



BINGLEY TOWN COUNCIL

Bingley Town Council, Myrtle Place, Bingley, BD16 2LF

Minutes of the Planning Committee meeting held at Bingley Town Council, Myrtle Place, Bingley on Tuesday 11th July 2023

Start 6.31pm

Finish 7.19pm

Councillors present: Clough, Drucquer, Fenton, Gibbons, Miah, Heseltine, Truelove
Councillors absent: Gentleman
In attendance: Nicola Mansfield-Smith (Deputy Clerk)
Members of the public: None

2324/22 Apologies for absence

Apologies noted and reasons for absence approved for Councillor Gentleman.

2324/23 Disclosures of interest

- a) No disclosures of interest received.
- b) No written requests for dispensation received.

2324/24 Minutes of previous meeting

Resolved to approve the minutes of the Planning Committee meeting held on Tuesday 13th June 2023 as a true and correct record.

2324/25 Confidential items to be discussed after item 2324/31

None.

2324/26 Public participation

No members of the public were present.

2324/27 Ongoing issues

No information received.

2324/28 Previous Planning Applications

Noted the decisions by Bradford Council on previous planning applications.

2324/29 Consideration of Planning Applications

Resolved to agree the following:

1 23/01709/MAF Former Site of Coolgardie Keighley Road Bingley West Yorkshire Development for 90 no. residential dwellings, landscaping and associated infrastructure works. Bingley Town Council recommend refusal of the application pending resolution of the issues detailed below. If Bradford Council is minded to pass the application we request that conditions are placed on it so that the issues below are resolved.

- Street Scene: the local vernacular does not include redbrick housing; all housing should be completed in buff stone effect with grey slate roofing.

Chair..... Date.....

- Affordable Housing: to be delivered on-site as per the plans, not negotiated elsewhere through the Section 106 agreement.
- Housing Mix: the proposed mix does not meet local needs, as per the draft Bingley Neighbourhood Plan, fewer 4 bedrooomed properties are required (no more than 10% of the mix).
- Transport Plan: To encourage the move towards walking and cycling, we would like:
 - The cycle storage to be provided to be confirmed, it appears that residents putting their own sheds up in back gardens is the current level of 'provision'.
 - A pedestrian footpath through the site, not just along the roadway.
 - Agree with other consultees that MCards should be supplied to residents.
- Landscaping/Bio-Diversity: would like to see a green corridor through the site, possibly aligned with a footpath.
- Highways Safety: There are already significant highways and parking issues due to the volume and behaviour of school traffic and school children which will be exacerbated by the current plans.
 - The proposed site entrance is in the worst possible position being in the middle of the 3 school entrances.
 - A TRO for the development to include access only and residents permit parking, as surrounding streets have had to have these restrictions due to antisocial and unsafe parking primarily by school drop off and collection.
 - Access and egress for the 90 homes particularly at school leaving and rush hour will exacerbate highways safety issues particularly around school children.
 - Turning in from Bingley at busy times will lead to congestion and unsafe manoeuvres, likewise leaving the development with heavy main road traffic will be difficult. A turn right lane into the development would assist that manoeuvre. Exiting the development taking into account traffic volumes and the school children could be problematic and we feel would warrant a traffic light signalled junction in the interests of both pedestrians and vehicles. This would aid safe movements in and out of the development and provide safe crossing for the pupils.
 - Adequate contractors parking laid out on site prior to the development commencing to prevent safety issues in neighbouring streets.
 - No contractors vehicular movements in/from site during termtime during school arrival/leaving windows.

2 23/02039/HOU 11 Bracken Park Gilstead Bingley West Yorkshire BD16 3LG
 Additional storey to garage; double storey side and rear extension to garage to adjoin main dwelling.
 Bingley Town Council to recommend this application is approved.

3 23/01975/HOU 23 The Orchards Bingley West Yorkshire BD16 4AZ
 Demolition of conservatory and construction of single storey extension to rear.
 Bingley Town Council to recommend this application is approved.

4 23/02053/HOU Sheriff Pines Gilstead Lane Gilstead Bingley BD16 3LN
 Part two storey side extension with Juliet balcony, single storey side and front extension with roof lantern,
 single storey rear extension to replace existing rear timber frame with roof lights and additional roof lights to
 existing dwelling.
 Bingley Town Council to recommend this application is approved.

5 23/02086/HOU 22 Rycroft Avenue Cottingley Bingley West Yorkshire BD16 1PT
 Construction of porch and single storey side extension.
 Bingley Town Council to recommend this application is approved.

6 23/02225/CLP 25 Canal Road Bingley West Yorkshire BD16 2SR
 Single storey rear extension within permitted development rules.

Bingley Town Council to recommend this application is approved.

7. 23/02091/CLP 14 Westwood Crescent Cottingley Bingley West Yorkshire BD16 1NN
Conversion of C3A dwelling house to C3B care home, it will comprise of 2 people living together as a single household receiving 24 hours care provided by care assistants.
Bingley Town Council recommend refusal on the grounds of issues with access and highway safety.

8. 23/02253/HOU 23 Cavendish Drive Eldwick Bingley West Yorkshire BD16 3BT
Double storey side extension and single storey rear extension.
Bingley Town Council recommend refusal on the grounds of the terracing effect, overdevelopment and out of character with the street scene.

9. 23/02310/HOU 9 Healey Avenue Bingley West Yorkshire BD16 1DX
Two storey side extension including basement, rear patio and on-site parking.
Bingley Town Council to recommend this application is approved.

10. 23/02340/HOU 3 Scarwood Close Bingley West Yorkshire BD16 4HY
Part ground floor and part first floor rear extension.
Bingley Town Council to recommend this application is approved.

11. 23/02347/HOU 20 Ferndene Bingley West Yorkshire BD16 4PW
Front and rear dormer with attic conversion.
Bingley Town Council recommend refusal on the grounds that it is out of character with the street scene.

12. 23/02081/FUL Land at grid ref 409150 440123 Altar Lane Harden Bingley West Yorkshire
Construction of agricultural shed and associated hardstanding.
Bingley Town Council to recommend this application is approved.

2234/30 Date of the next meeting

Resolved to agree that the next meeting of the Planning Committee will be held on Tuesday 8th August 2023 at 6.30pm in The Hub, Bingley Town Council, Myrtle Place, Bingley, BD16 2LF.

2324/31 Exclusion of press and public

No items of a confidential nature.