

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT CARDIGAN HOUSE, BINGLEY ON
TUESDAY 8TH MAY 2018**

**Start: 6:30pm
Finish: 8:52pm**

Councillors present:	Clough, Dawson, Quarrie, Truelove and J Wheatley
Councillors in attendance not a member of this committee:	
In attendance:	Laura Jowett, Administrative Officer
Members of the public:	One

1718/88 Disclosures of interest

- a) **To receive declarations of interest from councillors on items on the agenda.**
 - b) **To receive written requests for dispensations for disclosable pecuniary interest**
 - c) **To grant any requests for dispensation as appropriate.**
- a) Councillor Dawson declared she had an interest in item 1718/93, item 6 and advised she would leave the room when that item was discussed.
- b) No written requests for dispensations had been received
- c) None required

1718/89 Apologies for absence

- a) **To note apologies for absence**
 - b) **To receive and consider apologies for absence**
 - c) **To approve reasons for absence**
- Councillor M Wheatley's apologies and reasons for absence were noted. Resolved to approve the reasons for absence for Councillor M Wheatley. Proposed Councillor Clough, seconded Councillor Quarrie and agreed. All were in favour. Councillor Dearden and Councillor Fenton were not present.

1718/90 Minutes

To approve the minutes of the meeting held on Tuesday 13th February 2018

Resolved that the minutes of the meeting held on 13th February be approved. Proposed Councillor Clough, seconded Councillor Dawson. Four were in favour and there was one abstention from the vote.

1718/91 Public participation

Members of the public are reminded that this is their opportunity to speak to the meeting on any topic relevant to the work of the council. However, they may not speak during the rest of the meeting unless specifically invited to do so by the Chairman.

One members of the public was present and advised he wished to speak on item 1718/97 A.

Resolved to take this item next. Proposed Councillor J Wheatley, seconded Councillor Truelove and agreed, all were in favour.

1718/97 a) To receive an update regarding Greenhill development and agree any required action or recommendation to full council.

An update was given by a member of the Greenhill Action Group about keeping a two way traffic system in the proposed Greenhill development.

Resolved to support in principle the recommendation to keep a two way traffic system on Greenhill and Sty Lane. Proposed Councillor J Wheatley, seconded Councillor Quarrie and agreed, all were in favour.

1718/92 To receive information on the following ongoing issues and decide further action where necessary:

- **Any notified Planning Panels**

None received

- **Any notified Planning Appeals**

18/00030/APPFL2 6 Park Road, Bingley. The appeal was noted but no further action required.

1718/93 Consideration of Planning Applications

1	18/01042/HOU	1 Moorbottom Lane, Bingley	Retrospective garage extension, orangery with balcony above and extension to existing patio with play room below	Resolved to make no comment on this application. Proposed Councillor Dawson, seconded Councillor J Wheatley, and agreed. All were in favour.
2	18/01139/LBC	1 Keighley Road, Bingley	Workshop extension to south gable	Resolved to make no comment on this application. Proposed Councillor Clough, seconded Councillor J Wheatley, and agreed. Four were in favour and there was one abstention from the vote.
3	18/01206/HOU	14 Studdley Crescent, Gilstead	Single storey extension to side and rear	Resolved to make no comment on this application. Proposed Councillor Dawson, seconded Councillor Quarrie, and agreed. All were in favour.
4	18/01224/FUL	St Lawrence's Church, Otley Road, Eldwick	Single storey link between existing Eldwick Church and newly built church halls	Resolved to recommend that this application be approved. Proposed Councillor Quarrie, seconded Councillor Truelove and agreed. All were in favour.

5	18/01196/FUL	Moorfield Manor, 6 Bramham Road, Bingley	Change of use to form four apartments	Resolved to make no comment on this application. Proposed Councillor Truelove, seconded Councillor Quarrie, and agreed. All were in favour.
6	18/01236/HOU	The Limes Bailey Hills Road Bingley	Two storey and single storey rear and side extension with dormer window and roof window and internal alterations, demolition of defective garage and re levelled garden with fence and hedging and re-positioned car space	Councillor Dawson left the room whilst this item was discussed Resolved to recommend that this application be approved. Proposed Councillor Truelove, seconded Councillor Clough and agreed. Four were in favour.
7	18/01275/HOU	Altar View, 62 Oakwood Drive, Bingley	Alterations to existing flat roof garage to pitched roof to form additional storage above	Councillor Dawson returned to the room. Resolved to recommend that this application be approved. Proposed Councillor J Wheatley, seconded Councillor Quarrie and agreed. All were in favour.
8	18/01252/HOU	9 Gawthorpe Avenue, Bingley	Replacement detached garage	Resolved to recommend that this application be approved. Proposed Councillor Clough, seconded Councillor Quarrie and agreed. All were in favour.
9	18/01299/HOU	43 Moor Croft, Eldwick	Single storey extension to side and rear	Resolved to make no comment on this application. Proposed Councillor Truelove, seconded Councillor J Wheatley, and agreed. All were in favour.
10	18/01322/ADV	Lidl, Main Street, Bingley	1 x Pylon Sign, 1 x Column Mounted Sign, 2 x Wall	Resolved to recommend that

			Mounted Signs, 5 x Billboard Signage and 3 x Poster Display Units	this application be approved. Proposed Councillor Clough, seconded Councillor Quarrie and agreed. Four were in favour and there was one abstention from the vote.
11	18/01332/CLP	22 Rycroft Avenue, Cottingley	Hip to gable roof extension with dormer window to rear	Resolved to make no comment on this application. Proposed Councillor J Wheatley, seconded Councillor Clough, and agreed. All were in favour.
12	18/01356/HOU	Harden Grange, Harden Road, Harden	Construction of orangery	Resolved to recommend that this application be approved. Proposed Councillor Truelove, seconded Councillor Clough and agreed. Three were in favour and there were two abstentions from the vote.
13	18/01367/ADV	11-13 Old Main Street, Bingley	Three signs to be added to three of the facades of an existing two storey semi detached property.	Resolved to recommend that this application be refused on the grounds that the signs are inconsistent with the character of the properties and cause harm to the significance of the listed buildings and conservation area, as stated in the conservation officer's report. Proposed Councillor Truelove, seconded Councillor Clough and agreed. Four were in favour and there was one

				abstention from the vote.
14	18/01366/LBC	11-13 Old Main Street, Bingley	Three signs to the East, West and South elevations.	Resolved to recommend that this application be refused on the grounds that the signs are inconsistent with the character of the properties and cause harm to the significance of the listed buildings and conservation area, as stated in the conservation officer's report. Proposed Councillor Truelove, seconded Councillor Clough and agreed. Four were in favour and there was one abstention from the vote.
15	18/01376/HOU	Briar Cliff, Beech Street, Bingley	Two storey side extension, dormer window to rear, alterations to fenestration, external insulation and detached private garage	Resolved to recommend that this application be approved. Proposed Councillor Quarrie, seconded Councillor Clough and agreed. All were in favour.
16	18/01433/FUL	96 Otley Road, Eldwick	Change of use from photography and film studio to medical aesthetics clinic (Use Class D1)	Resolved to recommend that this application be approved. Proposed Councillor Quarrie, seconded Councillor J Wheatley and agreed. All were in favour.
17	18/01179/HOU	51 Roundhill Avenue, Cottingley	Hip to gable roof extension to include window opening to side elevation	Resolved to recommend that this application be approved. Proposed Councillor Clough, seconded Councillor J Wheatley and agreed. Four were

				in favour and there was one abstention from the vote.
18	18/01478/FUL	Unit 21, Castlefields Industrial Estate, Castlefields Road, Bingley	Construction of industrial 'starter' units and associated parking spaces	Resolved to recommend that this application be approved. Proposed Councillor Quarrie, seconded Councillor Truelove and agreed. All were in favour.
19	18/01453/FUL	1 Keighley Road, Bingley	External fire escape stairs to south gable of workshop extension.	Resolved to make no comment on this application. Proposed Councillor Clough, seconded Councillor J Wheatley, and agreed. Four were in favour and there was one abstention from the vote.
20	18/01253/HOU	1 Priestthorpe Hall, Park Road, Bingley	Detached glazed outbuilding (retrospective)	Resolved to recommend that this application be refused due to the grounds explained in the conservation officer's report, that the outbuilding is intrusive and causes significant harm to the setting of the listed building and to the relationship of the buildings and listed walls. Proposed Councillor Clough, seconded Councillor J Wheatley and agreed. All were in favour.
21	18/01467/HOU	3 Beech Grove, Eldwick	Demolition of existing single storey rear extension and replace with enlarged single storey extension and reconstruction of existing steps and paving	Resolved to recommend that this application be approved. Proposed Councillor Quarrie, seconded Councillor J Wheatley and

				agreed. Four were in favour and there was one abstention from the vote.
22	18/01565/HOU	35 Otley Road, Eldwick,	1.5 storey side extension and single storey rear extension.	Resolved to recommend that this application be approved. Proposed Councillor Truelove, seconded Councillor J Wheatley and agreed. All were in favour.
23	18/01454/LBC	1 Keighley Road, Bingley	External fire escape stairs to south gable of workshop extension	Resolved to make no comment on this application. Proposed Councillor Clough, seconded Councillor J Wheatley, and agreed. Four were in favour and there was one abstention from the vote.
24	18/01619/FUL	James Gore and Sons, Morton Lane, East Morton	Change of use from storage and distribution depot (use class B8) to builders merchant selling to trade and public (sui generis) including new customer entrance	Resolved to make no comment on this application. Proposed Councillor Truelove, seconded Councillor Dawson and agreed. All were in favour.
25	18/01657/HOU	33 Sleningford Rise, Bingley	Balcony - walkout from first floor	Resolved to make no comment on this application. Proposed Councillor Dawson, seconded Councillor Quarrie and agreed. All were in favour.
26	18/01665/CLP	54 Rylands Avenue, Gilstead	Single storey rear and side extensions	Resolved to recommend that this application be approved. Proposed Councillor Truelove, seconded Councillor Quarrie and agreed. All were in favour.
27	18/01664/HOU	3 Studdley Crescent, Gilstead	Two storey extension to side	Resolved to recommend that this application be

				approved. Proposed Councillor Clough, seconded Councillor J Wheatley and agreed. All were in favour.
28	18/01737/CLP	1 Nursery Gardens, Bingley	Single storey side extension	Resolved to make no comment on this application. Proposed Councillor Quarrie, seconded Councillor J Wheatley and agreed. All were in favour.
29	18/01744/HOU	8 Ashley Road, Bingley	Rear single storey extension, new boundary wall treatment and external works	Resolved to make no comment on this application. Proposed Councillor J Wheatley, seconded Councillor Truelove and agreed. All were in favour.

Councillor Quarrie left the room at 8:30pm and returned at 8:32pm

1718/94 Terms of Reference

- a) **To review the Planning Committee's Terms of Reference**
- b) **To make recommendations to Annual Meeting of the Council**
- a) The Planning Committee's Terms of Reference were reviewed
- b) **Resolved** to recommend to the Annual Meeting of the Council that the quorum of the Planning Committee be reduced from five to four.
Resolved to recommend that the Term's of Reference be reviewed annually at the Planning Committee meeting prior to the Annual Meeting of the Council.
Proposed Councillor Clough, seconded Councillor J Wheatley and agreed, all were in favour.

1718/95 Bingley Neighbourhood Plan

- a) **To receive the minutes of the Neighbourhood Plan Working Group meeting**
- b) **To receive an update on the Neighbourhood Plan**
- c) **To consider the recommendations from the Neighbourhood Plan Working Group**
 - 1) **to recommend that the planning committee consider investigating having a Neighbourhood Plan page on the website.**
 - 2) **recommend to the planning committee that community consultation be delayed until the Autumn.**
 - 3) **to recommend that the planning committee ask Andrew Towler Associates to approach local estate agents and letting agents to help to identify current housing needs in the area.**
- d) **To agree any next steps**
- a) The minutes of the Neighbourhood Plan Working Group were received

- b) An update on the Neighbourhood Plan was received
- c) **Resolved** to investigate having a Neighbourhood Plan page on the website. **Resolved** that community consultation be delayed until the Autumn. **Resolved** to ask Andrew Towler Associates to approach local estate agents and letting agents to help to identify current housing needs in the area. Proposed Councillor J Wheatley, seconded Councillor Dawson and agreed, all were in favour

1718/96 Removal of cherry tree outside 142 - 144 Main Street Bingley West Yorkshire BD16 2HN

- a) **To receive the letter from the Planning Enforcement Team regarding the removal of the cherry tree outside 142-144 Main Street (attached)**
- b) **To consider next steps**
 - a) The letter was received
 - b) **Resolved** to write again to Bradford council's tree department to ask for an update as a matter of priority. Proposed Councillor Dawson, seconded Councillor Truelove and agreed, all were in favour.

1718/97 Updates

- a) **To receive an update regarding Greenhill development and agree any required action or recommendation to full council.**
- b) **To receive an update regarding Milner Fields Farm and agree any action required.**
- c) **To receive an update from the meeting with McCarthy & Stone about their preliminary proposals for the site of the former Bingley Auction Mart at Keighley Road, Bingley**
 - b) No update available
 - c) An update was received

1718/98 Next Meeting of the Planning Committee

The next meeting of the Planning Committee will be held on **Tuesday 12th June 2018 at 6.30pm at Cardigan House.**