

BINGLEY TOWN COUNCIL



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

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT CARDIGAN HOUSE, BINGLEY ON TUESDAY 8TH OCTOBER 2019

Start: 6:30pm

Finish: 7:40pm

Councillors present:	Barton, 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:	None

1920/44 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.

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

1920/45 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) None
 - b) None received
 - c) None requested

1920/46 Minutes

To approve the minutes of the meeting held on Tuesday 10th September 2019

Resolved that the minutes of the meeting held on 10th September 2019 be approved.

1920/47 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

1920/48 To receive information on the following ongoing issues and decide further action where necessary:

- Any notified Planning Panels
- Any notified Planning Appeals

None

1920/49 Consideration of Planning Applications

	Ref number	Address	Description	BTC comment
1	19/03611/FUL	Bowling Green Mills, Lime Street, Bingley	Replacement of existing fence to northern and part eastern boundary including associated works to trees and installation of retractable security gates to the reception, shop and security lodge entrances	Resolved to recommend that this application be approved.
2	19/03800/HOU	Woodview, 3 Micklethwaite, Micklethwaite	Single storey rear extension	Resolved to recommend that this application be approved.
3	19/03820/FUL	99 and 101 Main Street, Bingley	Change of Use from Cafe (A3) to Wine Bar (A4) at 101 Main Street, alterations to shop fronts and formation of roof terrace over 99 and 101 Main Street	Resolved to recommend that this application be approved on the condition of the inclusion of a disabled toilet.
4	19/03902/HOU	Farweather Mistal, Birch Close Lane, Eldwick	Front porch extension with integral garage conversion and addition of two rooflights.	Resolved to make no comment on this application.
5	19/03861/FUL	Oak House, Ash Terrace, Bingley	Change of use of the building from Class B1 tool workshop to Class D2 childrens' play centre	Resolved to recommend that this application be refused due to highways concerns and insufficient parking.
6	19/03950/HOU	Park House, Otley Road, Eldwick	Single storey side extension to create interanal stairacase link and front porch	Resolved to recommend that this application be approved.
7	19/03857/HOU	9 Oak Bank, Bingley	Two storey rear extension (re-submission of 19/00826/HOU)	Resolved to recommend that this application be approved.
8	19/03905/FUL	Unit 1, Arden House, 117 to 125 Main Street, Bingley	Change of use from (A2) estate agents to (A4) micro pub	Resolved to recommend that this application be approved on the condition of the inclusion of a disabled toilet.

9	19/03437/MAR	Land East of Laythorpe Farm, Sty Lane, Micklethwaite	Reserved matters application requesting consideration of access, layout, scale, appearance and landscaping for 420 dwellings (pursuant to outline approval 14/00293/MAO)	<p>Resolved to recommend that this application be refused on the following grounds.</p> <ul style="list-style-type: none"> -The developers should refer to the submissions from Greenhill Action Group, particularly in relation to a buffer zone by the canal and retaining two-way traffic on Sty Lane -An Archaeological Survey needs to be completed -The developer should consider the comments from WY Police -The concerns raised by the Canal and River Trust must be addressed -Affordable housing should be located closer to public transport links -Bingley Town Council has concerns that the proposed emergency access at Oak Wood would be used solely in emergencies -Bingley Town Council question if weight restriction of the suggested swing bridge over the canal will be sufficient for
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				<p>emergency vehicles, agricultural loads and local business/ industrial traffic. The proposed swing bridge is restricted to loads of 7.5 tonnes but fire engines, for example, can weigh 12 tonnes.</p> <p>-Concerns about the weight of construction vehicles attending the site</p> <p>-There is not enough detail about formal play space within the development.</p>
10	19/04016/HOU	49 March Cote Lane, Cottingley	Single storey conservatory to rear	Resolved to recommend that this application be approved.
11	19/03955/OUT	Land to Rear of 59 Primrose Bank, Gilstead	Outline application for residential two storey detached dwelling with all matters reserved	Resolved to make no comment on this application.
13	19/04098/FUL	11-13 Old Main Street, Bingley	Change of use from offices (use class B1) to funeral directors (use class A1)	Councillor Heseltine declared that he had an interest in this application as he knows the owner, the interest is not a disclosable pecuniary interest. Resolved to recommend that this application be approved.
14	19/04152/HOU	Mannville, 11 Cottingley Drive, Cottingley	Single storey side extension to provide garage and utility room	Resolved to recommend that

				this application be approved.
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1920/50 Bingley Neighbourhood Plan

- a) **To receive the minutes of the Neighbourhood Plan Working Group meeting from the 2nd September 2019.**
- b) **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) The draft minutes of the Neighbourhood Plan Working Group meeting from the 2nd September 2019 were received
- b) The dates of the next meetings were noted and the venues were confirmed as the Methodist Church on the 15th October and Church House on the 18th November.

1920/51 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) Covered in application 19/03437/MAR.
- b) None

1920/52 Next Meeting of the Planning Committee

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