

BINGLEY TOWN COUNCIL



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

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT CARDIGAN HOUSE, BINGLEY ON TUESDAY 10TH SEPTEMBER 2019

Start: 6:30pm
Finish: 8:10pm

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

1920/32 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 Dawson's apologies and reasons for absence were noted. **Resolved** to approve the reasons for absence for Councillor Dawson.

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

1920/33 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 Drucquer declared an interest which was not a disclosable pecuniary interest in item 1920/38.6 and advised she would not take part in the vote.
 - b) None received
 - c) None requested

1920/34 Minutes

To approve the minutes of the meeting held on Tuesday 13th August 2019

Resolved that the minutes of the meeting held on 13th August 2019 be approved.

1920/35 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

1920/36 To receive information on the following ongoing issues and decide further action where necessary:

- Any notified Planning Panels
- Any notified Planning Appeals

None

1920/37 Licensing application

To consider any comment the Town Council may wish to make on the licensing application for Chapter 2 Coffee & Wine Bar 11b Chapel Street Bingley BD16 2NG

The application was noted

1920/38 Consideration of Planning Applications

Item 12 was taken first as members of the public wished to speak on this. Two members of the public explained their concerns about application 19/03599/MAO relating to protecting greenbelt land, infrastructure, traffic and children’s safety.

	Ref number	Address	Description	BTC comment
12	19/03599/MAO	Land West of Lysander Way and South of March Cote Lane, Cottingley	Outline application for residential development of land for 155 dwellings (site area 8.41 ha) requesting consideration of access	<p>Resolved to recommend that this application be refused on the following grounds;</p> <ul style="list-style-type: none"> -Highways safety concerns in an area which currently experiences excessive traffic and associated issues -The capacity of the physical infrastructure -deficiencies in local social facilities -the adverse effect on wildlife -The proposed site is in the greenbelt with no justification or special circumstances -Cottingley does not need any more houses building

Three members of the public left the meeting at 6.45pm

	Ref number	Address	Description	BTC comment
1	19/02683/FUL	2 & 4 Airebank Bingley	Demolition of existing pair of semi-detached houses and formation of outdoor drinking area for The Brown Cow	Councillor Heseltine declared an interest in this item and did not take part in the discussion or the vote. Resolved to recommend that this application be approved.
2	19/03380/FUL	The Rowans and The Sycamores, The Green, Bingley	Replacement of all existing windows and doors to all apartments	Resolved to recommend that this application be approved.
3	19/03062/VOC	Littlegarth Sheriff Lane Eldwick	Variation of condition 10 of planning approval 18/05178/FUL (Construction of a detached dwelling) to substitute approved drawing 1665-18-001D with 1665-19-017 Plans and elevations and drawing 1665-18-002A with 1665-19-018 Proposed site plan.	Resolved to recommend that this application be refused on grounds of overshadowing, overlooking and loss of privacy to neighbouring properties, loss of or effect on trees and inappropriate design. It is felt that the modifications to the existing approved plans are excessive.
4	19/03041/FUL	Samuel Lister Academy Cottingley New Road Cottingley	Installation of new security gate to entrance drive	Resolved to recommend that this application be approved.
5	19/03413/HOU	132 Gilstead Lane, Gilstead	Construction of attached triple garage with storage area above	Resolved to recommend that this application be approved.
6	19/03530/HOU	Holly Croft, 4 Heritage Park, Bingley	Extension to existing garage	Councillor Drucquer abstained from the vote. Resolved to recommend that this application be approved.
7	19/03262/HOU	Greenhill Court, Greenhill Lane, Micklethwaite	Construction of a garden shed (summerhouse).	Resolved to recommend that this application be refused on the grounds of the

				effect on trees and that it is over permissible height.
8	19/03326/FUL	Land to West of Ryshworth Hall, Keighley Road, Bingley	Construction of 1No dwelling with associated landscaping.	Resolved to recommend that this application be approved.
9	19/03422/FUL	Former Crowhurst, Bradford road, Bingley	Three detached dwellings	Resolved to recommend that this application be approved on the condition that the methodology of the arboricultural report is followed.
10	19/02847/FUL	Unit 16 Castlefields Industrial Estate, Castlefields Road, Bingley	Construction of extension to side	Resolved to recommend that this application be approved.
11	19/03705/HOU	1 Denton Drive, Eldwick	Two storey rear extension	Resolved to make no comment on this application.
13	19/03327/LBC	Land to the West of Ryshworth Hall, Keighley Road, Bingley	Construction of dwelling with associated landscaping	Resolved to recommend that this application be approved.
14	19/03650/MAF	Site at Crosley Wood Road, Bingley	Demolition of existing residential blocks and construction of 81 houses and 12 flats with associated roads and external works	Councillor Miah left the meeting at 7.37pm and returned at 7.39pm Resolved to submit the following comment: Bingley Town Council is supportive of the application to provide social and affordable housing on this site. Bingley Town Council would like the following issue to be considered -Accessibility within the properties -Primrose Lane must not be used to

				<p>provide construction or other access due to highways safety concerns, particularly at Scourer Bridge</p> <p>-Public transport provision appears to have been overstated</p> <p>-The idea of cycle use is optimistic</p> <p>-Bingley Town Council recommend that, as far as possible, sustainable energy and building methods and materials are used, including SUDS. Particularly to protect the adjacent canal and SSI Bingley Bog.</p> <p>-The opportunity for good design needs to be revisited as indicative materials appear to be very ordinary.</p> <p>-The development should focus on high quality design and healthy places. It should include enhanced accessibility and wheelchair housing standards, minimum space standards and support for the</p>
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				integration of innovate waste collection.
15	19/03759/HOU	21, Holroyd Mill Lane, Micklethwaite	Retrospective applications for alterations to previously approved proposal.	Resolved to make no comment on this application.

1920/39 Bradford Core Strategy Partial Review – Preferred Options Consultation

- a) To receive feedback from Topic Workshops and information events about Bradford Council’s Core Strategy Partial Review
- b) To consider any response the Planning Committee wishes to make to the Core Strategy Partial Review – Preferred Options Consultation
 - a) Feedback as received
 - b) **Resolved** to submit a response to Bradford Council stating that the phasing has to ensure the aims of restoring Bradford as a housing centre and that the use of brown field sites is paramount and other, easier to develop sites are phased later in the plan. Development on greenbelt land must be a last resort and only in exceptional circumstances.
Resolved to submit the draft Neighbourhood Plan Employment chapter to Bradford Council in response to the call for employment sites to reflect the council’s brad thinking on this subject, rather than identifying potential sites.

1920/40 Bingley Neighbourhood Plan

- a) To agree the attendance of Andrew Towler Associates at the Neighbourhood Plan Working Group meeting on Monday 18th November.
- b) Following approval of technical support packages, to give approval to apply for a further £8,000 Locality grant, once £1,700 of current grant has been spent.
- c) To note the date of the next Neighbourhood Plan Working Group meetings are Tuesday 15th October and Monday 18th November at 6.30pm, venues to be confirmed.
 - a) **Resolved** to agree the attendance of Andrew Towler Associates at the Neighbourhood Plan Working Group meeting on Monday 18th November.
 - b) **Resolved** to give approval to apply for a further £8,000 Locality grant, once £1,700 of current grant has been spent.
 - c) The meeting dates were noted

1920/41 Budget items 2020/2021

To identify and consider any costed items for inclusion in next year’s budget

Resolved to request £250 for planning documents and £2,500 for Neighbourhood Planning.

1920/42 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) An update was provided, some work has started very recently.
 - b) None

1920/43 Next Meeting of the Planning Committee

The next meeting of the Planning Committee will be held on **Tuesday 8th October 2019 at 6.30pm at Cardigan House.**