



# 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 12<sup>th</sup> September 2023

Start 6.29pm

Finish 7.30pm

**Councillors present:** Clough, Drucquer, Fenton, Gentleman, Gibbons, Heseltine, Miah  
**Councillors absent:** Truelove  
**In attendance:** Nicola Mansfield-Smith (Deputy Clerk)  
**Members of the public:** Three

### 2324/42 Apologies for absence

Apologies noted and reasons for absence approved for Councillor Truelove.

### 2324/43 Disclosures of interest

- a) Councillor Heseltine declared that he lived close to the Heights Lane Development.
- b) No written requests for dispensation received.

### 2324/44 Minutes of previous meeting

**Resolved** to approve the minutes of the Planning Committee meeting held on Tuesday 8<sup>th</sup> August 2023 as a true and correct record.

### 2324/45 Confidential items to be discussed after item 2324/51

None.

### 2324/46 Public participation

Three members of the public were present.

### 2324/47 Ongoing issues

No information received.

### 2324/48 Previous Planning Applications

**Noted** the decisions by Bradford Council on previous planning applications.

Councillor Clough also thanked the Town Clerk for taking the minutes of the previous meeting.

### 2324/49 Consideration of Planning Applications

**Resolved** to agree the following and to move item planning application number 3 to the first planning application to be discussed:

3      23/02658/MAO      Land At Grid Ref 411685 440275 Heights Lane Eldwick Bingley West  
 Yorkshire

Outline application for residential development of land for 70 dwellings requesting consideration access.

Members of the public gave their views on this planning application and Bingley Town Council proposed to refuse this application on the grounds of

- 1) The damaging effect on the Green belt land - The proposal goes further in release of green belt land than that proposed in the emerging local plan that has yet to be agreed. Together these releases will have a major detrimental impact on the locality.
- 2) The setting in respect of the Prince of Wales Park which is a highly sensitive heritage asset and such an extensive development adjacent to it will have a negative impact on the park and the flora and fauna within.
- 3) Highways safety - There is historical precedent of Bradford Council refusing development in relation to access to Heights Lane because of its narrowness, lack of footpath and lack of street lighting. As proposed, pedestrian and disabled access into and out of the site will likely result in casualties due to the narrowness of the road, the narrowness of any proposed pavements would impede on the pavements by street furniture and hedgerows which would make it impossible for disabled access and mothers with prams/pushchairs.
- 4) Public Safety – The proposed pedestrian access through Prince of Wales Park does not currently have any lighting and therefore would not be suitable for younger/older or vulnerable people after dark especially in the winter months.
- 5) Given the level of objections to this planning application if Bradford Council Planning Department approve this application then we would advise that Bradford Council are minded of the reasons for refusal and if approved then we also believe this should go before a planning panel.

1        23/02559/FUL                158 - 160 Main Street Bingley West Yorkshire BD16 2HR  
Replacement shopfront to east elevation.

Bingley Town Council to recommend this application is approved.

2        23/02883/HOU                17 Moor Croft Eldwick Bingley West Yorkshire BD16 3DR  
Part demolition of garage and construction of single storey side and rear extension with roof window and internal alterations.

Bingley Town Council to recommend this application is approved.

4        23/03091/HOU                7 Pendle Road Gilstead Bingley West Yorkshire BD16 3NG  
Single storey side and rear extension (resubmission).

Bingley Town Council to recommend this application is approved.

5        23/03043/HOU                The Heights Heights Lane Eldwick Bingley West Yorkshire BD16 3AH  
Loft conversion with rear dormer, porch and internal alterations, side and rear sliding doors with glazed gable.

Bingley Town Council recommend refusal on the grounds of inappropriate design and the materials used are inappropriate.

6        23/02941/HOU                31 South Hill Drive Gilstead Bingley West Yorkshire BD16 3NR  
Single storey rear and side extension including demolition of existing conservatory.

Bingley Town Council to recommend this application is approved.

7        23/02998/CLE                9 -11 Lady Lane Parkfield Gardens Bingley West Yorkshire  
Application for a Lawful Development Certificate for an existing use, operation or activity. Work has commenced on site in relation to planning approval 08/03031/FUL The works have been inspected by Bradford Council building control, and two properties ( Plots 1 and 11 ) have been completed and are occupied, including associated drainage and vehicle access. Works to the remaining plots 2 to 10 include the construction of foundations, retaining walls, drainage, and formation of the vehicle access.  
Bingley Town Council recommend refusal on the grounds that this application states planning conditions 2,6,7 & 8 where as we believe the outstanding conditions to be 3,6,7 & 8. Whilst we may be minded to

approve a future submission for plots 1 & 11, we can see no justification for the issue of a certificate for plots 2-10 as they have yet to be built. We believe the conditions above should be met for plots 2-10.

8        23/03188/HOU        41 Castlefields Lane Bingley West Yorkshire BD16 2AB  
Single storey rear and 2 storey side extension.  
Bingley Town Council to make no comment on this application.

**2234/50        Date of the next meeting**

**Resolved** to agree that the next meeting of the Planning Committee will be held on Tuesday 10<sup>th</sup> October 2023 at 6.30pm in The Hub, Bingley Town Council, Myrtle Place, Bingley, BD16 2LF.

**2324/51        Exclusion of press and public**

No items of a confidential nature.