

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT SHIPLEY AND BINGLEY VOLUNTARY SERVICES ON TUESDAY 13th JUNE 2017

**Start: 6:30pm
Finish: 8:40pm**

Councillors present:	Clough, Dawson, Quarrie, M Wheatley and J Wheatley
Councillors in attendance not a member of this committee:	None
In attendance:	Laura Jowett, Administrative Officer
Members of the public:	Four

1718/01 Election of the Chair for 2017-2018:

Resolved to elect Councillor Truelove as the Chair of the Planning Committee for 2017-2018. Proposed Councillor Quarrie, seconded Councillor Clough and agreed. All were in favour.

1718/02 Election of the Vice Chair for 2017-2018:

Resolved to elect Councillor Quarrie as the Vice Chair of the Planning Committee for 2017-2018. Proposed Councillor M Wheatley, seconded Councillor Clough and agreed. All were in favour.

1718/03 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.

1718/04 Apologies for absence

Resolved to accept the following apologies: Councillor Dearden (Personal), Councillor Fenton (Work) and Councillor Truelove (Personal)

Proposed Councillor J Wheatley, seconded Councillor Quarrie and agreed. All were in favour.

1718/05 Minutes

To approve the minutes of the meeting held on 9th May 2017.

Resolved that the minutes of the meeting held on 9th May be approved. Proposed Councillor Clough, seconded Councillor J Wheatley and agreed. All were in favour.

1718/06 Public Participation

Four members of the public were in attendance about planning applications 17/03010/FUL and 17/03208/FUL. It was agreed to bring forward these items to the top of the agenda.

1718/07 To receive information on the following ongoing issues and decide further action where necessary:

- **Any notified Planning Panels.**

Councillor Quarrie and Councillor Clough are to attend the Planning Panel on the 14th June to represent the council and reaffirm its objections to application 17/01035/FUL.

1718/08 Consideration of Planning Applications

	Application Number	Address	Details	Resolution.
1	17/03010/FUL	73 Gilstead Lane, Gilstead	Alterations and change of use of an existing garden room to form a new child-minding business, with garden alterations including timber decking above 30cm, removal of existing shrubbery/hedging and proposed 2m high close-boarded timber fencing	Residents spoke in favour and against this application. Resolved to make no comment on this application. Proposed Councillor J Wheatley, seconded Councillor Quarrie. Four were in favour and there was one abstention from the vote. 2 residents left the meeting at 18:55.
2	17/03208/FUL	123 Gilstead Lane, Gilstead	Construction of detached bungalow with off street parking.	Resolved to recommend that this application be approved on the condition of compliance with highways and drainage recommendations. Proposed Councillor Clough, seconded Councillor Quarrie and agreed. All were in favour. 2 residents left the meeting at 19:10
3	17/02793/FUL	Dunnock Farm, Heights Lane, Eldwick	Demolition of existing dilapidated outbuilding and construction of new dwelling.	Resolved to make no comment on this application.

				Proposed Councillor Clough, seconded Councillor J Wheatley and agreed. All were in favour.
4	17/02590/HOU	2 Landsmoor Grove, Eldwick	Two storey rear extension.	Resolved to recommend that this application be refused due to the layout and density of the design, it was felt the proposal was too large for the site. Proposed Councillor J Wheatley, seconded Councillor M Wheatley and agreed. All were in favour.
5	17/02888/FUL	Bingley Grammar School, Keighley Road, Binlgey	Demolition of existing swimming pool building and construction of new, extended building around retained pool	Resolved to recommend that this application be approved. Proposed Councillor Quarrie, seconded Councillor J Wheatley and agreed. All were in favour.
6	17/02828/FUL	Low Springs Farm, Low Springs, Hawksworth Road, Baildon	Construction of a new agricultural building.	Resolved to recommend that this application be approved. Proposed Councillor Clough, seconded Councillor J Wheatley and agreed. All were in favour
7	17/02922/FUL	Low Springs Farm, Hawksworth Road, Baildon	Construction of a concrete slurry store.	Resolved to make no comment on this application. Proposed Councillor M Wheatley, seconded Councillor J Wheatley. Four

				were in favour and there was one abstention from the vote.
8	17/03072/FUL	Unit 5, Castlefields Industrial Estate, Castlefields Road, Bingley	Change of use of front half of unit from B1/B8 to D2 fitness studio	Resolved to recommend that this application be approved on the condition that a Flood Risk Assessment is conducted in line with the Environment Agency's recommendations. Proposed Councillor M Wheatley, seconded Councillor J Wheatley and agreed. All were in favour. Councillor Quarrie left the room at 19:45 and returned at 19:46. Councillor J Wheatley left the room at 19:47 and returned at 19:48.
9	17/02873/FUL	Unit S, Castlefields Industrial Estate, Castlefields Road, Bingley	Industrial unit with associated car parking for trade counter	Resolved to recommend that this application be refused on the grounds of the issues raised in the drainage consultation. Proposed Councillor Clough, seconded Councillor Quarrie and agreed. Four were in favour and there was one

				abstention from the vote.
10	17/02899/HOU	51 Cottingley Cliffe Road, Cottingley	Alterations for a driveway.	Resolved to recommend that this application be approved. Proposed Councillor Quarrie, seconded Councillor Clough. Four were in favour and there was one abstention from the vote.
11	17/02938/FUL	143 Main Street, Bingley	Remove existing NatWest brand signage, ATM and night safe and infill existing ATM and Night Safe apertures with new stainless steel blanking plate (Minor Commercial Development).	Resolved not to recommend approval or refusal on this application but to request that the applicant use more attractive materials for the infill to preserve the visual amenity of the area. Proposed Councillor Quarrie, seconded Councillor J Wheatley and agreed. All were in favour.
12	17/02736/OUT	1 The Grove, Bingley	Construction of detached dwelling.	Resolved to recommend that this application be refused due to insufficient information provided in the application. Proposed Councillor M Wheatley, seconded Councillor Clough and agreed. All were in favour.
13	17/02562/FUL	94 Main Street, Bingley	New acoustic fence line to perimeter of beer garden and new doorway and steps to side elevation of building.	Resolved to recommend that this application be approved. Proposed

				Councillor J Wheatley, seconded Councillor Quarrie. Four were in favour and there was one abstention from the vote.
14	17/03104/HOU	39 Southway, Eldwick	Two storey side and rear extension and perimeter walling	Resolved to recommend that this application be approved. Proposed Councillor Clough, seconded Councillor Quarrie. Three were in favour and there were two abstentions from the vote.
15	17/03294/HOU	4 Beck Lane, Bingley	Single storey side extension	Resolved to make no comment on this application. Proposed Councillor M Wheatley, seconded Councillor Dawson and agreed. All were in favour.
16	17/02815/FUL	Rivers Garth, Beech Street, Bingley	Demolition of existing bungalow and garage and construction of new house and double garage.	Resolved to recommend that this application be approved. Proposed Councillor Quarrie, seconded Councillor Clough and agreed. All were in favour.
17	17/02592/HOU	44 Rylands Avenue, Gilstead	Two storey side and rear extension.	Resolved to record no comment.
18	17/02763/CLP	71 Cornwall Road, Bingley	Single storey rear extension 2.50 metres, within PD rights.	Resolved to record no comment.
19	17/02601/LBC	4 Ryshworth Hall, Keighley Road, Bingley	Install double glazed specialist windows into existing mullions.	Resolved to record no comment.
20	17/02936/HOU	Tree Tops, Kings Grove, Bingley	Replace existing single garage and larchlap shed with double garage.	Resolved to record no comment.

21	17/02960/HOU	23 Studdley Crescent, Gilstead	Construction of two storey side extension.	Resolved to record no comment.
22	17/02890/FUL	Bowling Green Mills, Lime Street, Bingley	Alterations to include removal of internal walls, replacement of external doors, construction of external ramp for access and removal of masonry panel for enlargement of window.	Resolved to request a further extension for Town Council comments
23	17/03021/HOU	3-4 Saltaire Road, Eldwick	Dormers to the front elevation	Resolved to record no comment.
24	17/03039/HOU	77 Grange Road, Eldwick	Demolition of garage and construction of single storey side and rear extension	Resolved to record no comment.
25	17/03117/HOU	Dale Lodge, Gilstead Lane, Gilstead	Sun room, utility, and glazed garage link extensions to side & rear of existing house	Resolved to request a further extension for Town Council comments
26	17/03317/HOU	56 Otley Road, Eldwick, Bingley	First floor side extension over the existing garage	Resolved to request a further extension for Town Council comments

1718/09 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) An update was received in writing from Councillor Dearden. He advised the developers have notified the CRT of their intention to commence replacing Micklethwaite swing bridge this October and that this could mean they will submit their reserve allocation in April 2018.
- b) There was no update regarding Milner Fields Farm.

1718/10 Next Meeting of the Planning Committee

Agreed to hold planning meetings on the second Tuesday of each month for 2017-2018.

The next meeting of the Planning Committee will be held on **Tuesday 11th July 2017 at Cardigan House, Bingley.**