

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT SHIPLEY AND BINGLEY VOLUNTARY SERVICES ON TUESDAY 13th SEPTEMBER 2016

**Start: 6:30pm
Finish: 8:30p.m**

Councillors present:	Brown, Clough, Dawson and M Wheatley
Councillors in attendance not a member of this committee:	Councillor Simpson from 8:00pm
In attendance:	None
Members of the public:	9

1617/22 Disclosure of interest

- A) To receive declaration of interest from Councillors on items on the agenda
- B) To receive written requests for dispensation for disclosable pecuniary interest
- C) To grant any requests for dispensation as appropriate

Councillor Brown declared an interest in 50, Falcon Road 16/06650/OUT; he has received a neighbour notification letter concerning the proposed development.

1617/23 Apologies for absence

Resolved to accept the following apologies:

Councillor Truelove (personal), Quarrie (personal), Councillor Cheney (work) Proposed, Councillor Dawson, seconded Councillor Wheatley. All were in favour.

1617/24 Minutes

To approve the minutes of the meeting held on 15th August 2016.

Resolved that the minutes of the meeting held on 15th August be approved. Proposed, Councillor Dawson, seconded Councillor Brown and agreed. All in favour bar one abstention from the vote.

1617/25 Resolution to adjourn the Meeting

Councillor Clough Chair for the meeting, advised he would be dealing with Public Participation when dealing with the respective planning application.

1617/26. Consideration of Planning Applications

Councillor Clough proposed, seconded Councillor Wheatley that applications for Milner Field Farm, Falcon Road and Keighley Incinerator be dealt with first. All were in favour.

The following planning applications were considered:

A resident spoke about the **Milner Field Farm** applications; he is a tenant at the farm and the change of use for the land would enable notice to be given on his tenancy. He noted that the applications are contrary to Bradford Council planning policies. Councillor raised their concerns

1. This will be an unsustainable development
2. The applications could be approved and the Innovation Centre not be built leaving the change of use in place.

One member of the public left the meeting at 18:37pm.

Keighley Incinerator. A member of the public spoke about this application, advising there's poor detail attached to the application. She had concerns about the origin of the waste coming to the plant and also about the visual impact the proposed development would have on the surrounding area.

Three members of the public left the meeting at 19:06pm.

50, Falcon Road. A resident noted that this is a similar application to those already refused. Concerns include:

- An amenity impact on 52, Falcon Road
- Two oak trees have Tree Protection Orders
- Beck Lane is very narrow

Five members of the public left the meeting at 19:15pm

	Application Number	Address	Details	Resolution.
1.	15/05538/MAF	Milner Field Farm, Primrose Lane, Gilstead	Proposed Innovation centre in conjunction with Bradford University for change of use of the existing farmhouse, Block B and part of Block D to innovation use, demolition of agricultural buildings and construction of new innovation facilities. Submission of additional/revised plans and supporting information including transport statement, travel plan, heritage impact statement, design and access statement and environmental statement. Further submission of additional information including management plan.	Resolved to recommend that the application be refused. Proposed Councillor Wheatley, seconded Councillor Dawson and agreed. All were in favour. The reasons for the refusal are attached in a document appended to these minutes.
2	15/05552/FUL	Milner Field Farm	Change of use of existing agricultural land to provide land for research for Bradford University and the proposed innovation centre's requirements (planning ref: 15/05538/MAF). Submission of management plan and addendum flood risk assessment	Resolved to recommend that this application is refused on the same grounds as 15/05538/MAF. Proposed Councillor Dawson, seconded Councillor Wheatley

				and agreed. All were in favour.
3	16/06857/FUL	Keighley incinerator	Development of two plants to recover energy from waste with materials reception, waste bunker hall, turbogenerator hall, bottom ash hall; construct education/visitor centre, offices, workshop/warehouse for plant operatives, with parking and landscaping at Land East of Former Gas Works Site Airedale Road Keighley West Yorkshire	Resolved that this application be refused. Proposed Councillor Dawson, seconded Councillor Wheatley and agreed. All were in favour. The reasons for refusal are appended in a document attached to these minutes.
4	16/06650/OUT	50, Falcon Road	Demolition of existing house and proposed 7 two storey dwellings with loft space utilised	Resolved that this application be recommended for refusal. Proposed Councillor Wheatley, seconded Councillor Brown and agreed. All were in favour. The reasons for approval are appended to these minutes.
5	16/06689/FUL	32, Wellington Street	Change of use from A1 (Retail) to A4 (Drinking Establishment)	Resolved to make no comment on this application. Proposed Councillor Brown, seconded Councillor Wheatley and agreed. There was one abstention from the vote.
6	16/06691/FUL	60, Moorbottom Road	Demolition of outbuilding and construction of 3-bedroom detached dwelling	Resolved to recommend that this application be refused on the following grounds: 1. Highways concern over blind corner 2. Overlooks neighbouring properties.

				Proposed Councillor Dawson, seconded Councillor Brown and agreed. There was one abstention from the vote.
7	16/06747/OUT	Land adjacent to Moorfield, Bramham Rd	Construction of detached dwelling	Resolved to make no comment on this application. Proposed Councillor Dawson, seconded Councillor Wheatley and agreed. All were in favour.
8	16/06681/FUL	18, The Orchards	Construction of detached dwelling and garage	Councillor Wheatley left the meeting at 19:35pm. Resolved that this application be recommended for refusal on the grounds of insufficient information about the trees. Proposed Councillor Dawson, seconded Councillor Brown. All were in favour.
9	16/06651/HOU	27, Clarendon Road, Eldwick	Construction of two first floor dormer windows to the front elevation	
10	16/06562/HOU	Canal View, Micklethwaite	Canal View, Micklethwaite	Resolved to recommend that this application be approved subject to the Conservation Officer comments. Proposed Councillor Dawson, seconded Councillor Clough and agreed. All were in favour.

11	16/06145/HOU	Brynholm, Bradford Road, Bingley	Single storey side and rear extension	Resolved to recommend that this application be approved. Proposed Councillor Clough, seconded Councillor Dawson and agreed. All were in favour.
12	16/06827/LBC	58, Old Main Street, Bingley	Replacement of five existing front facing windows.	Resolved to recommend that this application be approved. Proposed Councillor Dawson, seconded Councillor Brown and agreed. All were in favour.
13	16/06868/HOU	37, Ghyll Wood Drive, Cottingley	Construction of detached double garage to include other associated works	Resolved to recommend that this application be approved. Proposed Councillor Clough , seconded Councillor Brown and agreed. All were in favour.
14	16/07184/HOU	1, Low Close, Gilstead	Construction of two storey side extension	Resolved to make no comment on this application. Proposed Councillor Brown, seconded Councillor Dawson and agreed. All were in favour.
15	16/07226/FUL	7, Moorfield Road, Cottingley	Construction of a 3 bedroom detached dwelling with integral garage and 2 carpark spaces	Resolved to recommend that this application be refused on the ground of overshadowing 9, Moorfield Road. Proposed Councillor Clough, seconded Councillor Dawson and agreed. All were in favour. Councillor Simpson arrived at 8:00pm.

16	16/06857/FUL	Former Site of Cottingley Working Men's Club	Demolish the existing working men's club and construct 8 no. dwellings with associated works, vehicle parking and landscaping	Resolved to make no comment. Proposed Councillor Clough, seconded Councillor Brown and agreed. All were in favour.
17	16/06884/OUT	York Street Sports and Social York Street, Bingley	Demolition of existing building and construction of 9 no. dwellings	Resolved to make no comment on this application. Proposed Councillor Dawson, seconded Councillor Brown and agreed.
18	16/07365/LBC	Knapely-Ing Farm Otley Road ,High Eldwick	16/07365/LBC	Resolved to recommend that this application is approved. Proposed Councillor Clough, seconded Councillor Dawson and agreed.

1617/28 To receive updates on the following items:

1. Neighbourhood Plan
2. Assets of Community Value

Councillors are requested to bring a report on progress about these items to the next meeting of the Planning Committee.

1617/29 Next Meeting of the Planning Committee

The next meeting of the Planning Committee will be held on **Tuesday 11th October 2016.**

15/05538/MAF and 15/05552/FUL Milner Field Farm

Bingley Town Council wishes to object to 15/05538/MAF and 15/05552/FUL on the following grounds:

1. The proposed development is an unsustainable site.
2. There is poor traffic access
3. The proposed development is in the Green Belt
4. There are highways objections
5. We support the comments of the World Heritage Site Officer in 2.1 where they state “the level of detail in this application is insufficient and it is unclear what actual research activity is proposed for the site”. We would seek confirmation from Bradford University of the research they wish to carry out with sufficient detail for our consideration.
6. If either application is approved by Bradford Council, the Town Council requests that the application is referred to the Area Planning Panel

16/06857/FUL Keighley Incinerator

1. The number of large vehicles accessing the site
2. Heritage issues. The proposed development will be a large construction and will be visible for miles around the site and will interfere with the visual amenity of the surrounding area
3. There are concerns about the output from the incinerator. Toxins will travel into the Bingley residential area
4. There is a lack of information attached to this application
5. If the application is approved the Town Council would like this application to go to the Area Planning Panel

16/06650/OUT 50, Falcon Road

1. The proposed development poses a Highways issue. There is no public footpath on Beck Lane which is a narrow road
2. There are sustainability issues for access to public transport
3. The Town Council recommended refusal on the recent applications and these comments still stand.