

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT CARDIGAN HOUSE, BINGLEY ON
TUESDAY 14TH AUGUST 2018**

**Start: 6:30pm
Finish: 7.50pm**

Councillors present:	Brazendale, Clough, Dearden, Owen, Quarrie and Truelove
Councillors in attendance not a member of this committee:	
In attendance:	Laura Jowett, Administrative Officer
Members of the public:	None

1819/21 Disclosures of interest

- a) To receive declarations of interest from councillors on items on the agenda.
- b) To receive written requests for dispensations for disclosable pecuniary interest
- c) To grant any requests for dispensation as appropriate.

None received.

1819/22 Apologies for absence

- a) To note apologies for absence
- b) To receive and consider apologies for absence
- c) To approve reasons for absence

Councillor M Wheatley's apologies and reasons for absence were noted. **Resolved** to approve the reasons for absence for Councillor M Wheatley. Proposed Councillor Quarrie, seconded Councillor Brazendale and agreed. All were in favour.

Councillor Dawson's apologies and reasons for absence were noted. **Resolved** to approve the reasons for absence for Councillor Dawson. Proposed Councillor Clough, seconded Councillor Owen and agreed. All were in favour.

1819/23 Minutes

To approve the minutes of the meeting held on Tuesday 10th July 2018

Resolved that the minutes of the meeting held on 10th July be approved. Proposed Councillor Clough, seconded Councillor Dearden and agreed. All were in favour.

1819/24 Public participation

Members of the public are reminded that this is their opportunity to speak to the meeting on any topic relevant to the work of the council. However, they may not speak during the rest of the meeting unless specifically invited to do so by the Chairman.

None present.

1819/25 To receive information on the following ongoing issues and decide further action where necessary:

- Any notified Planning Panels
- Any notified Planning Appeals

None received.

1819/26 Consideration of Planning Applications

1	18/02920/HOU	32 Glen Road, Eldwick	Attic conversion with balcony	Resolved to recommend that this application be approved. Proposed Councillor Clough, seconded Councillor Brazendale and agreed. All were in favour.
2	18/02796/CLP	Scarr Croft, Parkside, Bingley	Single storey rear and side extension	Resolved to recommend that this application be approved. Proposed Councillor Dearden, seconded Councillor Truelove and agreed. All were in favour.
3	18/02540/FUL	Land at Potter Brow Road, Baildon	Retrospective application for sustainable wood/log store; mobile poultry housing/hut; repair/maintenance of existing pathway; modification to original/existing access and wildlife pond	Resolved to make no comment on this application. Proposed Councillor Truelove, seconded Councillor Brazendale, and agreed. All were in favour.
4	18/02948/FUL	3 Delph Wood Close, Gilstead	Construction of detached dwelling and garage	Resolved to recommend that this application be approved. Proposed Councillor Clough, seconded Councillor Owen and agreed. All were in favour.
5	14/01437/SUB01`	8 Ryshworth Bridge, Keighley Road, Bingley	Submission of details required by condition 3 (drainage works) of permission Appeal Ref: APP/W4705/W/15/3025044	Resolved to make no comment on this application. Proposed Councillor Clough, seconded Councillor Truelove, and agreed. All were in favour.
6	17/05538/NMA01	Unit 1, Castlefields Industrial Estate, Castlefields Road, Bingley	Non-material amendment to planning permission 17/05538/MAF: To include amendment to car parking layout	Resolved to make no comment on this application. Proposed Councillor Dearden, seconded

				Councillor Owen and agreed. All were in favour.
7	18/03023/PNH	7 Park Avenue, Bingley	Construction of single storey rear extension of the following dimensions: Depth of proposed extension from rear wall: 4.2m Maximum height of proposed extension: 3.81m Height to eaves of proposed extension: 2.72m Depth of total extension from original rear wall: Maximum height of total extension: Height to eaves of total extension:	This application had already been decided by a planning officer. No comments required.
8	18/03142/HOU	33 Warren Lane, Bingley	Loft conversion with roof windows and end gable window with single storey side entrance porch extension	Resolved to recommend that this application be approved. Proposed Councillor Dearden, seconded Councillor Owen, and agreed. All were in favour.
9	18/03243/HOU	51 Rylands Avenue, Gilstead	Side and rear two storey extension with internal alterations	Resolved to make no comment on this application. Proposed Councillor Dearden, seconded Councillor Quarrie, and agreed. All were in favour.
10	17/03435/SUB02	32 The Orchards, Bingley	Submission of details required by condition 5 (tree fencing - verify supervision) of planning permission 17/03435/HOU	Resolved to make no comment on this application. Proposed Councillor Quarrie, seconded Councillor Truelove, and agreed. All were in favour.
11	18/03225/PNH	12 Moor View Drive, Lee Lane, Wilsden	Construction of single storey rear extension of the following dimensions: Depth of proposed extension from rear wall: 6 metres Maximum height of proposed extension: 2.8 metres Height to eaves of proposed extension: 2.3 metres Depth of total	Resolved to make no comment on this application. Proposed Councillor Owen, seconded Councillor Clough, and agreed. All were in favour.

			extension from original rear wall: 6 metres Maximum height of total extension: 2.8 metres Height to eaves of total extension: 2.3 metres	
12	18/02862/HOU	6 Ghyll Wood Drive, Cottingley, Bingley	Single storey rear extension	Resolved to recommend that this application be approved. Proposed Councillor Clough, seconded Councillor Dearden, and agreed. All were in favour.
13	18/03320/CLP	Bingley Congs Cricket Club, Beckfoot Lane, Bingley	Build a porous car park to rear of property using hardcore chippings	Resolved to make no comment on this application. Proposed Councillor Truelove, seconded Councillor Clough, and agreed. All were in favour.
14	18/03259/FUL	Dempster Works, Croft Road, Bingley	Palisade metal fence to front to match existing, new window to first floor, insulated infill panels to existing vehicle openings, cladding to match existing profile, replacement steel pedestrian doors and new roof	Resolved to recommend that this application be approved. Proposed Councillor Truelove, seconded Councillor Dearden, and agreed. All were in favour.
15	18/03330/FUL	Bingley MOT and Repair Centre, Albion Garage, Keighley Road, Bingley	Construction of single storey physiotherapy clinic	Resolved to recommend that this application be approved. Proposed Councillor Truelove, seconded Councillor Clough, and agreed. All were in favour.

1819/27 Bingley Neighbourhood Plan

- a) To receive an update on the Neighbourhood Plan
- b) To receive the draft minutes of the Neighbourhood Plan Working Group from 23rd July 2018
- c) To consider the recommendations from the Neighbourhood Plan Working Group
 - 1) To hold the main consultation on the Neighbourhood Plan at Bingley Methodist Church on Friday 22nd and Saturday 23rd March 2019 and to arrange roadshows in the following two weeks at various times and locations, to include Cottingley, Crossflatts and Eldwick/Gilstead.
 - 2) To write to Bradford Council's planning department to invite a planning officer to attend a future Neighbourhood Plan Working Group meeting and explain Bradford's Strategic Housing

Land Availability Assessment, how sites have been prioritised and the evolution of their plan and to request a response to comments submitted by Bingley Town Council in 2016.

3) To ask Bradford Council for a map of all conservation areas within the parish and to recommend the Planning Committee ask Andrew Towler Associates to draft a policy statement on protected sites and Special Character Areas

4) To apply for the next round of funding from AECOM

d) To agree any next steps

- a) An update was received from Councillors on the Neighbourhood Plan Working Group.
- b) The draft minutes were received
- c) **Resolved** to approve the recommendations of the Neighbourhood Plan Working Group. Proposed Councillor Truelove, seconded Councillor Owen, and agreed. All were in favour.

1819/28 Correspondence

a) To consider any recommendation the Planning Committee may wish to make to the Full Council regarding Bradford Metropolitan District Council's Gambling Policy Review

b) To receive the revised draft Statement of Community Involvement from BMDC and agree any further actions

- a) The planning committee noted the Bradford Metropolitan District Council's Gambling Policy Review but did not wish to make any comments.
- b) The planning committee noted the revised draft Statement of Community Involvement from BMDC but did not wish to make any comments

1819/29 Updates

a) To receive an update regarding Greenhill development and agree any required action or recommendation to full council.

b) To receive an update regarding Milner Fields Farm and agree any action required.

- a) An update was received. The Planning Committee were advised that a canal closure is planned for January 2019 for four to five weeks in order for services to be set up.
- b) Milner Fields Farm are taking part in Saltaire History Weekend on the 8th and 9th September. Entry is free but tickets are required.

1819/30 Next Meeting of the Planning Committee

The next meeting of the Planning Committee will be held on **Tuesday 11th September 2018 at 6.30pm at Cardigan House.**