

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT SHIPLEY AND BINGLEY VOLUNTARY SERVICES ON TUESDAY 12<sup>TH</sup> DECEMBER 2017**

**Start: 6:30pm  
Finish: 8:50pm**

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| <b>Councillors present:</b>                                      | Dawson, Clough, Quarrie, Truelove, J Wheatley and M Wheatley |
| <b>Councillors in attendance not a member of this committee:</b> | O'Neill and Simpson  |
| <b>In attendance:</b>  | Laura Jowett, Administrative Officer                         |
| <b>Members of the public:</b>                                    | One  |

**1718/57 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) Councillors Clough and Truelove declared their interest in item 1718/62/17 due to their close association with the applicant.
- b) No written requests for dispensations had been received
- c) None required

**1718/58 Apologies for absence**

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

It was noted that Councillor Dearden (illness) and Councillor Fenton (Personal) had submitted their reasons for absence.

**Resolved** to approve the reasons for absence. Proposed Councillor M Wheatley, seconded Councillor J Wheatley and agreed, all were in favour.

**1718/59 Minutes**

**To approve the minutes of the meeting held on Tuesday 10th October 2017**

**Resolved** that the minutes of the meeting held on 10<sup>th</sup> October be approved. Proposed Councillor J Wheatley, seconded Councillor Truelove. Four were in favour and there were two abstentions from the vote.

**1718/60 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.**

The member of public present spoke on item 1718/62/17. He explained he was interested in hearing the discussion and any objections the Town Council would make. He stated his concern that work had already started on the property in advance of permission being granted.

**1718/61 To receive information on the following ongoing issues and decide further action where necessary:**

- **Any notified Planning Panels**

None

- **Any notified Planning Appeals**

17/00116/APP/16/00116, Pine Lodge Bailey Hills Road Bingley West Yorkshire

- **Response to correspondence**

To receive the letter from Lidl about electric vehicle charge points.

The information on a planning appeal was received but no action required.

The letter from Lidl was received by the planning committee.

**Resolved** to write to the planning officer at Bradford Council, and copy to Lidl, giving Bingley Town Council's support for the installation of electric vehicle charge points and requesting that Bingley Town Council be consulted and given the opportunity to comment on revised plans. The letter is to include reiterating the Town Council's concerns regarding the safe pedestrian access to Myrtle Park and Bingley Pool, the width of the road and access to the car park. Proposed Councillor Dawson, seconded Councillor M Wheatley and agreed, all were in favour.

### 1718/62 Consideration of Planning Applications

Item 17 was brought forward on the agenda

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| 17 | 17/06510/FUL | 6 Park Road, Bingley | Change of use from derelict station house to fish and chip shop restaurant with takeaway with alcohol licence including extension to side and rear, new windows and door, new railing to boundary and binstores | <b>Resolved</b> to recommend this application be refused on the following grounds, the lack of adequate parking causing highways and traffic issues, particularly with delivery vehicles, concerns about waste management and increased littering, an abundance of fast food venues and venues selling alcohol already in the town, and the design and access and heritage statements don't adequately reflect that the building is a prominent landmark in the conservation area. <b>Resolved</b> to write to Bradford Council planning |
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|          |              |  |   | <p>department asking how so much work was carried out without planning permission, how this has been allowed to happen and what the consequences might be.</p> <p>Proposed Councillor J Wheatley, seconded Councillor M Wheatley and agreed. 3 were in favour, 1 abstained from the vote and 2 did not participate.</p>   |
| <b>1</b> | 17/05538/MAF | Former site of unit L1B, Castlefields Industrial Estate, Bingley | Construction of 2no. industrial units (use classes B1/B8) with trade counter and associated car parking   | <p><b>Resolved</b> to recommend that this application be approved on the condition that a full arboriculture survey be completed and a replacement tree scheme be agreed using trees of appropriate stature and quality.</p> <p>Proposed Councillor Quarrie, seconded Councillor Clough and agreed. Four were in favour and there was one abstention from the vote.</p> |
| <b>2</b> | 17/05885/HOU | 44 Rylands Avenue, Gilstead                                      | Proposed two storey side and rear extension to existing semi-detached dwelling. The proposals have been amended to take on board the "reasons for refusal" from an earlier application (ref. 17/02592/HOU) submitted in April/May 2017. | <p><b>Resolved</b> to make no comment on this application.</p> <p>Proposed Councillor M Wheatley, seconded Councillor J Wheatley, and agreed. All were in favour.</p>   |
| <b>3</b> | 17/05646/FUL | Suburban Style Bar, Market Street, Bingley                       | Retrospective application relocation of external  | <p><b>Resolved</b> to make no comment on this application.</p>  |

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|   |              |  | condensers and new duct work   | Proposed Councillor Quarrie, seconded Councillor M Wheatley, and agreed. All were in favour.<br>Councillor O'Neill and one member of the public left the meeting at 7:30pm and item 1718/63 Bingley Neighbourhood Plan was moved up the agenda and taken as the next item of business. |
| 4 | 17/05616/HOU | Branksome, Otley Road, Eldwick                 | Two storey side extension and single storey rear extension               | 7:45pm The agenda resumed.<br><b>Resolved</b> to make no comment on this application.<br>Proposed Councillor M Wheatley, seconded Councillor Quarrie, and agreed. All were in favour.  |
| 5 | 17/06065/FUL | Site adjacent to 42 Castlefields Road, Bingley | Construction of industrial 'starter' units and associated parking spaces | <b>Resolved</b> to recommend that this application be approved. Proposed Councillor Truelove, seconded Councillor Quarrie and agreed, all were in favour.  |
| 6 | 17/06063/HOU | Hill Top Farm Cottage, Hill Top Lane, Bingley  | Two storey side extension and new entrance porch                         | <b>Resolved</b> to make no comment on this application.<br>Proposed Councillor Truelove, seconded Councillor J Wheatley, and agreed. All were in favour.   |
| 7 | 17/06083/HOU | 57 Agincourt Drive, Gilstead                   | First floor side extension   | <b>Resolved</b> to make no comment on this application.<br>Proposed Councillor Quarrie, seconded Councillor Clough,  |

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|           |              |   |  | and agreed. 5 were in favour and there was one abstention from the vote.   |
| <b>8</b>  | 17/06095/HOU | 34 March Cote Lane, Cottingley            | Demolition of single storey side extension. New two-storey gable extension to provide ground floor garage and toilet with bedroom over. Drop kerb and new drive access | <b>Resolved</b> to recommend that this application be approved. Proposed Councillor Clough, seconded Councillor Quarrie and agreed, all were in favour.  |
| <b>9</b>  | 17/06131/FUL | ShIPLEY Golf Club, Beckfoot Lane, Bingley | Construction of new range shelter to facilitate existing practice ground   | <b>Resolved</b> to recommend that this application be approved. Proposed Councillor Quarrie, seconded Councillor Clough and agreed, all were in favour.  |
| <b>10</b> | 17/06321/HOU | 31 Glen Road, Eldwick                     | Proposed single storey rear extension linking the house to the garage  | <b>Resolved</b> to make no comment on this application. Proposed Councillor Dawson, seconded Councillor J Wheatley, and agreed. All were in favour.  |
| <b>11</b> | 17/06405/FUL | 99 Main Street, Bingley                   | Change of Use from Shop (A1) to Wine Bar (A4)  | <b>Resolved</b> to record concerns at the loss of retail space on Main Street and the increase in licensed premises. Bingley Town Council feel that this application is incompatible with the existing retail area and an unacceptable use of property in the conservation area. Bingley Town Council are concerned about the impact on the high street. Proposed Councillor J Wheatley, seconded Councillor |

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|    |                |  |  | Truelove and agreed, all were in favour.<br>Councillor Dawson left the meeting at 8:20pm.   |
| 12 | 17/06420/HOU   | 35 Main Street, Cottingley                   | Construction of summerhouse to replace the existing  | <b>Resolved</b> to recommend that this application be approved. Proposed Councillor Clough, seconded Councillor CJ Wheatley and agreed, five were in favour.  |
| 13 | 17/06442/PNH   | 1 Titania Close, Cottingley                  | Construction of single storey rear extension   | Councillor Quarrie left the meeting at 8:25pm and returned at 8:27pm.<br><b>Resolved</b> to recommend that this application be approved. Proposed Councillor Clough, seconded Councillor Quarrie and agreed, five were in favour. |
| 14 | 17/06370/FUL   | Arden, Gilstead Lane, Gilstead               | Construction of four bedroom detached dwelling with detached car port, driveways and landscaping and demolition of existing garage   | Councillor Clough left the meeting at 8:30pm and returned at 8:32pm.<br><b>Resolved</b> to make no comment on this application. Proposed Councillor M Wheatley, seconded Councillor J Wheatley, and agreed. Five were in favour.  |
| 15 | 17/01164/NMA01 | The Yorkshire Clinic, Bradford Road, Bingley | Non material amendment to planning approval 17/01164/ful dated 28.04.2017: Extension to form new waiting area, entrance lobby and covered drop off point and associated external works | No comment was required due to nature of application.   |
| 16 | 17/06543/HOU   | Burnside, Beck Lane, Bingley                 | Loft conversion with front and rear dormers  | <b>Resolved</b> to recommend that this application be   |

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|    |                |  |  | approved. Proposed Councillor Quarrie, seconded Councillor Clough and agreed, five were in favour.   |
| 17 | 17/06510/FUL   | 6 Park Road, Bingley                     | Change of use from derelict station house to fish and chip shop restaurant with takeaway with alcohol licence including extension to side and rear, new windows and door, new railing to boundary and binstores          | See above  |
| 18 | 16/00780/SUB02 | Riverside Works, Ireland Street, Bingley | Submission of details to comply with condition 2,8,9,10,13,14 and 15 of planning approval 16/00780/ful dated 29/11/2016 : Demolition of foundry buildings and construction of four dwellings with associated landscaping | No comment was required due to nature of application.  |
| 19 | 17/06604/HOU   | 71 Rylands Avenue, Gilstead              | Loft conversion and single storey extension to rear  | <b>Resolved</b> to make no comment on this application. Proposed Councillor M Wheatley, seconded Councillor J Wheatley, and agreed. Five were in favour.     |
| 20 | 17/06603/FUL   | Land at Tewitt Lane, Eldwick             | Construction of agricultural building for housing livestock and associated feed, for breeding purposes   | <b>Resolved</b> to recommend that this application be approved. Proposed Councillor Clough, seconded Councillor CJ Wheatley and agreed, five were in favour. |
| 21 | 17/06529       | 1 Keepers End, The Oval, Bingley         | Conversion of existing garage to a habitable room  | <b>Resolved</b> to recommend that this application be approved. Proposed Councillor Quarrie, seconded Councillor Clough and agreed, five were in favour.     |

### 1718/63 Bingley Neighbourhood Plan

- a) To consider approving the Neighbourhood Plan Working Group terms of reference
  - b) To appoint a Vice Chair of the Neighbourhood Plan Working Group
  - c) To consider, and decide, the process for appointing non-councillor members to the Neighbourhood Plan Working Group
  - d) To receive feedback from the facilitated session on the 21<sup>st</sup> November 2017.
  - e) To ratify expenditure of £840.00 for the initial Community Consultation and policy work
  - f) To approve expenditure of up to £400.00 to commission a Housing Needs and Characteristic Study for the parish
  - g) To receive the letter from John Tempest and Crossflatts, Eldwick, Gilstead, Micklethwaite Village Societies
  - h) To consider next steps
- a) **Resolved** to amend the Neighbourhood Plan Working Group terms of reference so that the first paragraph on Membership reads as follows

#### **'Membership – Up to 20 Members**

***(To be elected annually by the Planning Committee at the first meeting after the Annual Meeting of the Town Council each year)***

- *The Neighbourhood Planning Working Group is to consist of up to 20 members*
- *Members are supportive of Bingley Town Council's efforts to create a Neighbourhood Plan with the community and collaborate to achieve this aim with all other members of the Neighbourhood Planning Working Group.*
- *One of the town councillors will be elected Chair annually by the Planning Committee at the first meeting after the Annual Council meeting of Bingley Town Council and shall hold office until the next Annual Council meeting.*
- *One of the town councillors will be elected as Vice Chair annually by the Planning Committee at the first meeting after the Annual Council meeting of Bingley Town Council and shall hold office until the next Annual Council meeting.*
- *There will be a minimum of 6 town councillors as members of the group*
- *Non-councillor members will be selected on the basis of their relevant skills and experience*
- *Non-councillor members must confirm in writing that none of the disqualification criteria apply to them.*
- *Members of the Neighbourhood Plan Working Group must accept these terms of reference*
- *The quorum of the Working Group is 6'*

Proposed Councillor Dawson, seconded Councillor M Wheatley and agreed, all were in favour.  
Subject to the above

**Resolved** to adopt the Neighbourhood Plan Working Group Terms of Reference. Proposed Councillor J Wheatley, seconded Councillor Truelove and agreed, all were in favour.

- b) **Resolved** to appoint Councillor Simpson as Vice-Chair of the Neighbourhood Plan Working Group. Proposed Councillor J Wheatley, seconded Councillor Quarrie and agreed, all were in favour.
- c) **Resolved** to invite all those who completed an Expression of Interest form to join the Neighbourhood Plan Working Group. Proposed Councillor Dawson, seconded Councillor M Wheatley and agreed, all were in favour.
- d) Feedback was received from the event on the 21<sup>st</sup> November
- e) **Resolved** to ratify expenditure of £840.00 for the initial Community Consultation and policy work. Proposed Councillor M Wheatley, seconded Councillor Dawson and agreed, all were in favour.



- f) **Resolved** to approve expenditure of up to £400.00 to commission a Housing Needs and Characteristic Study for the parish. Proposed Councillor Dawson, seconded Councillor Quarrie and agreed, all were in favour.
- g) The letter was received by the Planning Committee.
- h) Next steps identified to invite members to join the Neighbourhood Plan Working Group and arrange a meeting.

#### **1718/64 Planning Enforcement**

- a) To consider monitoring Enforcement notices in the parish and whether the committee can add anything to the process identified
- b) To consider next steps

**Resolved** to arrange a training session on Enforcement for the Planning Committee with Ian Horsfall from Bradford Metropolitan District Council. Proposed Councillor Truelove, seconded Councillor Clough and agreed, all were in favour.

#### **1718/65 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 received.

#### **1718/66 Licensing application review**

Oakwood Hall Hotel, Lady Lane, Bingley will be considered at the licensing panel on 3 January 2017 at 13.30, Committee Room 1, City Hall, Bradford.

For information only.

#### **1718/67 Next Meeting of the Planning Committee**

The next meeting of the Planning Committee will be held on **Tuesday 9<sup>th</sup> January 2017 at 6.30pm at Cardigan House.**