

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT SHIPLEY AND BINGLEY VOLUNTARY SERVICES ON TUESDAY 14th FEBRUARY 2017

**Start: 6:30pm
Finish: 8:20pm**

Councillors present:	Beckwith, Clough, Dawson, Dearden, Quarrie, Truelove, J Wheatley and M Wheatley
Councillors in attendance not a member of this committee:	Councillors Goode and Hardman for part of the meeting
In attendance:	Ruth Batterley, Town Clerk
Members of the public:	Two for part of the meeting

1617/66 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.

1617/67 Apologies for absence

Resolved to accept the following apologies:

There were no apologies.

1617/68 Minutes

To approve the minutes of the meeting held on 10th January 2017.

Resolved that the minutes of the meeting held on 10th January 2017 be approved. Proposed Councillor Clough, seconded Councillor Dearden and agreed. All were in favour, bar two abstentions from the vote.

1617/69 Public Participation

Eamon Hansbury, Planning and Communications Specialist from CTIL attended the meeting to inform the committee about his company's proposals for a new mast in close proximity to Homebase, Keighley Road, Crossflatts. He advised that the mast is needed to comply with government requirements that 98% of the population should have access to 4G coverage by 2018. Mr Hansbury advised that 4G is about fast speed internet connection.

Councillor Truelove advised that the council can only make a comment once the planning application is received via the usual route from Bradford Council.

Councillors asked Mr Hansbury questions about the height of the mast and speed of the service. Mr Hansbury advised that he is also attending Keighley Town Council to give them information about the proposed development.

Mr Hansbury and Councillor Goode left the meeting at 6:45pm.

1617/70 To receive information on the following ongoing issues and decide further action where necessary:

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

1617/71 Consideration of Planning Applications

	Application Number	Address	Details	Resolution.
1	16/09490/MAO	Land at Ryshworth Hall Keighley Road Bingley	The development of up to 13 residential dwellings with associated access	A resident attended the meeting and advised the committee that he thought alternatives to the proposed scheme should be considered. Resolved to recommend that the application be refused on the grounds contained in the Highways consultation response and the heritage issues as outlined by Historic England. Proposed Councillor M Wheatley, seconded Councillor Dearden and agreed. All were in favour. Councillor Hardman and the two members of the public left the meeting.
2	17/00051/HOU	23 Odile Mews Gilstead	Retrospective application for small single storey extension	Resolved to make no comment on this application. Proposed Councillor M Wheatley, seconded Councillor Dearden and agreed. All were in favour.

3	17/00087/FUL	Clarke House Keighley Road Bingley	Construction of single storey side extension	Resolved to recommend that the application be refused on the grounds of inadequate parking. Proposed Councillor Dawson, seconded Councillor M Wheatley and agreed. Six were in favour and there were two abstentions from the vote.
4	17/00215/HOU	47, Manor Road, Cottingley	Construction of two storey side extension and front porch	Resolved to recommend that this application be approved. Proposed Councillor Clough, seconded Councillor Truelove. All were in favour bar two abstentions from the vote.
5	16/09579/HOU	3, Gawthorpe Avenue, Bingley	Retrospective application for single storey side and rear extensions	Resolved to recommend that this application be refused due to the lack of access to the rear of the property that the proposed development will bring and the poor quality drawings. Proposed Councillor Beckwith, seconded Councillor Truelove and agreed. All were in favour.
6	17/00282/HOU	Fernlodge, Fernhill, Bingley	Part demolition of existing single story garage and construction of two story extension	Resolved to make no comment on this application. Proposed Councillor M Wheatley,

			Incorporation of additional associated parking and bin store to the side of extension	seconded Councillor Dawson and agreed. All were in favour.
7	17/00275/HOU	21 Odile Mews Gilstead Bingley	Construction of single storey rear extension and internal alterations.	Resolved to make no comment on this application. Proposed Councillor J Wheatley, seconded Councillor Quarrie. All were in favour bar one abstention from the vote.
8	17/00319/HOU	17, Dene Bank, Bingley	Elevated wood deck over rockery.	Resolved to recommend that this application be approved. Proposed Councillor Clough, seconded Councillor J Wheatley and agreed. Six were in favour, one against and there was one abstention from the vote.
9	13/04581/SUB01	110 Main Street Bingley	Submission of details to comply with Conditions 2 and 4 of permission 13/04581/FUL dated 9.4.16: Conversion of first floor and installation of a new second floor to create seven residential flats on the upper floors, retaining existing club use at ground floor level	Resolved to make no comment on this application. Proposed Councillor Truelove, seconded Councillor J Wheatley and agreed. All were in favour.
10	17/00530/HOU	12, Chadwell Springs	Conversion of garage to living space	Resolved to recommend that this application be refused on the grounds that there is a lack of soak away for the proposed development. Proposed Councillor J Wheatley,

				seconded Councillor Dawson and agreed. Six were in favour and there were two abstentions.
11	17/00532/HOU	64, Otley Road	First floor extension above the existing ground floor extension	Resolved to recommend that this application be approved. Proposed Councillor Quarrie, seconded Councillor Truelove. All were in favour.
12	17/00553/FUL	Telecommunications Mast 65078 At Meadowsweet Farm Spring Lane Eldwick	Removal of existing 14.5m monopole and installation of 17.5m commscope monopole tower, upgrade of existing cabinet, extension of existing compound and associated development	Resolved to recommend that this application be approved. Proposed Councillor Beckwith, seconded Councillor Quarrie and agreed. All were in favour.
13	11/05176/SUB01	123, Gilstead Lane, Gilstead	Submission of details to comply with Condition 8 of permission 11/05176/OUT dated 10.1.12: Construction of three detached houses and garages	Resolved to make no comment on this application. Proposed Councillor Quarrie, seconded Councillor J Wheatley and agreed. All were in favour.

1617/72 Documents

To consider approving £24.95 for the title register and title plan of The Annexe on Mornington Road.

Resolved that the documents be purchased. Proposed Councillor Truelove, seconded Councillor Wheatley and agreed. All were in favour.

1617/73 Steeton and Eastburn draft Neighbourhood Development Plan

To consider any comment the committee may wish to make on the draft Neighbourhood Plan for Steeton with Eastburn Parish Council

Councillors were requested to send their comments on the draft plan to Councillor Truelove ahead of the March planning meeting.

1617/74 Next Meeting of the Planning Committee

The next meeting of the Planning Committee will be held on **Tuesday 14th March 2017**.