

BINGLEY TOWN COUNCIL



Cottingley Community Centre, Littlelands, Cottingley, Bingley, BD16 1AL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT CARDIGAN HOUSE, BINGLEY ON TUESDAY 12TH FEBRUARY 2019

Start: 6:30pm
Finish: 8:15pm

Councillors present:	Clough, Dearden, Quarrie and M Wheatley
Councillors in attendance not a member of this committee:	None
In attendance:	Laura Jowett, Administrative Officer
Members of the public:	One (part of the meeting)

1819/79 Apologies for absence

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

Councillor Brazendale's apologies and reasons for absence were noted. **Resolved** to approve the reasons for absence for Councillor Brazendale.

Councillor Dawson's apologies and reasons for absence were noted. **Resolved** to approve the reasons for absence for Councillor Dawson.

Councillor Owen's apologies and reasons for absence were noted. **Resolved** to approve the reasons for absence for Councillor Owen.

Councillor Truelove's apologies and reasons for absence were noted. **Resolved** to approve the reasons for absence for Councillor Truelove.

1819/80 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.

1819/81 Minutes

To approve the minutes of the meeting held on Tuesday 8th January 2019

Resolved that the minutes of the meeting held on 8th January be approved.

1819/82 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.

One member of the public raised his concerns at the removal of the cherry tree from Main Street.

One member of the public left the meeting at 7.33pm

1819/83 To receive information on the following ongoing issues and decide further action where necessary:

- Any notified Planning Panels
- Any notified Planning Appeals

None received

1819/84 Consideration of Planning Applications

	Ref number	Address	Description	BTC comment
1	19/00002/FUL	Cricket Ground, Beckfoot Lane, Bingley	Creation of car park to rear of the sports pavilion	Resolved to recommend that this planning application be approved, subject to highways approval.
2	19/00095/HOU	1 Westwood Crescent, Cottingley	Two storey side and rear extension including internal layout alterations	Resolved to make no comment on this application.
3	18/05178/FUL	Littlegarth, Sheriff Lane, Eldwick	Construction of a detached dwelling (revised proposals to previous approval 17/06772/Ful)	Resolved that Bingley Town Council support the Highways consultation response due to the reduction in the depth of the proposed passing places and concerns about highway safety.
4	19/00173/PNH	11 Hazel Beck, Cottingley	Construction of single storey rear extension of the following dimensions: Depth of proposed extension from rear wall: 4.3m Maximum height of proposed extension: 3.99m Height to eaves of proposed extension: 2.66m Depth of total extension from original rear wall: Maximum height of total extension: Height to eaves of total extension:	Resolved to make no comment on this application.
5	19/00174/PNH	12 Hazel Beck, Cottingley	Construction of single storey rear extension of the following dimensions: Depth of proposed extension from rear wall: 4.3m Maximum height of proposed extension: 3.99m	Resolved to make no comment on this application.

			Height to eaves of proposed extension: 2.82m Depth of total extension from original rear wall: 4.3m Maximum height of total extension: 3.99m Height to eaves of total extension: 2.82m	
6	19/00188/HOU	2 Hope Hill, Cottingley	Extension to front porch	Resolved to recommend that this planning application be approved.
7	19/00190/FUL	21 Druids View, Keighley Road, Bingley	Single storey detached dwelling with associated parking and landscaping	Resolved to recommend that this application be refused on grounds of highways safety concerns.
8	19/00219/ADV	3 Ashfield Retail Park, Aire Valley Road, Keighley	Two replacement digitally printed flexface skins for existing sleeve over retro box sign. Eight sets of digitally printed Garden Centre window vinyls fitted to external glass face. One digitally printed dibond panel complete with rear sign fix channel fixed to existing fencing wall	Resolved to recommend that this planning application be approved.
9	19/00243/OUT	41 Woodvale Crescent, Bingley	Construction of detached residential house and garage to the rear	Resolved to make no comment on this application.
10	19/00236/HOU	15 Fernbank Drive, Bingley	Proposed single storey front extension to existing property with first floor balcony with Internal alterations throughout	Resolved to make no comment on this application.
11	19/00167/CLP	12 Hazel Beck, Cottingley	Hip to gable roof extension and rear dormer extension to form additional bedroom space.	Resolved to make no comment on this application.
12	19/00257/HOU	11 Newlands Drive, Bingley	Single storey rear and side extension	Resolved to make no comment on this application.
13	18/05211/FUL	33 Park Road, Bingley	Change of use of ground floor and basement Class A1 (shop) to Class C3 (residential) to bring entire property back to Class C3 use	Resolved to recommend that this planning application be approved.

14	19/00308/HOU	11 Sheriff Court, Eldwick	Loft conversion and rear dormer	Resolved to make no comment on this application.
15	19/00011/CLP	13 Villa Road, Bingley	Garage conversion to habitable living space	Resolved to recommend that this planning application be approved.
16	19/00312/HOU	Clarendon House, 43A Clarendon Road, Eldwick	A single storey flat roof, rear extension with glazed roof lantern/skylight	Resolved to recommend that this planning application be approved.
17	19/00390/HOU	2 Pendle Road, Gilstead	Construction of single storey side garage extension and conservatory	Resolved to recommend that this planning application be approved.
18	19/00396/HOU	Low Fold Farm, Spring Lane, Eldwick	Single storey side extension	Resolved to recommend that this planning application be approved.
19	19/00433/HOU	14 Primrose Drive, Gilstead	Garage extension	Resolved to recommend that this planning application be approved.
20	19/00463/HOU	16 Pengarth, Eldwick	Remodelling of existing dwelling and formation of rear balcony in lieu of existing lean to roof.	Resolved to make no comment on this application.
21	18/05220/HOU	34 Airedale Avenue, Cottingley	Creation of double parking space and dropped kerb	Resolved to make no comment on this application.
22	17/02687/NMA01	Land East of 83 Church Street, Bingley	Non material amendment to planning permission 17/02687/FUL dated 16.06.2017 to include amending position of proposed houses by moving them slightly closer to existing adjacent property	Resolved to make no comment on this application.
23	19/00562/HOU	Thorpe House Beck Lane Bingley	Single storey rear extension and internal alterations	Resolved to recommend that this planning application be approved.

- a) To receive the draft minutes of the Neighbourhood Plan Working Group from 28th January 2019
- b) To consider the recommendations of the Neighbourhood Plan Working Group
- 1. Resolved to recommend the arrangements for the Community Consultation events as follows
 - That all the information, draft chapters etc, be published on the website at least two weeks in advance of the events
 - That Councillor Dawson will produce a brief PowerPoint presentation which can be played on a laptop at the events.
 - To obtain quotes for display boards and printing of draft chapters.
 - That six display boards be produced, one for each topic (Introductions, Housing, Employment, Heritage, Green Spaces and Town Centre), featuring policies from each chapter.
 - Hard copies of the draft chapters will also be available.
 - Feedback forms will be produced
 - That 2 or 3 questions be provided for feedback forms for each topic, by the following group members;
 - (Introduction - Councillor Dawson
 - Housing – Andrew Towlerton Associates
 - Employment – Councillor Hardman
 - Heritage – Mr Williams
 - Green Spaces – Mr Urwin
 - Town Centre – Mr Dekker)
 - Maps will be produced showing locations of heritage and green spaces (Andrew Towlerton Associates to produce)
 - Mr Pearson offered to produce some graphics and to take photos of views and vistas
 - Councillor Dawson will produce a press release
- 2. Resolved to recommend the following comments to the Planning Committee for inclusion in the council's response to the Bradford Strategic Partial Review
 - Reduce housing requirement
 - Protect green belt
 - Any development needs to be supported by increased infrastructure
 - Highlight the link between increased housing and increasing local employment opportunities to ensure Bingley does not become a dormitory town
 - To aim for higher environmental and building standards than the minimum requirements
 - To use the highest possible environmental standards
 - To include a travel and transport plan for each new development.
- c) To consider delegating £500 to the Clerk to cover the costs of printing and other items for the events
- d) To consider next steps.
 - a) The minutes were received.
 - b) 1. **Resolved** to agree the recommendations of the Neighbourhood Plan Working Group regarding arrangements for the community consultation events.
 - 2. The comments were received and noted.
 - c) **Resolved** to delegate £500 to the Clerk to cover the costs arising from the community consultation events

1819/86 Bradford Strategic Partial Review

- a) To consider any comments the Planning Committee wish to make regarding the Bradford Core Strategy Partial Review

Resolved to submit the following comments on behalf of Bingley Town Council

- Reduce housing requirement
- Protect green belt
- Any development needs to be supported by increased infrastructure
- Highlight the link between increased housing and increasing local employment opportunities to ensure Bingley does not become a dormitory town
- To aim for higher environmental and building standards than the minimum requirements
- To use the highest possible environmental standards
- To include a travel and transport plan for each new development.

1819/87 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.**
- c) **To receive an update regarding the felled Cherry Tree on Main Street and to consider next steps**
 - a) None
 - b) None
 - c) **Resolved** to write to Highways and urge them to plant a replacement tree on Main Street and to consider the benefits tree planting has in areas of heavy traffic, such as Main Street.

1819/88 Next Meeting of the Planning Committee

The next meeting of the Planning Committee will be held on Tuesday 12th March 2019 at 6.30pm at Cardigan House.