

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

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

Councillors present:	Clough, Quarrie, Truelove and M Wheatley
Councillors in attendance not a member of this committee:	None
In attendance:	Ruth Batterley, Town Clerk
Members of the public:	2, part of meeting

1617/49 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

There were no disclosures of interest and no written requests for dispensation had been received.

1617/50 Apologies for absence

Resolved to accept the following apologies:

Councillor Dawson (personal)

Proposed, Councillor Quarrie, seconded Councillor Clough. All were in favour.

1617/51 Minutes

To approve the minutes of the meeting held on 8th November 2016.

Councillor Clough noted that although absent, he had been included as seconding apologies. Councillor Wheatley had seconded apologies for this meeting. Subject to the above:

Resolved that the minutes of the meeting held on 8th November be approved. Proposed Councillor Wheatley, seconded Councillor Quarrie and agreed. All were in favour. One member of the public arrived at 18:35pm.

1617/52 Public Participation

A resident raised concerns about application 16/08810/FUL 73, Gilstead Lane. He had concerns about access on the shared driveway and the noise will have an impact on the immediate neighbours. It was noted that the application to approve the wooden structure (10/04282/HOU) contained a clause that the planning permission was only granted on the grounds that the structure 'be used only for a purpose incidental to the domestic enjoyment of the occupants of the dwelling house, and shall not be used for business purposes'

1617/53 To receive information on the following ongoing issues and decide further action where necessary:

- **Any notified Planning Panels.** No panels had been notified.

1617/54. Consideration of Planning Applications

	Application Number	Address	Details	Resolution.
16	16/08810/FUL	73 Gilstead Lane Gilstead Bingley	Internal alterations for a change of use from an existing garden room to new child-minding business. Garden alterations also include timber decking above 30cm, removal of existing shrubbery/hedging and proposed 2m high close boarded timber fencing.	Resolved to recommend that this application be refused on the grounds that the previous application for the erection of the garden room 'shall be only used for a purpose incidental to the domestic enjoyment of the occupants of the dwelling house and shall not be used for business purposes. Proposed Councillor Clough, seconded Councillor Quarrie and agreed. All were in favour. One member of the public left the meeting at 6:55pm.
1	16/08340/HOU	21 Holroyd Mill Lane, Micklethwaite, Bingley	Demolition of an existing 2 storey structure and a new 2 storey extension to the rear	Resolved to recommend that this application be approved. Proposed Councillor Quarrie, seconded Councillor Truelove and agreed. All were in favour.
2	16/08714/FUL	ShIPLEY Golf Club, Beckfoot Lane, Bingley	Demolition of existing timber half way house and construction of a replacement half way house on the same footprint.	Resolved to recommend that this application be approved. Proposed

				Councillor Truelove, seconded Councillor Clough and agreed. All were in favour.
3	16/08759/FUL	142 - 144 Main Street, Bingley	Change of Use from Bank (A2) to Licensed Restaurant (A3) and alterations to form 6 apartments	Resolved to recommend that this application be approved. Proposed Councillor Wheatley, seconded Councillor Truelove and agreed. All were in favour.
4	16/08811/HOU	26 Staybrite Avenue, Cottingley, Bingley	Replacement ground floor extension and amended dormer extension to rear (part retrospective)	Resolved to make no comment on this application. Proposed Councillor Wheatley, seconded Councillor Truelove and agreed. Three were in favour and there was one abstention from the vote.
5	16/08837/HOU	69 Gilstead Lane Gilstead Bingley	69 Gilstead Lane Gilstead Bingley	Resolved to recommend that this application be approved. Proposed Councillor Quarrie, seconded Councillor Clough and agreed. All were in favour
6	16/08849/HOU	2 Church Fold Otley Road Eldwick Bingley	Retrospective application for construction of a retaining wall and associated engineering operation to create a level garden area, the construction a timber fencing and a decking area to the rear	Resolved to recommend that this application be approved. Proposed Councillor Quarrie, seconded Councillor Clough and agreed. All were in favour
7	16/08847/HOU	Safe House Dowley Gap Bingley	Extensions to existing cottage	Resolved to recommend that this application be refused that this application be

				refused on the grounds contained in the Heritage consultation comment. Proposed Councillor Quarrie, seconded Councillor Clough and agreed. All were in favour.
8	16/08778/FUL	21 Holroyd Mill Lane Micklethwaite Bingley	Provide a modest stable block that is cut into the hillside	Resolved to recommend that this application be approved. Proposed Councillor Quarrie, seconded Councillor Truelove and agreed. All were in favour.
9	16/08884/HOU	23 Priestthorpe Road Bingley	Construction of side extension to create a cloakroom lobby and allow natural light into roof space which is to be converted	Resolved to recommend that this application be approved. Proposed Councillor Quarrie, seconded Councillor Truelove and agreed. All were in favour.
10	15/05801/SUB01	Land at Stanley Street Bingley	Submission of details to comply with condition 1-14 of planning approval 15/05801/FUL dated 3/5/16: Residential development of eight houses	Resolved to recommend that this application be approved subject to complying with the consultant's tree landscaping scheme. Proposed Councillor Truelove, seconded Councillor Clough and agreed. All were in favour.
11	16/08936/FUL	Crownest Fisheries Crownest Road Bingley	Demolition of fish and chip shop and construction of a pair of semi-detached houses	Resolved to recommend that this application is approved. Proposed Councillor Quarrie, seconded Councillor Truelove and agreed. All were in favour.

12	16/08934/ADV	120, Main Street, Bingley	Installation of fascia sign	Resolved to recommend that this application is approved. Proposed Councillor Quarrie, seconded Councillor Clough and agreed. All were in favour.
13	16/09003/HOU	67, Cottingley Cliffe Road, Cottingley	To widen existing verge driveway + dropped kerb areas for vehicular crossing	Resolved to recommend that this application is approved. Proposed Councillor Clough, seconded Councillor Truelove and agreed. All were in favour.
14	16/08994/HOU	Overbeck Lode Pit Lane Eldwick Bingley	Construction of single storey extension to rear with terrace	Resolved to recommend that this application is approved. Proposed Councillor Quarrie, seconded Councillor Wheatley and agreed. All were in favour.
15	16/08957/FUL	Ash House Farm Sconce Lane Eldwick	Development of stable block comprising five stables, tack room and feed store	Resolved to recommend that this application is approved. Proposed Councillor Quarrie, seconded Councillor Truelove and agreed. All were in favour.
17	16/09128/HOU	23 Studley Crescent Gilstead	Construction of a two storey side extension	Resolved to recommend that this application is approved. Proposed Councillor Truelove, seconded Councillor Clough and agreed. All were in favour.
18	16/09166/FUL	Unit 7 And 8B Five Rise Shopping Centre Main Street	Change of use to coffee shop with associated external seating	Resolved to recommend that this application is

		Bingley		approved. Proposed Councillor Truelove, seconded Councillor Clough and agreed. All were in favour
19	16/08889/ADV	105 - 107 Main Street Bingley	Installation of 1 x Fascia Sign to rear of premises	Resolved to recommend that this application is approved. Proposed Councillor Quarrie, seconded Councillor Wheatley and agreed. All were in favour
20	16/09191/HOU	5 Beech Grove Eldwick Bingley	Single storey side extension	Resolved to recommend that this application is approved. Proposed Councillor Truelove, seconded Councillor Quarrie and agreed. All were in favour
21	16/09239/HOU	64 Otley Road Eldwick Bingley	Construction of first floor extension above existing ground floor extension	Resolved to recommend that this application is approved. Proposed Councillor Wheatley, seconded Councillor Clough and agreed. All were in favour
22	16/09226/HOU	74 Swan Avenue Bingley	Construction of single storey rear extension.	Resolved to recommend that this application is approved. Proposed Councillor Clough, seconded Councillor Truelove and agreed. All were in favour
23	15/01837/SUB03	The Samuel Lister Academy Cottingley New Road Cottingley	Submission of details to comply with condition 20 of permission 15/01837/VOC dated 31.03.15:	Resolved to make no comment on this application. Proposed Councillor Wheatley, seconded Councillor Quarrie

				and agreed. All were in favour.
24	16/06857/FUL	Land East of Former Gas Works Site Airedale Road Keighley	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 to recommend that this application is approved. Proposed Councillor Truelove, seconded Councillor Clough and agreed. Three were in favour and one against.

1617/55 Updates:

1. To receive an update on Neighbourhood Planning for Bingley
Councillor Truelove will take the lead on Neighbourhood Planning.

1617/56 Next Meeting of the Planning Committee

The next meeting of the Planning Committee will be held on **Tuesday 10th January 2017**