 10/00729/HOU - 17 Menston Old Lane. The committee reviewed the information and after discussion agreed that the information provided was insufficient and a full flood risk assessment for the property and more importantly the surrounding area was required. The clerk was asked to advise planning officers that the committee still wish to go to Planning Panel.  
Concerns re: fly tipping at Greenholme Mills had been raised and the clerk would forward these to the appropriate department at Bradford Council.

**P014/1011 Date of next Planning Committee meeting:** Monday 14<sup>th</sup> June 2010  
Monday 5<sup>th</sup> July 2010