

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT SHIPLEY AND BINGLEY VOLUNTARY SERVICES ON TUESDAY 12<sup>th</sup> SEPTEMBER 2017**

**Start: 6:30pm  
Finish: 8:20pm**

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

**1718/34 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

None received

**1718/35 Apologies for absence**

**Resolved to accept the following apologies:** Councillor Dawson (Personal) and Councillor Truelove (Personal). Councillor J Wheatley was not present.

Proposed Councillor Clough, seconded Councillor Fenton and agreed. All were in favour.

**1718/36 Minutes**

**To approve the minutes of the meeting held on 8<sup>th</sup> August 2017.**

**Resolved** that the minutes of the meeting held on 8<sup>th</sup> August be approved. Proposed Councillor Clough, seconded Councillor Fenton. Four were in favour and there was one abstention.

**1718/37 Public Participation**

No members of the public were present.

**1718/38 To receive information on the following ongoing issues and decide further action where necessary:**

- **Any notified Planning Panels.**
  - a) **94 Main Street**

Councillor Truelove or Councillor Clough may attend the appeal hearing, at 10am on the 10<sup>th</sup> October, as an observer as the Town Council did not object to the initial application.

## 1718/39 Consideration of Planning Applications

	Application Number	Address	Details	Resolution.
1	17/04691/VOC	Former Bingley Hospital, Fernbank Drive, Bingley	Variation to condition 12 of planning approval 13/02125/MAF : 47 Extra care flats, 30 dementia rooms, day centre and all associated accommodation on the site of Bingley Hospital	<b>Resolved</b> to recommend that this application be refused on grounds of deviation from the original condition (12) imposed and the loss of privacy to neighbouring properties. The reasons for the condition being imposed are still relevant. Proposed Councillor Dearden, seconded Councillor Quarrie and agreed. All were in favour.
2	17/04420/HOU	Moorhurst, Langley Avenue, Bingley	Raised enlarged patio in place of existing raised deck	<b>Resolved</b> to recommend that this application be approved. Proposed Councillor Clough, seconded Councillor Quarrie and agreed. All were in favour.
3	17/04771/LBC	Suburban Style Bar, Market Street, Bingley	Retrospective application for formal consent for the relocation of external condensers and new duct work.	<b>Resolved</b> to recommend that this application be refused due to the issues raised in the conservation officers report. Proposed Councillor Fenton, seconded Councillor M Wheatley and agreed. All were in favour.

4	17/04461/HOU	Greenhill Mews, Greenhill Lane, Micklethwaite	Retrospective application to construct 2 metre perimeter fence	<b>Resolved</b> to recommend that this application be approved. Proposed Councillor Clough, seconded Councillor Fenton. Four were in favour and there was one abstention from the vote.
5	17/04835/ADV	Dick Hudsons, Otley Road, High Eldwick	Installation of replacement illuminated and non illuminated signs to the exterior of the building	<b>Resolved</b> to recommend that this application be approved. Proposed Councillor Fenton, seconded Councillor Clough, and agreed. All were in favour.
6	17/04848/FUL	31 Otley Road, Eldwick	Construction of detached dwelling (revised scheme to 17/01311/FUL)	<b>Resolved</b> to recommend that this application be refused on the grounds of highways issues, there are issues regarding access to the proposed dwelling, safety issues and a lack of parking. The Town Council agree that the proposed building is too large for the plot. Proposed Councillor Fenton seconded Councillor Dearden. Four were in favour and there was one abstention from the vote.
7	17/04928/FUL	St Lawrence's Church, Otley Road, Eldwick	Replacement church hall to provide meeting space, space for play group and including ancillary accommodation comprising kitchen and	<b>Resolved</b> to recommend that this application be approved. Proposed Councillor Fenton,

			toilets (amendments to previously approved scheme 16/05431/FUL)	seconded Councillor Quarrie, and agreed. All were in favour.
8	17/04962/REM	York Street Sports and Social, York Street, Bingley	Reserved matters of appearance, landscaping, layout and scale for the construction of nine houses following 16/06884/OUT	<b>Resolved</b> to recommend that this application be approved. Proposed Councillor Fenton, seconded Councillor Quarrie, and agreed. All were in favour.
9	17/04996/HOU	2 Huntsmans Close, Eldwick	Extension to create additional bedrooms, private garage and workshop	<b>Resolved</b> to make no comment on this application. Proposed Councillor M Wheatley, seconded Councillor Fenton, and agreed. All were in favour.
10	17/04982/ADV	151 Main Street, Bingley	Installation of two internally illuminated fascia signs and one internally illuminated projecting sign	<b>Resolved</b> to make no comment on this application. Proposed Councillor Quarrie, seconded Councillor Fenton, and agreed. All were in favour.
11	17/04983/FUL	151 Main Street, Bingley	Installation of new shop front	<b>Resolved</b> to recommend that this application be approved but would ask that due consideration is given to ensuring adequate disabled access. Proposed Councillor Fenton, seconded Councillor M Wheatley, and agreed. All were in favour.
12	17/04966/HOU	Brockle Lodge, Birch Close Lane, Eldwick	Retrospective application for installation of a Tricel Novo EN6-50 Wastewater Treatment Plant and	<b>Resolved</b> to make no comment on this application but ask

			soakaway system to replace an old septic tank and soakaway system	that appropriate consent is obtained as detailed in the drainage consultation. Proposed Councillor M Wheatley, seconded Councillor Quarrie. All were in favour.
<b>13</b>	17/04990/HOU	2 Gilstead Court, Gilstead	Demolition of existing porch with replacement single storey rear extension	<b>Resolved</b> to recommend that this application be refused on the grounds of overshadowing and loss of outlook and loss of light to neighbouring property. Proposed Councillor Dearden, seconded Councillor Quarrie, and agreed. All were in favour.
<b>14</b>	17/04630/FUL	60 Moorbottom Lane, Bingley	Demolition of workshop, construction of dwelling and conversion of two existing garages to new workshop	<b>Resolved</b> to recommend that this application be approved. Proposed Councillor Fenton, seconded Councillor Quarrie, and agreed. All were in favour.
<b>15</b>	16/00780/SUB01	Riverside Works, Ireland Street, Bingley	Submission of details to comply with condition 12 of planning approval 16/00780/FUL dated 23.11.16. Demolition of foundry buildings and construction of four dwellings with associated landscaping.	<b>Resolved</b> to make no comment on this application. Proposed Councillor M Wheatley, seconded Councillor Quarrie, and agreed. All were in favour.
<b>16</b>	15/01799/NMA01	Former Crowhurst, Bradford Road, Bingley	Non material amendment to planning permission 15/01799/FUL dated 02.07.17: Construction of 3	<b>Resolved</b> to make no comment on this application. Proposed Councillor M Wheatley,

			detached dwellings with detached pool house	seconded Councillor Fenton, and agreed. All were in favour.
<b>17</b>	17/05127/PNH	The Rowans, 2 Landsmoor Grove, Eldwick	Construction of single storey rear extension of the following dimensions: Depth of proposed extension from rear wall: 4.1 metres Maximum height of proposed extension: 3.65 metres Height to eaves of proposed extension: 2.71 metres Depth of total extension from original rear wall: n/a Maximum height of total extension: n/a Height to eaves of total extension: n/a	<b>Resolved</b> to recommend that this application be approved. Proposed Councillor Fenton, seconded Councillor Clough, and agreed. All were in favour.
<b>18</b>	17/04132/ADV	95 Main Street, Bingley	Installation of 2no. fascia signs, 1no. tile logo sign and 2no. projecting signs	<b>Resolved</b> to recommend that this application be approved. Proposed Councillor Fenton, seconded Councillor Clough, and agreed. All were in favour.
<b>19</b>	17/05117/PNT	Bradford and Bingley Sports Club Limited, Wagon Lane, Bingley	Installation of following equipment - one 4m high foundation, one 18.7m high mast, three antenna, two dishes, three cabinets and ancillary development thereto	<b>Resolved</b> to recommend that this application be approved. Proposed Councillor Fenton, seconded Councillor Dearden, and agreed. All were in favour.
<b>20</b>	17/05183/HOU	81 Crownest Road, Bingley	Retrospective planning for external access staircase and landing.	<b>Resolved</b> to recommend that this application be approved. Proposed Councillor M Wheatley, seconded Councillor Dearden, and agreed. All were in favour.
<b>21</b>	17/05215/FUL	The Shooting Lodge, Bingley Road, East Morton	General storage building for machinery and tools for the management of the estate	<b>Resolved</b> to recommend that this application be

				approved. Proposed Councillor Fenton, seconded Councillor Clough, and agreed. All were in favour.
22	17/04901/HOU	High Trees, 10 The Orchards, Bingley	Construction of fence and gate.	<b>Resolved</b> to recommend that this application be refused on grounds of the negative impact on the visual appearance of the area. Proposed Councillor Dearden, seconded Councillor Fenton and agreed, all were in favour.

#### 1718/40 Costed items for 2018-2019 Budget

- a) To identify any costed items for inclusion in next year's budget

**Resolved** to request £250 for planning documents. Proposed Councillor Dearden, seconded Councillor Fenton and agreed. All were in favour.

#### 1718/41 Licensing Application Review

Oakwood Hall Hotel, Lady Lane, Bingley

Request for review submitted by local resident. Prevention of Public Nuisance Objective – noise nuisance from guests using the outdoor area.

Representations must relate to the licensing objectives; prevention of crime and disorder, public safety, prevention of public nuisance and the protection of children from harm

The Licensing application review was considered but no comment required.

#### 1718/42 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) There was no update regarding Milner Fields Farm.

#### 1718/43 Bingley Neighbourhood Plan

To consider the formation of a Neighbourhood Plan Working Group (draft Terms of Reference attached) and any next steps.

**Resolved** to amend the Terms of Reference to reflect that the membership would be 10, with a minimum of 6 town councillors and the quorum would be 4 and that the minutes will be

recorded by the administrative officer. Proposed Councillor M Wheatley, seconded Councillor Fenton and agreed. All were in favour.

**1718/44 Next Meeting of the Planning Committee**

The next meeting of the Planning Committee will be held on **Tuesday 10<sup>th</sup> October 2017 at 6.30pm at Cardigan House.**