

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

held on Monday 14<sup>th</sup> June 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

**P015/1011 Chairman's Remarks**

Cllr Jenkins opened the meeting and advised that he was still awaiting notification as to whether 17 Menston Old Lane and 20 Hasley Road would be on the agenda for the next Planning Panel meeting.

**P016/1011 Apologies**

None.

**P017/1011 Declarations of Interest**

None.

**P018/1011 Public participation**

A resident was present to offer his objections to application 10/01995/HOU – 8 Grange Road. Cllr Jenkins reminded the committee of the application and showed photographs of the site and the view from the neighbouring property. The resident was aware that the committee had considered the application at the last meeting and recommended approval and felt disappointed that he had not had an opportunity to put his case to the committee. The objections put forward were that: the width of the extension would place it unacceptably close to the neighbouring property with the resulting lack of privacy despite any obscure glazing that might be included, the height of the extension would be well above the current fence and as such overbearing and provide a poor view, the proposed extension would block light into habitable rooms and provide a unacceptable degree of overshadowing of the neighbouring property.

Cllr Jenkins thanked the resident for putting forward his views. The Parish Council was awaiting the Planning Officer's comments on the application.

Proposed by Cllr Riley

Seconded by Cllr Jones

RESOLVED to defer the remaining public participation until later in the meeting when dealing with the application it concerned.

**P019/1011 Minutes of the Last Meeting**

The minutes of the meeting of 24<sup>th</sup> May 2010. It was proposed by Cllr Riley and seconded by Cllr Jones that the minutes were a true and accurate record and accepted accordingly.

**P020/1011 Clerk's Report**

The clerk had some correspondence regarding the application for Wynches, Moor Road (10/01853/FUL) and this would be discussed under Minor Items.

The clerk would forward the enforcement enquiry re: Stockgate Farm to the Enforcement Officers now that the date to remove the fence had passed.

**P021/1011 Planning applications:**

**10/02037/HOU – 17 Donald Aldred Drive**

*Alterations to form basement accommodation and construction of conservatory*

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

The applicants were present to offer any additional information the committee required.

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

**Resolved: recommend approval**

**10/02124/HOU – 5 Southfield Road**

*Replacement of flat to pitched roof*

**Resolved: recommend approval**

**10/02407/HOU – 81 Sun Lane**

*Construction of two storey extension to the front*

The committee noted that this was the same as application 10/00380/HOU that had been refused. Cllr Jenkins reminded the committee of the confusion surrounding this application.

**Resolved: recommend approval subject to the planning officers being satisfied that the proposed development does not adversely affect adjacent properties. (House Extensions Policy 4.2). The committee wished to note its concern over the confusion caused by the inconsistencies in the officer's decision notice for the previous application.**

**10/02189/HOU – Sandholme & Wharfedale, Bradford Road**

*Single storey extension to each of 2 no. semi detached houses*

**Resolved: recommend approval**

**10/02193/HOU – 36 Lawn Avenue**

*Construction of single storey rear extension*

**Resolved: recommend approval**

**10/02098/HOU – Land west of 1 Hopps Barn, Back Lane**

*Construction of stone wall and railings adjacent to Rushy Beck to form a memorial bridge and guarding to existing concrete culvert*

**Resolved: by a majority vote to recommend refusal on the grounds that the proposed design is too elaborate for its situation. Noting that it was not the simple viewing platform that had been expected and that the materials and design proposed are not in keeping with the village environment and the conservation area. The committee also expressed concern that there was no arboricultural report.**

**10/02186/HOU – 36 North Parade**

*Construction of two storey side extension and single storey rear extension*

**Resolved: recommend approval despite noting the objections expressed by residents of 21 Long Meadows**

**10/02129/FUL – Greenholme Mills, Iron Row**

*Construction of a new electrical switch room to house equipment connecting the proposed Greenholme Hydroelectric Scheme to the electricity distribution network*

**Resolved: recommend approval**

**10/02376/HOU – 12b Grange Road**

*Demolition of two detached garages, two storey side extension, entrance porch and new detached garage*

**Resolved: recommend approval**

**P022/1011 To note decisions by BMDC planning**

*10/01484/FUL – Pine Croft, Prospect Road – Rejected*

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

**P023/1011 Enforcement Issues**

Cllr Jenkins had been contacted re: concerns about a porch on the front of a property on Iron Row. Cllr Jenkins would bring additional information to the next meeting.

Cllr Jenkins would draft a further response to Senior Planning Officers re: concerns about various planning matters including 3 Bare Rhydding Cottages.

**P024/1011 Certificates of Lawfulness**

The committee noted that two applications had been approved for 76 Station Road and 2 Jubilee Trees. An application for a CLP had been submitted for Homestead, Moor Road.

**P025/1011 Empty Properties**

Discussion on this item was deferred to the next meeting.

**P026/1011 Planning Inspectorate Appeal**

The committee noted that the following appeal had been upheld by the Secretary of State:

**10/00011/APPFUL Land to side of 4 Langford Lane  
APP/W3705/A/10/2120878/WF**

The committee noted its disappointment at this decision and that the Inspector had not visited during school drop off and pick up times as the Parish Council had requested.

Cllr Jenkins had already discussed with planning officers some inclusion of constraints on site access during school drop off and pick up times. Inclusion of further conditions was not possible as the decision notice had been issued. An informal approach to the applicant would be made.

**P027/1011 10/01922/HOU – 4 Sandholme Drive**

The Planning Officer had advised that he would recommend refusal of this application due to the loss of light to habitable rooms at 2 Sandholme Drive. After discussion the committee agreed to maintain its recommendation to approve this application.

**P028/1011 Minor Items for action by the clerk between meetings and items for the next agenda**

The Planning Officer had advised that she would be recommending refusal of 10/01853/FUL – Wynches. The committee discussed whether it would be prepared to go to Planning Panel and agreed that it had sufficient reservations about the appearance and orientation of the current proposal that it would not ask for it to be referred to Planning Panel. The clerk would advise the Planning Office of the decision.

Cllr Horton advised that more complaints were being made about the fence at 15 Norwood Terrace. The clerk confirmed that it had been referred to Enforcement Officers for investigation.

Construction of a garage at 3 Lawn Road was reported. Cllr Jenkins would look into this before the next meeting.

**P029/1011 Date of next Planning Committee meeting: Monday 5<sup>th</sup> & Monday 26<sup>th</sup> July 2010**