

BINGLEY TOWN COUNCIL



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

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT CARDIGAN HOUSE, BINGLEY ON
TUESDAY 21ST MAY 2019

Start: 6:30pm
Finish: 7:50pm

Councillors present:	Barton, Clough, Drucquer, Heseltine, Malik, Miah and Owen
Councillors in attendance not a member of this committee:	Williams
In attendance:	Laura Jowett, Administrative Officer
Members of the public:	Seven (part of the meeting)

1819/111 Apologies for absence

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

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

1819/112 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.
- a) Councillor Barton declared an interest in item 1819/118 (12) as it is a neighbouring property. He advised he would not speak or vote on this item.
Councillor Heseltine declared an interest in item 1819/118 (12) and (14) as he knows the applicants. He advised these were not disclosable pecuniary interests.
- b) None received

1819/113 Minutes

To approve the minutes of the meeting held on Tuesday 9th April 2019

Resolved that the minutes of the meeting held on 9th April 2019 be approved.

1819/114 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 spoke against item 1819/118 (11), the planning application for The Sun Inn in Cottingley. He highlighted the campaign to save the pub building from being developed into flats and town houses. He referred to national and local planning policy and the requirement to retain and develop accessible local services and community facilities, such as public houses in rural locations, such as Cottingley.

1819/115 Material Planning Considerations

To receive information about material planning considerations

The information was received

1819/116 Planning application checklist

To consider if the committee wishes to use a standard form for consideration of planning applications

Resolved to adopt the checklist for use when investigating applications in advance of Planning Committee meetings

1819/117 To receive information on the following ongoing issues and decide further action where necessary:

- **Any notified Planning Panels**
- **Any notified Planning Appeals**

None received

1819/118 Consideration of Planning Applications

Councillor Clough, as Chair of the Committee, took item 1819/118 (11) next on the agenda

	Ref number	Address	Description	BTC comment
11	19/00675/MAF	Sun Inn, Bradford Old Road, Cottingley	Conversion of public house into 8 no. apartments and construction of 10 dwellings on surrounding land	Resolved to recommend that this application be refused on the the following grounds: - Loss of a community facility, with no equivalent facility nearby - Impact of increased traffic in what is already an area with issues related to the volume of traffic - Over development, the layout and density and overcrowding on the site - Concern that the development doesn't comply with local and national planning policies. - Loss of trees and the adverse impact on nature and wildlife

				<p>- Concerns about drainage of surface water (SUDS) If Bradford Council are minded to approve this application Bingley Town council would recommend the following conditions:</p> <ul style="list-style-type: none"> - That a TRO be produced - That the fence/wall to the public footpath be maintained in perpetuity - That electric vehicle charge points be provided for all properties.
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Four members of the public left the meeting at 7.01pm

Councillor Clough, as Chair of the Committee, took item 1819/118 (12) next on the agenda

	Ref number	Address	Description	BTC comment
12	19/02058/HOU	18 Heathfield Close, Bingley	Two storey side extension	Resolved to recommend approval.

Two members of the public left the meeting at 7.05pm

	Ref number	Address	Description	BTC comment
1	19/01637/HOU	Scarr Croft, Parkside, Bingley	Single storey rear/side extension.	Resolved to recommend approval.
2	19/01634/HOU	37 School Street, Cottingley	Conversion of a garage into a bedroom/occasional room with en-suite facilities (retrospective)	Resolved to submit a comment stating that that there is insufficient information provided with this application and would request that improved plans be provided due to the lack of detailed information, particularly in relation to car parking and the

				impact this development will have on parking.
3	19/01698/HOU	4 Heaton Close, Eldwick	Attached garage and single storey side extension, with front & rear dormer windows.	Resolved to recommend that this application be refused on grounds of size, scale and massing and the proximity to the boundary.
4	19/01699/HOU	16 Cavendish Drive, Eldwick	Two storey side and single storey rear extension	Resolved to recommend that this planning application be refused on grounds of size, scale and massing and the proximity to the boundary. This development is not subservient to the original property.
5	19/01678/HOU	70 Swan Avenue, Bingley	Conservatory to rear/side	Resolved to recommend approval.
6	19/01711/HOU	20 Otley Road, Eldwick	Single storey side extension and a new hip to gable roof	Resolved to recommend that this application be refused on grounds of proximity to the boundary, over shadowing and loss of outlook.
7	19/01735/HOU	27 Dene Bank, Bingley	Proposed rear extension at ground floor level, a raised patio to the rear and creation of a workshop at lower ground floor	Resolved to recommend approval.
8	19/01784/HOU	7 Fairy Dell, Cottingley	Double storey side and rear extension with single storey element to rear and alteration to front dormer window.	Resolved to recommend approval.
9	19/01912/HOU	10 Victoria Street, Micklethwaite	Demolition of existing garden room and replacement with new garden room and patio	Resolved to recommend approval.
10	19/01913/LBC	10 Victoria Street, Micklethwaite	Demolition of existing garden room and	Resolved to make no comment on this application.

			replacement with new garden room and patio	
13	19/02056/HOU	Park House, Otley Road, Eldwick	Ground floor extension and new staircase link to domestic store	Resolved to recommend approval.
14	19/02033/FUL	31 Otley Road, Eldwick	Construction of detached dwelling and associated works	Resolved to recommend approval.
15	19/01737/FUL	113A Main Street, Bingley	Installation of additional 1st floor window to the front and safety rail and decking structure to second floor rear elevation to create roof terrace to a residential unit	Resolved to recommend that this application be refused on Health and Safety grounds and the risk to members of the public.

1819/119 Bingley Neighbourhood Plan

To note that the next Neighbourhood Plan Working Group meeting will be held at 6.30pm on Tuesday 4th June at Bingley Methodist Church.

The date of the next meeting was noted.

1819/120 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.**

There were no updates

1819/121 Next Meeting of the Planning Committee

The next meeting of the Planning Committee will be held on Tuesday 11th June 2019 at 6.30pm at Cardigan House.