

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COTTINGLEY CORNERSTONE
CENTRE, LITTLELANDS, COTTINGLEY ON THURSDAY 16th JUNE 2016**

**Start: 6:30pm
Finish: 9:10pm**

Councillors present:	Clough, Dawson (part of the meeting), Quarrie and M. Wheatley
Councillors in attendance not a member of this committee:	O'Neill
In attendance:	Ruth Batterley, Interim Town Clerk
Members of the public:	Five

A minute's silence was held before the meeting in memory of Jo Cox MP, killed earlier in the day.

1. Election of Chairman of the Planning Committee

a) To elect a Chairman of the meeting for the purposes of transacting item 1(b)

Resolved to elect Councillor Quarrie for the purposes of transacting item 1(b). Proposed Councillor Dawson, seconded Councillor Wheatley. All were in favour

b) To elect a Chairman of the Planning Committee

Resolved to elect Councillor Truelove. Proposed Councillor Dawson, seconded Councillor Clough. All were in favour

2. To Elect a Vice Chairman of the Planning Committee

Resolved to elect Councillor Quarrie. Proposed Councillor Clough, seconded Councillor Dawson. All were in favour. As Councillor Truelove was not present Councillor Quarrie took the chair for the meeting.

3. Apologies for absence

Resolved to accept the following apologies:
Councillor Brown (personal), Councillor Cheney (illness), Councillor Truelove (personal)
Proposed Councillor Quarrie, seconded Councillor Dawson and agreed.

4. 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.

Councillor Dawson advised that she had a disclosable pecuniary interest in 16/02547/FUL, 53, Manor Drive, Cottingley. Councillor Dawson's husband is the architect who has prepared the plans for this application.

5. Public Participation.

Residents from Falcon Road raised their concerns about the proposed application 16/06926/HOU:

- Two oak trees have Tree Protection Orders
- A traffic problem in the area
- Too many houses for a small site
- Problematic for traffic/ detrimental to narrow roads
- Surface water drainage will be detrimental to existing services

6. Consideration of Planning Applications

The following planning applications were considered:

	Application Number	Address	Details	Resolution.
1.	16/06926/HOU	50, Falcon Road, Bingley	Demolition of existing house and construction of seven two storey detached houses	Resolved to recommend that this application is refused on the following grounds: a) Poor drainage on the site b) The added traffic that the proposed development will bring will be detrimental to the safety of the very narrow roads c) Two oak trees with Tree Protection Orders Proposed Councillor Dawson, seconded Councillor Quarrie and agreed. Four members of the public left the meeting at 7:00pm.
2	16/03249/HOU	24, Aire View, Cottingley	Construction of garage	Resolved to make no comment on this application. Proposed Councillor Clough, seconded Councillor Quarrie and agreed.
3	16/03831/FUL	1, Pollard Street	Construction of pair of semi- detached two bedroom cottages	Resolved to recommend that this application is refused. Proposed Councillor Dawson, seconded Councillor Quarrie and agreed.
4	16/03859/HOU	High Ridge Otley Road Eldwick	Single Storey rear extension.	Resolved to make no comment on this application. Proposed Councillor Clough, seconded Councillor Quarrie and agreed.
5	16/02547/FUL	53 Manor Drive Cottingley	Construction of first floor roof extension and single storey replacement extension with pitched roofs and internal alterations	Councillor Dawson left the room at 7:05pm. Resolved to make no comment on this application. Proposed Councillor Clough, seconded Councillor Quarrie and agreed.
6	16/03856/FUL	Highlands Lee Lane Wilsden	Formation of new horse arena/ménage of land adjacent to The Highlands	Councillor Dawson returned to the room at 7:07pm. Resolved to recommend that this application is approved. Proposed Councillor Wheatley, seconded Councillor Quarrie and agreed.

7	16/04055/HOU	19 Odette Court Gilstead	Single storey extension to rear of the property.	Resolved to recommend that this application is approved. Proposed Councillor Wheatley, seconded Councillor Quarrie and agreed. Councillor Dawson left the meeting at 7:30pm.
8	16/03750/FUL	St Joseph's School	Classroom extension and new raised playground	Resolved to recommend that this application is approved. Proposed Councillor Wheatley, seconded Councillor Quarrie and agreed.
9	16/03026/FUL	Cottingley Working Men's Club Hope Hill View Cottingley	Demolish existing working men's club and construction of eight dwellings to include associated works, vehicle parking and landscaping	Application refused by BMDC.
10	16/03367/HOU	28 Clarendon Road Eldwick Bingley	Roof conversion and rear and side extension	Resolved to recommend that this application is approved. Proposed Councillor Clough, seconded Councillor Quarrie and agreed.
11	16/03349/HOU	68 Beckfield Road Cottingley Bingley	Construction of two storey side extension	Resolved to recommend that this application is approved. Proposed Councillor Clough, seconded Councillor Wheatley and agreed
12	16/03045/LBC	58 Old Main Street	Remove and replace five front-facing Georgian sash windows	Resolved to recommend that this application is approved. Proposed Councillor Clough, seconded Councillor Wheatley and agreed.
13	16/03299/FUL	22 Kings Road Bingley	Construction of new end terrace dwelling	The Town Council agreed with the Highways consultation response. Proposed Councillor Wheatley, seconded Councillor Quarrie and agreed.
14	16/03298/HOU	Rustlewood Parkside	Single storey side and rear extension including demolition of existing pantry	Resolved to make no comment on this application. Proposed Councillor Clough, seconded Councillor Quarrie and agreed.
15	16/03584/OUT	Arden Gilstead Lane Gilstead Bingley	Outline application for 2 detached houses	The Town Council agrees with the concerns of the Highways Officer. Proposed Councillor Quarrie, seconded Councillor Clough and agreed.
16	16/02882/FUL	60 Moorbottom Lane Bingley	Demolition of outbuilding and construction of 3 bedroom detached dwelling	This application had been refused by Bradford Council.

17	16/03334/HOU	39 Southway Eldwick Bingley	Construction of two storey side extension and perimeter walling	Resolved to make no comment on this application. Proposed Councillor Clough, seconded Councillor Quarrie and agreed.
18	16/03433/REM	159 Park Road Bingley	Reserved matters of design and landscaping following outline approval 14/01698/OUT: Construction of 2 no detached dwellings	Resolved to make no comment on this application. Proposed Councillor Clough, seconded Councillor Quarrie and agreed.
19	16/02521/FUL	Land Adjacent to 3 Woodlands Court Bingley	Demolition of existing garage and construction of two bedroom house and associated parking on land associated with existing residential property	Resolved to recommend that this application is rejected on drainage grounds. Proposed Councillor Wheatley, seconded Councillor Quarrie and agreed.
20	16/03535/FUL	Land East of 29 Kings Road Bingley	Amendment to planning approval 14/00235/FUL for the proposal of a housing development comprising five town houses, one disabled flat and one flat	Resolved to recommend that this application is approved. Proposed Councillor Clough, seconded Councillor Wheatley and agreed
21	16/03167/HOU	9 Landsmoor Grove Eldwick Bingley	Two storey side extension	This application had been granted by Bradford Council.
22	16/03332/ADV	Lane End Farm Gilstead Lane Gilstead Bingley	Retrospective application for various signage	Resolved to recommend that this application is approved. Proposed Councillor Clough, seconded Councillor Wheatley and agreed.

7. Local Development Framework

a) To receive comments on the Local Development Framework

None had been received.

b) To nominate a Councillor to write the draft consultation response on the LDF

Resolved to nominate Councillor Truelove. Proposed Councillor Clough, seconded Councillor Quarrie and agreed.

c) To discuss recommendations to be made to the full Town Council for a public event and other measures to raise awareness of proposals contained in the LDF

There were discussions about holding an event on 15th July in the Eldwick Memorial Hall. Councillors would like other locations and dates to be investigated.

8. The next meeting of the Planning Committee will be held on Tuesday 12th July.