

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT SHIPLEY AND BINGLEY VOLUNTARY SERVICES ON TUESDAY 8th AUGUST 2017

**Start: 6:30pm
Finish: 7:45pm**

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

1718/22 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 Dearden declared his interest in Item 6 of 1718/28 due to the applicant being his neighbour and advised he would abstain from the vote.

Proposed Councillor Truelove, seconded Councillor Quarrie and agreed, all were in favour.

No written requests for dispensation had been received.

1718/23 Apologies for absence

Resolved to accept the following apologies: Councillor Dawson (Personal) and Councillor M Wheatley (Personal)

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

1718/24 Minutes

To approve the minutes of the meeting held on 11th July 2017.

Resolved that the minutes of the meeting held on 11th July be approved. Proposed Councillor Dearden, seconded Councillor Clough. Four were in favour and there were two abstentions.

1718/25 Public Participation

Councillor Simpson raised a query about the signage on 95 Main Street.

Resolved to write to Dominoes, and send a copy to BDMC, to encourage them to be mindful that the property is in a conservation area and to request more appropriate signage in more suitable colours and materials. Proposed Councillor Quarrie, seconded Councillor Fenton and agreed, all were in favour.

One member of the public left the meeting at 6:40pm

1718/26 To receive information on the following ongoing issues and decide further action where necessary:

- **Any notified Planning Panels.**

No panels had been notified

1718/27 To receive information about material planning considerations

The information was received

1718/28 Consideration of Planning Applications

	Application Number	Address	Details	Resolution.
1	17/03677/FUL	The Samuel Lister Academy, Cottingley New Road, Cottingley	Construction of a green metal palisade fence of 2.4 metres high along the perimeter of the sports field adjacent to the public footpath	Resolved to recommend that this application be approved as the fence is on private land. Proposed Councillor Clough, seconded Councillor Fenton and agreed. All were in favour.
2	17/04151/HOU	10 Timble Drive, Eldwick	Construction of single storey side extension	Resolved to recommend that this application be approved. Proposed Councillor Dearden, seconded Councillor Quarrie and agreed. All were in favour.
3	17/03965/HOU	31 Rycroft Avenue, Cottingley	Dormer window to rear with loft conversion	Resolved to recommend that this application be refused on the grounds of it being out of keeping with the area and not in scale with the property. Proposed Councillor Clough. seconded Councillor Dearden. Five were in favour and there was one abstention from the vote.

4	17/04069/HOU	Pine Lodge, Bailey Hills Road, Bingley	Raised deck area with canopy roof (constructed from tanalised timber)	Resolved to recommend that this application be approved. Proposed Councillor Truelove, seconded Councillor Quarrie. Five were in favour and there was one abstention from the vote.
5	17/04232/FUL	1 Druids View, Keighley Road, Bingley	Change of use from C3 to B class (Change of use at first floor level from 2 of existing unoccupied/unused residential units to proposed colleague room and facilities for Tesco Express Store)	Resolved to recommend that this application be approved. Proposed Councillor Dearden, seconded Councillor Quarrie. Five were in favour and there was one abstention from the vote.
6	17/04074/HOU	14 Thornfield Mews, Micklethwaite	Retention of single storey side extension as constructed (retrospective)	Resolved to recommend that this application be refused on the grounds of loss of privacy for the neighbouring property and highways and parking issues caused by the removal of a garage. Proposed Councillor Fenton seconded Councillor Clough. Five were in favour and there was one abstention from the vote.
7	17/04393/HOU	20 Southlands Grove, Bingley	Demolition of existing garage and construction of a new single storey side extension.	Resolved to recommend that this application be approved. Proposed Councillor Quarrie, seconded Councillor

				Fenton. Five were in favour and there was one abstention from the vote.
8	17/01530/NMA01	15 Rothbart Gardens, Gilstead	Non-material amendment to planning application 17/01530/HOU dated 12/05/17: Construction of a single storey rear extension	Resolved to recommend that this application be approved. Proposed Councillor Truelove, seconded Councillor Clough. Five were in favour and there was one abstention from the vote.
9	17/04343/FUL	Lane End Farm, Gilstead	Change of use from retail sales to sale and preparation of stone products.	Resolved 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.
10	17/04428/LBC	5 Ryshworth Hall, Keighley Road, Bingley	Construction of a single storey orangery to the rear of the property.	Resolved 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.
11	17/04508/HOU	Moor View, Hill Top Farm, Hill Top Lane, Bingley	Single storey rear extension	Resolved to recommend that this application be approved. Proposed Councillor Dearden, seconded Councillor Truelove. Five were in favour and there was one abstention from the vote.

12	17/04532/HOU	11 Rombalds Drive, Gilstead	Single storey extension to side of bungalow with pitched roof	Resolved 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.
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1718/29 Updates on Abbeyfield Care Home

- a) To receive an update on potential issues regarding parking at Abbeyfield Care Home
- b) To consider any next steps

- a) Councillor Simpson updated the planning committee on the situation at Abbeyfield Care Home.
- b) **Resolved** to write to Abbeyfield making the following points
 - 1) Thank you for giving Councillors the opportunity to visit the home on 19th and 22nd July
 - 2) We have been contacted by residents alarmed about staff parking on nearby streets on 26th July and the traffic chaos this resulted in (as per Mrs Ramsden, traffic was backed up in both directions and buses were unable to negotiate the road)
 - 3) We are concerned about the potential danger to children and other residents particularly once the school term restarts in September
 - 4) We are disappointed that, in a meeting on 31st July it was confirmed to residents that, despite assurances during the planning process, there was in fact no policy in place to say that those living on site would not be allowed to have cars. We are unsure why this is the case, given that there does appear to be such a policy at their Ilkley facility.
 - 5) Please would Abbeyfield set out the ways in which they will manage parking by staff and residents to ensure that they adhere to the assurances given to local residents during the planning consultation stages.

Resolved to send a copy to Councillor Heseltine as Chair of Shipley Area Committee.
Proposed Councillor Truelove, seconded Councillor J Wheatley and agreed, all were in favour.

1718/30 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 recent meetings and the formation of a new committee which includes Councillor Fenton and Councillor Hardman.
- b) There was no update regarding Milner Fields Farm.

1718/31 To resolve that members of the press and public be excluded from item 1718/31 under the provisions of the Public Bodies (Admission to Meetings Act 1960 s1 (2)) during consideration of items of a confidential nature.) (Appointment of Neighbourhood Planning Consultant and commercially sensitive pricing information)

Resolved that the press and public be excluded for reasons of commercially sensitive pricing information. Proposed Councillor Truelove, seconded Councillor J Wheatley and agreed. All were in favour.

Councillor Simpson left the meeting.

1718/32 Bingley Neighbourhood Planning Consultant

- a) **To receive three expressions of interest from Kirkwells, Yourlocale and Plus integreat**
- b) **To consider the process for appointing a Neighbourhood Planning Consultant based on the expressions of interest received**

- a) The expressions of interest were received and compared
- b) **Resolved** to appoint Andrew Towler Associates as Bingley Town Council's Neighbourhood Plan consultant on the basis of cost, confidence of securing funding and engaging the local community and on local recommendation. Proposed Councillor J Wheatley, seconded Councillor Dearden, and agreed. All were in favour.

1718/33 Next Meeting of the Planning Committee

The next meeting of the Planning Committee will be held on **Tuesday 12th September 2017 at Cardigan House, Bingley.**