

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT SHIPLEY AND BINGLEY VOLUNTARY SERVICES ON TUESDAY 11<sup>th</sup> JULY 2017**

**Start: 6:30pm  
Finish: 9:00pm**

<b>Councillors present:</b>	Clough, Dawson, Dearden, Fenton, 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

**1718/11 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**

Councillor Truelove declared his interest in Item 11 of 1718/16 due to the applicant being his neighbour. No written requests for dispensation had been received.

**1718/12 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.

**1718/13 Minutes**

**To approve the minutes of the meeting held on 13<sup>th</sup> June 2017.**

**Resolved** that the minutes of the meeting held on 13<sup>th</sup> June be approved. Proposed Councillor Clough, seconded Councillor Dawson and agreed. Three were in favour and there were three abstentions.

**1718/14 Public Participation**

No members of the public were in attendance.

**1718/15 To receive information on the following ongoing issues and decide further action where necessary:**

- **Any notified Planning Panels.**

No panels had been notified

**1718/08 Consideration of Planning Applications**

	<b>Application Number</b>	<b>Address</b>	<b>Details</b>	<b>Resolution.</b>
<b>1</b>	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.	<b>Resolved</b> to make no comment on this application. Proposed Councillor Clough, seconded Councillor Dearden. All were in favour.
<b>2</b>	17/03317/HOU	56 Otley Road, Eldwick, Bingley	First floor side extension over the existing garage	<b>Resolved</b> to recommend that this application be approved. Proposed Councillor Truelove, seconded Councillor Clough. Four were in favour and two were against.
<b>3</b>	17/03117/HOU	Dale Lodge, Gilstead Lane	Sun room, utility, and glazed garage link extensions to side & rear of existing house	<b>Resolved</b> to recommend that this application be approved. Proposed Councillor Dawson, seconded Councillor Fenton. Five were in favour and there was one abstention from the vote.
<b>4</b>	17/03329/HOU	20 Grange Park Road, Cottingley	Extension to form first floor above existing flat roof bungalow	<b>Resolved</b> to recommend that this application be refused due to the layout and density of the design, visual appearance and finishing materials. Proposed Councillor Dawson, seconded Councillor Dearden and agreed. Five were in favour and there was one abstention from the vote.

5	17/03366/HOU	92 Park Road, Bingley	Single storey side extension and replacement private garage	<b>Resolved</b> to recommend that this application be approved. Proposed Councillor Dawson, seconded Councillor Truelove and agreed. All were in favour.
6	17/03443/ADV	1 Druids View, Keighley Road, Bingley	Consent to display one illuminated fascia sign, one non-illuminated fascia sign, one projecting sign and five non-illuminated other signs. Refer to B2/506_02.	<b>Resolved</b> that no reply was required. Proposed Councillor Truelove, seconded Councillor Clough and agreed. All were in favour
7	15/01799/FUL	Former Crowhurst, Bradford Road, Bingley	Submission of details to comply with conditions 2 and 6 of permission 15/01799/FUL dated 02.07.2015: Construction of three detached dwellings with detached pool house	<b>Resolved</b> to recommend that this application be refused due to conditions 2 and 6 not being discharged and the tree and drainage concerns not being fully addressed. Proposed Councillor Dawson, seconded Councillor Truelove and agreed. All were in favour.
8	17/03409/HOU	20 Ghyll Wood Drive Cottingley Bingley	Demolition of existing extension and construction of single-storey rear extension and two-storey side extension	<b>Resolved</b> to recommend that this application be approved. Proposed Councillor Clough, seconded Councillor Fenton and agreed. Four were in favour, one was against and there was one abstention from the vote.
9	17/03435/HOU	32 The Orchards, Bingley	Two storey extension to side of house	<b>Resolved</b> to make no comment pending

				further information about trees. Proposed Councillor Wheatley, seconded Councillor Dawson and agreed. All were in favour.
<b>10</b>	17/03411/HOU	Taganee Manor Drive, Cottingley	Loft conversion including dormers to front and rear	<b>Resolved</b> to recommend that this application be approved. Proposed Councillor Cough, seconded Councillor Truelove. Three were in favour and there were three abstentions from the vote.
<b>11</b>	17/03506/CLP	15 Moor Croft, Eldwick	Rear extension to a bungalow 3.5m wide from existing gable end. Length 6.4m, eaves & ridge height to match existing. Rendered block walls, concrete tiled roof to match existing. Bifold doors to front elevation, velux roof windows	<b>Resolved</b> to make no comment on this application. Proposed Councillor Clough, seconded Councillor Dearden and agreed. Four were in favour and there were two abstentions from the vote.
<b>12</b>	17/03504/HOU	Ghyllwood, Bradford Road, Bingley	Demolition of existing garage and formation of new extension to side and rear	<b>Resolved</b> to recommend that this application be approved. Proposed Councillor Clough, seconded Councillor Dearden. Five were in favour and there was one abstention from the vote.
<b>13</b>	17/03285/HOU	40 Swan Avenue, Bingley	Works to lower level of garden.	<b>Resolved</b> to make no comment on this application. Proposed Councillor Dearden, seconded Councillor M

				Wheatley and agreed. All were in favour.
<b>14</b>	17/02891/LBC	Bowling Green Mills, Lime Street, Bingley	Removal of internal walls, replacement of external doors, construction of external ramp for access and removal of masonry panel for enlargement of window.	<b>Resolved</b> to make no comment on this application. Proposed Councillor Clough, seconded Councillor Dearden. All were in favour.
<b>15</b>	17/03634/FUL	1 Druids View, Keighley Road, Bingley	Installation of one new condenser unit and re-positioning of two existing A/C units	<b>Resolved</b> to recommend that this application be approved. Proposed Councillor Truelove, seconded Councillor Dearden. Five were in favour and there was one abstention from the vote
<b>16</b>	17/03629/FUL	Bingley Grammar School, Keighley Road	Single-storey extension to existing two-storey sixth-form building	<b>Resolved</b> to recommend that this application be approved. Proposed Councillor M Wheatley, seconded Councillor Dearden and agreed. All were in favour.
<b>17</b>	17/03693/CLP	4 Granville Terrace, Bingley	Construction of dormer window and installation of rooflights to rear elevation	<b>Resolved</b> to recommend this application be approved and to request that the materials used are appropriate and in keeping with the age and setting. Proposed Councillor Dawson, seconded Councillor Fenton and agreed. All were in favour.

<b>18</b>	17/03827/HOU	23 Park Drive, Eldwick	First floor extension over the garage to form granny flat	<b>Resolved</b> to make no comment on this application. Proposed Councillor Dawson, seconded Councillor M Wheatley and agreed. All were in favour.
<b>19</b>	17/03851/HOU	59 Byron Mews, Bingley	Proposed ground floor extension	<b>Resolved</b> to recommend that this application be approved. Proposed Councillor Fenton, seconded Councillor Dawson and agreed. All were in favour.
<b>20</b>	16/08884/NMA01	23 Priestthorpe Road, Bingley	Non-material amendment to planning approval 16/08884/hou dated 16/01/2017 : Construction of side extension to create a cloakroom lobby and allow natural light into roof space which is to be converted	<b>Resolved</b> to make no comment on this application. Proposed Councillor Dearden, seconded Councillor M Wheatley and agreed. All were in favour. Councillor Clough left the room at 7:50pm and returned at 7:52pm.
<b>21</b>	17/03704/MAF	Site of former 212 Main Street, Bingley	Construction of Class A1 retail development and alterations to existing accesses with associated parking, servicing and landscaping	<b>Resolved</b> to recommend this application be approved subject to the following conditions being met. That the highways issues are addressed and that proper, safe pedestrian access be provided to both the pool and the park. Clarity about the crossings on main

				street. Parking be increased to 2 hours to compensate for the loss of on street parking and that the customer toilet provision also be increased. Proposed Councillor Dearden, seconded Councillor Truelove and agreed. All were in favour.
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**1718/17 Bingley Neighbourhood Plan**

- a) **To consider the formation of a Neighbourhood Plan Working Group (draft Terms of Reference attached)**
- b) **To consider the process for appointing a Neighbourhood Planning Consultant**

- a) **Resolved** to defer making decisions about the formation of a Neighbourhood Plan Working Group or the terms of reference until the Planning Committee appoints a neighbourhood planning consultant. Proposed Councillor Dawson, seconded Councillor M Wheatley and agreed, all were in favour.
- b) **Resolved** to make amendments to letter to consultants prior to sending.  
**Resolved** that at the next planning committee meeting the committee will decide on next steps. They will decide whether to appoint the consultant or invite to interview dependent on the responses received.  
Proposed Councillor Truelove, seconded Councillor Dawson, and agreed. All were in favour.

**1718/18 Draft Neighbourhood Plans**

- a) **To consider any comment the committee may wish to make on**
  - a) **Burley in Wharfedale Neighbourhood Plan**
  - b) **Wilsden Neighbourhood Plan**
- a) **Resolved** to make no comment. Proposed Councillor Dearden, seconded Councillor Truelove and agreed. All were in favour.

**1718/19 Lidl**

- a) **To receive a letter from Lidl responding to Bingley Town Council’s Observations (attached)**
- a) **Resolved** to reply to Lidl to reaffirm the Town Council’s concerns. Proposed Councillor Dawson, seconded Councillor M Wheatley and agreed. All were in favour.

**1718/20 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 regarding the public meeting on Thursday 20<sup>th</sup> July.
- b) There was no update regarding Milner Fields Farm.

**1718/21 Next Meeting of the Planning Committee**

The next meeting of the Planning Committee will be held on **Tuesday 8<sup>th</sup> August 2017 at Cardigan House, Bingley.**