

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT SHIPLEY AND BINGLEY VOLUNTARY SERVICES ON TUESDAY 9<sup>th</sup> MAY 2017**

**Start: 6:45pm  
Finish: 8:15pm**

<b>Councillors present:</b>	Beckwith, Clough, Dawson, Dearden, Truelove and M Wheatley
<b>Councillors in attendance not a member of this committee:</b>	None
<b>In attendance:</b>	Laura Jowett, Administrative Officer
<b>Members of the public:</b>	None

**1617/97 Disclosure of interest**

- A) To receive declaration of interest from Councillors on items on the agenda
- B) To receive written requests for dispensation for disclosable pecuniary interest
- C) To grant any requests for dispensation as appropriate

There were no disclosures of interest and no written requests for dispensation had been received.

**1617/98 Apologies for absence**

**Resolved to accept the following apologies:** Councillor Quarrie (Personal) and Councillor J Wheatley (No reason given)

Proposed Councilor M Wheatley, seconded Councillor Dearden and agreed. All were in favour.

**1617/99 Minutes**

**To approve the minutes of the meeting held on 11<sup>th</sup> April 2017.**

**Resolved** that the minutes of the meeting held on 11<sup>th</sup> April be approved. Proposed Councillor Clough, seconded Councillor M Wheatley and agreed. All were in favour bar 1 abstention.

**1617/100 Public Participation**

No members of the public were in attendance.

**1617/101 To receive information on the following ongoing issues and decide further action where necessary:**

- **Any notified Planning Panels.** This item is covered later in the agenda at 1617/103

## 1617/102 Consideration of Planning Applications

	Application Number	Address	Details	Resolution.
1	16/08811/NMA01	26 Staybrite Avenue, Cottingley	Non material amendment to permission 16/08811/HOU dated 30.01.17: Replacement ground floor extension and amended dormer window to rear (part retrospective)	<b>Resolved</b> to make no comment on this application. Proposed Councillor Clough, seconded Councillor Beckwith and agreed. All were in favour.
2	17/02377/HOU	14 Oakdale, Bingley	Demolition of existing rear conservatory and replacement with balcony.	<b>Resolved</b> to recommend that this application be approved. Proposed Councillor Dearden, seconded Councillor Truelove. All were in favour.
3	17/01311/FUL	31 Otley Road, Eldwick	Construction of detached dwelling	<b>Resolved</b> to make no comment on this application. Proposed Councillor M Wheatley, seconded Councillor Truelove and agreed. All were in favour.
4	17/02389/HOU	2 Huntsmans Close, Eldwick	Demolition of existing car port and garage, construction of new extensions to form garage, hobby room and bedrooms	<b>Resolved</b> to recommend that this application be refused on the grounds of loss of outlook to adjacent properties. Proposed Councillor Dawson, seconded Councillor Dearden and agreed. All were in favour.
5	17/02534/ADV	Unit 7, Five Rise Shopping Centre, Bingley	One projecting sign, 'Costa' lettering and 'Est. 1971' lettering on fascia sign, window vinyls and manifestations	<b>Resolved</b> to recommend that this application be approved. Proposed

				Councillor Truelove, seconded Councillor Dawson and agreed. All were in favour.
6	17/02570/HOU	55 Roundhill Avenue, Cottingley	Hip to gable loft extension and conversion with roof windows to form bedroom and bathroom	Councillor Dawson declared that she had an interest in this item. She abstained from the discussion and the vote. <b>Resolved</b> to recommend that this application be approved. Proposed Councillor Clough, seconded Councillor Beckwith and agreed. 5 were in favour and there was 1 abstention from the vote.
7	17/02582/FUL	Toils Farm, Otley Road, Eldwick	Demolition of existing extension, construction of replacement extension, associated parking and site works and conversion of barn to office	<b>Resolved</b> to recommend that this application be refused on the grounds that it is an inappropriate development on Green Belt land. Proposed Councillor Clough, seconded Councillor Beckwith and agreed. All were in favour.
8	17/02264/HOU	23 Micklethwaite, Micklethwaite Lane, Bingley	Garage extension.	<b>Resolved</b> to make no comment on this application pending a heritage statement from BDMC. Proposed Councillor M Wheatley, seconded Councillor Truelove and agreed. All were in

				favour.
9	17/02648/HOU	47 Manor Road, Cottingley	Construction of a two storey side extension and front porch.	<b>Resolved to</b> recommend that this application be refused on the grounds of proximity to neighbouring property, lack of access to rear garden and the layout and density of the development. Proposed Councillor Truelove, seconded Councillor Dearden and agreed. 4 were in favour, 1 against and there was 1 abstention from the vote.
10	17/02649/HOU	18 Hazelmere Avenue, Cottingley	Construction of single storey rear extension.	<b>Resolved to</b> recommend that this application be approved. Proposed Councillor Clough, seconded Councillor Beckwith. 5 were in favour and there was 1 abstention from the vote.
11	17/02693/HOU	13 Langley Avenue, Bingley	Construction of conservatory to rear.	<b>Resolved to</b> recommend that this application be approved. Proposed Councillor Dawson, seconded Councillor Dearden. All were in favour.
12	17/02687/FUL	Land East of 83 Church Street, Bingley	Construction of two semi-detached dwellings.	<b>Resolved to</b> recommend that this application be refused on the grounds of the density and layout of the design in

				relation to the size of the plot. Proposed Councillor M Wheatley, seconded Councillor Dawson and agreed. All were in favour.
<b>13</b>	17/02753/FUL	Arden, Gilstead Lane, Gilstead	Construction of two detached dwellings, new access road and alterations to existing site entrance.	<b>Resolved</b> to recommend that this application be refused on the grounds of inadequate access, safety concerns at access and egress and loss of, or effect on, trees. Proposed Councillor Truelove, seconded Councillor Clough and agreed. All were in favour.

### 1617/103 Updates

- a) To receive an update regarding Greenhill development and agree any action required
- b) To receive an update regarding Milner Fields Farm and agree any action required

- a) There was no update regarding Greenhill development
- b) An update was received regarding Milner Fields Farm from Councillor Truelove and Councillor Dawson. Councillor Truelove will attend a planning appeal panel on the 15<sup>th</sup> May and will raise the objections previously raised by the Town Council, specifically the loss of the farm, the loss of heritage and the concerns surrounding access to the site.

### 1617/104 Cherry tree outside 142-144 Main Street, Bingley

- a) To consider the cherry tree in relation to application number 16/08759/FUL
- b) To consider any action that the committee may wish to take

Councillor Dawson gave an update on the cherry tree. **Resolved** to write to Bradford Council Area Planning Manager to request that Bingley Town Council are notified and consulted about any application related to, or proposed work on, the Cherry tree in advance of any work starting. Further to request confirmation that the owners of 142-144 Main Street have been made aware of the status of the tree.

### 1617/105 Next Meeting of the Planning Committee

The next meeting of the Planning Committee will be held on **Tuesday 13th June 2017 at Cardigan House, Bingley.**