

BINGLEY TOWN COUNCIL



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

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON ZOOM, ON TUESDAY 11TH AUGUST 2020

Start: 6:30pm

Finish: 8:00pm

Councillors present:	Barton, Clough, Dawson, Drucquer, Holmes and Owen
Councillors in attendance not a member of this committee:	
In attendance:	Laura Jowett, Administrative Officer
Members of the public:	None

2021/28 Apologies for absence

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

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

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

2021/29 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 a pecuniary interest in item 2021/33/20 Planning Application for Lower Heights Farm Cottage, Heights Lane, Eldwick.
 - b) None
 - c) None

2021/30 Minutes

To approve the minutes of the meeting held on Tuesday 9th June 2020

Resolved that the minutes of the meeting held on 9th June 2020 be approved.

The meeting in July was not quorate and did not take place.

2021/31 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

2021/32 To receive information on the following ongoing issues and decide further action where necessary:

- Any notified Planning Panels
- Any notified Planning Appeals

None received

2021/33 Consideration of Planning Applications

	Ref number	Address	Description	BTC comment
1	20/01941/VOC	Arden, Gilstead Lane, Gilstead	Removal of Condition 8 (Soakaways) of planning permission 17/02753/FUL	Resolved to recommend that this application be approved.
2	20/02007/REM	New House Farm, Otley Road, High Eldwick	Reserved matters application requesting consideration of appearance, landscaping, layout and scale for one farm workers dwelling (pursuant to outline approval 19/00758/OUT)	Resolved to recommend that this application be approved subject to the condition that it is used as a residential home for a farm worker.
3	20/02183/HOU	Gawthorpe Gate, Beck Lane, Bingley	New first floor addition and external remodel	Resolved to recommend that this application be approved.
4	20/02234/HOU	58 Timble Drive, Eldwick	Demolition of garage and construction of single storey side extension.	This application was decided on 11/08/20.
5	20/01880/HOU	Merlewood, Bradford Road, Bingley	Conversion of existing first floor, addition of second floor and single storey rear extension with balcony above	Resolved to recommend that this application be refused on grounds of over-development and over intensive use of the site.
6	20/02339/HOU	3 Glendale, Gilstead	First floor extension above existing garage to provide habitable accommodation, with a stairwell extension to provide access	Resolved to recommend that this application be refused on grounds of overlooking and loss of privacy.
7	20/02328/HOU	57 Beckfield Road, Cottingley	Two storey side extension with rear dormer window and loft conversion	Resolved to recommend that this application be refused on the grounds that the dormer is too big and dominant, it is unsympathetic to

				the area and the drawings do not contain dimensions or scale.
8	20/02229/VOC	Prospect House, Heights Lane, Eldwick	Removal of condition 3 (no further windows, including dormer windows, or other openings) of planning permission 13/03437/FUL Decided on 07/08/20	This application was decided on 07/08/20.
9	20/02464/HOU	50 Timble Drive, Eldwick	Single storey rear extension	Resolved to make no comment on this application.
10	20/02513/HOU	Rustlewood, Parkside, Bingley	Single storey rear extension to replace existing lean-to extension and conversion of part of garage to utility	Resolved to recommend that this application be approved subject to adequate traffic management, and parking for contractors, being provided during construction.
11	20/02370/HOU	Beckfoot Cottage, Beckfoot Lane, Bingley	Summer house	Resolved to recommend that this application be approved, subject to compliance with the Biodiversity Team's recommendation that the summer house be set back a further 2 meters from Harden Beck.
12	20/02568/HOU	Priestthorpe Cottage, 53 Priestthorpe Road, Bingley	Two storey side extension and extension to porch	Resolved to recommend that this application be refused on the grounds of scale, it is too big and not set back, the roof is too high and there is a lack of dimensions shown on the plans.
13	20/02576/HOU	31 Otley Road, Eldwick	Two storey side extension to replace existing two storey extension and conservatory	Resolved to recommend that this application be refused on grounds of scale, the

				proposed extension is too large and should be subdominant to the existing building.
14	20/02366/FUL	Tewitt House, Tewitt Lane, Eldwick	Demolition of existing dwelling and construction of new detached two storey repositioned dwelling	Resolved to recommend that this application be refused on the grounds of scale and that it is an incongruous stand alone building in the green belt, it is not in keeping with the surroundings.
15	20/02288/HOU	78 The Oval, Bingley	Two storey side extension	Resolved to recommend that this application be refused on the grounds of over intensive use of the site, potential loss of light to neighbouring properties and a lack of specific dimensions relating to the boundary with neighbouring property.
16	20/02595/FUL	65 Main Street, Bingley	Change of use from shop (use class A1) to cafe (use class A3) and installation of ventilation/extraction system (retrospective) (associated first floor flat unaffected)	Resolved to make no comment on this application.
17	20/02590/REM	41 Woodvale Crescent, Bingley	Reserved matters application requesting consideration of access, appearance, landscaping, layout and scale for one detached dwelling (pursuant to outline approval 19/00243/OUT)	Resolved to recommend refusal until a detailed drainage scheme is provided as the drainage officer says the proposed scheme is inadequate.
18	20/02637/HOU	3 Percy Street, Bingley	Front dormer	Resolved to recommend that this application be approved.

19	20/02707/HOU	23 Falcon Road, Bingley	Two storey side extension	Resolved to make no comment on this application.
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Councillor Dawson left the meeting at 7.04pm

	Ref number	Address	Description	BTC comment
20	20/02553/FUL	Lower Heights Farm Cottage, Heights Lane, Eldwick	Change of use from holiday cottage to C3 dwelling with extension and alterations and new driveway access and addition of a solar electric array	Resolved to recommend that this application be approved.

Councillor Dawson returned to the meeting at 7.06pm

	Ref number	Address	Description	BTC comment
21	20/02321/HOU	42 Oakwood Drive, Bingley	Increase height of boundary fencing	Resolved to recommend that this application be refused on grounds of inadequate drawings, the fencing would be too high, it would be out of keeping with the area and there is inadequate information about materials.
22	20/02752/HOU	4 Heatherville Close, Eldwick	Construction of detached garage	Resolved to recommend that this application be approved.
23	20/02732/HOU	The Orchard, Sheriff Lane, Eldwick	Single storey side and rear extensions; disability adaptations and accessible patio area	Resolved to recommend that this application be approved.
24	20/02863/HOU	52 Moorbottom Lane, Bingley	Extension to existing balcony with recreation room below	Resolved to recommend that this application be refused on the grounds of overlooking neighbouring properties and loss of privacy, too dominant and that it would be very high next to a public highway.

25	20/02916/HOU	9 Beacon Close, Gilstead	Dormer windows to front and rear; increase in roof height of existing side extension	Resolved to make no comment on this application.
26	20/02828/FUL	Land off Paddock Lane, Eldwick	Construction of dwelling	Resolved to recommend that this application be approved.
27	20/02957/FUL	Unit 16, Castlefields Industrial Estate, Castlefields Road, Bingley	Construction of extension to side	Resolved to recommend that this application be approved.
28	20/03096/HOU	15 Sheriff Court, Eldwick	Single storey rear extension, two storey extension and garage conversion	Resolved to recommend that this application be refused due to insufficient parking and concerns regarding loss of privacy.

2021/34 Bingley Neighbourhood Plan

- a) To receive the minutes of the Neighbourhood Plan Working Group on Wednesday 17th June 2020 and the draft minutes of the meeting on Wednesday 22nd July
 - b) To approve the recommendation that the consultation response document be approved, that it be included in the evidence library section of the Neighbourhood Plan and that it be publicised on the Bingley Town Council website, with thanks to residents for involvement and input, once the CIL policy has been publicised, to show how the consultation contributed to the creation of the policy
 - c) To approve the recommendation that the Village Identities Chapter be approved
 - d) To approve the recommendation that the list of Green Spaces be approved
 - e) To consider the Masterplan and Design Code documents and the feedback suggested by the Neighbourhood Plan Working Group
 - f) To note the next Neighbourhood Plan Working Group meeting will be held on Wednesday 16th September at 6.30pm on Zoom.
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- a) The minutes of the Neighbourhood Plan Working Group on Wednesday 17th June 2020 and the draft minutes of the meeting on Wednesday 22nd July were received
 - b) The Planning Committee **resolved** to approve the recommendation and to note its thanks to Councillor Williams for his work on the consultation response.
 - c) The Planning Committee **resolved** to approve the draft Village Identities Chapter
 - d) The Planning Committee **resolved** to approve the draft list of Green Spaces and to note its thanks to Councillor Owen for her work on the list of Green Spaces
 - e) The Planning Committee **resolved** to approve the feedback on the Masterplan and Design Code, to recommend attendance at the workshop with AECOM to all councillors and to invite representatives from BDMC to attend the workshop.
 - f) The date of the next meeting was noted.

2021/35 Shared statement on travel, transport and traffic – Bingley Rural councils

To receive and consider the shared statement on travel, transport and traffic from Bingley Rural councils.

Resolved to write back thanking the Bingley Rural councils for the document and advising that Bingley Town Council support the aims of the document but would like more information about plans for delivery and how these will be taken forward. **Resolved** to refer the document to the Neighbourhood Plan Working Group to cross reference.

2021/36 Leeds Bradford Airport application 20/02559/FU

- a) **To receive and consider a letter and Further Information Report submitted to Leeds City Council with regard to application 20/02559/FU**
- b) **To consider making a recommendation to the full council**

Resolved to recommend that the Full Council consider the Further Information Report.

2021/37 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 Aire Valley incinerator and agree any action required.**

a) None

b) None

- c) It has become apparent that responses are being marked as anonymous and not being published on the public register even where respondents have given consent for their response to be published. The Planning Committee **resolved** to write to the Environment Agency, bringing this to their attention and requesting an explanation for this and information about the number of responses which have been marked as anonymous and not published on the public register.

2021/38 Next Meeting of the Planning Committee

The next meeting of the Planning Committee will be held on Tuesday 8th September 2020 arrangements to be confirmed.