

# BINGLEY TOWN COUNCIL



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

## MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT CARDIGAN HOUSE, BINGLEY ON TUESDAY 13<sup>TH</sup> AUGUST 2019

Start: 6:30pm

Finish: 7:20pm

<b>Councillors present:</b>	Clough, Dawson, Drucquer, Heseltine and Owen
<b>Councillors in attendance not a member of this committee:</b>	
<b>In attendance:</b>	Laura Jowett, Administrative Officer
<b>Members of the public:</b>	One

### 1920/22 Apologies for absence

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

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

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

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

### 1920/23 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 Dawson declared an interest in item 1920/27.10. She advised the committee that she would leave the room while this item was discussed and would not take part in the discussion or the vote on this item.

Councillor Drucquer declared an interest which was not a disclosable pecuniary interest in item 1920/27.5 and advised she would not take part in the vote.

- b) None received
- c) None requested

### 1920/24 Minutes

**To approve the minutes of the meeting held on Tuesday 9<sup>th</sup> July 2019**

**Resolved** that the minutes of the meeting held on 9<sup>th</sup> July 2019 be approved.

### 1920/25 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

**1920/26 To receive information on the following ongoing issues and decide further action where necessary:**

- **Any notified Planning Panels**

To note that application 19/01194/FUL Land at Grid Ref 411917 439120, Pendle Road, Gilstead, was considered at Planning Panel on the 7<sup>th</sup> August 2019.

The Planning Committee noted that this application was passed by the Planning Panel

- **Any notified Planning Appeals**

To note that appeal 18/00124/APPFL2, Arden, Gilstead Lane, Gilstead was considered at an appeal hearing on the 6<sup>th</sup> August 2019.

Noted

### **1920/27 Consideration of Planning Applications**

	Ref number	Address	Description	BTC comment
<b>1</b>	19/02793/FUL	Bingley Auction Mart, Keighley Road, Bingley	Construction of scooter store	<b>Resolved</b> to recommend approval.
<b>2</b>	19/02935/HOU	18 Heathfield Close, Bingley	Two storey side extension	Councillor Heseltine declared an interest in this item and did not take part in the discussion or the vote. <b>Resolved</b> to make no comment
<b>3</b>	19/02877/REM	1 The Grove, Bingley	Reserved matters application requesting consideration of access, appearance, landscaping, layout and scale for one single-storey detached dwelling (pursuant to outline appeal approval 17/05394/OUT, APP/W4705/W/18/3197528)	<b>Resolved</b> to recommend approval.
<b>4</b>	19/02803/HOU	26 Fairfax Road, Bingley	Installation of 1.8 metre high galvanised steel mesh vehicle and pedestrian gates and posts to replace existing bar	<b>Resolved</b> to comment stating that Bingley Town Council are supportive of a gate in principle but would suggest that the current design is not in keeping with the local residential area or the street scene. Any gate should be in keeping with the

				local area. Bingley Town Council are not supportive of the current design of the gate.
5	19/02905/FUL	Site adjacent to Ryshworth Hall and Crossflatts Cricket Club, Keighley Road, Bingley	Demolition of 1 existing industrial building with associated storage area, existing modern flat-roofed extension to barn and existing flat-roofed annex to barn near main site entrance. Change of use of existing unoccupied barn (D2) to 4 dwellings. Construction of 1 new detached dwelling. Formation of parking for proposed dwellings.	Councillor Drucquer abstained from the vote. <b>Resolved</b> to comment stating that Bingley Town Council object to this application on the grounds raised in the highways and conservation officers reports.
6	19/03103/HOU	15 Fernbank Drive, Bingley	Proposed single storey front extension to existing property with first floor balcony with Internal alterations throughout. *Minor alterations to originally approved application 19/00236/HOU* - see attached decision notice and officer report for further information.	<b>Resolved</b> to make no comment on this application.
7	19/03063/OUT	18 Sleningford Rise, Bingley	Outline application for residential development for one 3 bedroom dwelling house requesting consideration of appearance, layout and scale	<b>Resolved</b> to recommend that this application be refused on grounds of highways safety issues, issues relating to the increase in on street parking due to the loss of a garage and over development of the site.
8	19/03030/HOU	1 The Old School, Eldwick	Entrance lobby to side elevation	<b>Resolved</b> to recommend that this application be approved, providing materials used are in keeping with the original building

9	19/03126/VOC	Former Site of Brook Cottage, Bradford Road, Bingley	Variation of condition 3 (vehicular access) and 4 (sight lines) of planning permission 10/01169/FUL to allow: widening to 4.1m and the gradient maintained as the existing road as shown on drawing No W.D 2/1 Revision C and sight lines as shown on drawing No W.D 2/1 Revision C.	<b>Resolved</b> to submit a comment explaining that Bingley Town Council are unable to comment on this application due to the poor drawings and the lack of clarity or measurements in the drawings submitted.
10	19/03249/HOU	63 Warren Lane, Bingley	Two storey side and single storey rear extension, with demolition of existing garage and extension	Councillor Dawson left the room at 7:04pm <b>Resolved</b> to recommend that this application be approved. Councillor Dawson returned to the meeting at 7.07pm
11	19/03297/HOU	Hillcrest, Heights Lane, Eldwick	Demolish existing garage, construct new single storey side extension.	<b>Resolved</b> to recommend that this application be approved, subject to good design and materials which are in keeping with the original building.

#### 1920/28 Bradford Core Strategy Partial Review – Preferred Options Consultation

To consider appointing councillors to attend Topic Workshops and Information Events and feedback to the Planning Committee in September in order to compose a response to the Core Strategy Partial Review – Preferred Options Consultation.

Councillor Clough and Councillor Heseltine advised they would attend the information event on the 21<sup>st</sup> August and Councillor Clough would attend the workshop on Housing and Infrastructure on the 3<sup>rd</sup> September. **Resolved** to send an invitation would be circulated to all councillors to ask if they would like to attend any of the Topic Workshops or information events. Those attending would be asked to provide written feedback to Councillor Clough in order that he can compile a written report for the next Planning Committee meeting.

#### 1920/29 Bingley Neighbourhood Plan

- a) To receive the draft minutes of the Neighbourhood Plan Working Group on 17<sup>th</sup> July 2019
- b) To approve the draft Built Heritage Chapter (V8)
- c) To approve the draft list of Local Character Buildings and Structures of Local Heritage Interest (V9)
- d) To approve the draft Green Spaces list (V7)

- e) **To approve the draft Views and Vistas document (V3)**
- f) **To note the date of the next Neighbourhood Plan Working Group meeting is Monday 2<sup>nd</sup> September at Crossflatts Community Centre, St Aidan's Square, Crossflatts.**
- g) **To agree the attendance of Andrew Towler Associates at one of the community consultation events for a cost of £100**
- a) The draft minutes were received
- b) **Resolved** to approve the draft Built Heritage Chapter
- c) **Resolved** to approve the draft list of Local Character Buildings and Structures of Local Heritage Interest
- d) **Resolved** to approve the draft Green Spaces list
- e) **Resolved** to approve the draft Views and Vistas document
- f) The date of the next meeting was noted.
- g) The Planning Committee resolved to ask Andrew Towler Associates to attend the launch of the Community Consultation on Saturday 7<sup>th</sup> September from 9am-1pm at Bingley Arts Centre.

#### **1920/30 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.**
- None

#### **1920/31 Next Meeting of the Planning Committee**

The next meeting of the Planning Committee will be held on **Tuesday 10<sup>th</sup> September 2019 at 6.30pm at Cardigan House.**