

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

Start: 6:30pm
Finish: 8:40pm

Councillors present:	Beckwith, Clough, Dawson, Dearden, Quarrie, Truelove and M Wheatley
Councillors in attendance not a member of this committee:	
In attendance:	Ruth Batterley, Town Clerk and Laura Jowett, Administrative Officer
Members of the public:	Five for part of the meeting

1617/75 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. Councillor Quarrie declared his interest in Item 1 of 1617/71 due to the applicant being his neighbour.

1617/76 Apologies for absence

Resolved to accept the following apologies: Councillor J Wheatley (Personal).

Proposed Councillor M Wheatley, seconded Councillor Clough and agreed. All were in favour.

1617/77 Minutes

To approve the minutes of the meeting held on 14th February 2017.

Resolved that the minutes of the meeting held on 14th February 2017 be approved. Proposed Councillor Clough, seconded Councillor Dearden and agreed. All were in favour.

1617/78 Public Participation

Members of the public were in attendance about the Milner Field Farm Application. Several residents spoke about this application and raised concerns about the site being in the Green Belt, traffic access and access to the site.

1617/79 To receive information on the following ongoing issues and decide further action where necessary:

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

1617/80 Consideration of Planning Applications

	Application Number	Address	Details	Resolution.
1	15/05538/MAF	Milner Fields Farm Primrose Lane Gilstead	Development of an Innovation Centre (sui generis use) on the site of an existing farm,	Resolved to recommend that this application be refused on the grounds of the original refusal by the Town Council. The reasons are appended to these minutes. Additional grounds identified are loss of historic model farm and loss of livelihood of tenant farmer and his 9 employees. Proposed Councillor Dawson, seconded Councillor Clough. All were in favour. The Chair is to attend the Regulatory and Appeals meeting on 6 th April where this application is to be discussed. Five members of the public left the meeting at 6:55pm.
2	17/00614/LBC	58 Old Main Street Bingley	Installation of two CCTV cameras. One to each side wall of the property.	Resolved to refuse this application in support of the heritage statement. Proposed Councillor Dearden, seconded Councillor Truelove.

				All were in favour bar Councillor Quarrie who abstained from the vote.
3	17/00565/HOU	45 Agincourt Drive Gilstead	New porch to front entrance.	Resolved to recommend that this application be approved. Proposed Councillor Clough, seconded Councillor Quarrie. Five were in favour and there were two abstentions from the vote.
4	17/00333/HOU	Woodland House 3 Greenhill Hall Greenhill Lane Micklethwaite	Construction of single storey rear extension with roof extension over existing garage and extension	Resolved to recommend that this application be approved. Proposed Councillor Dearden, seconded Councillor Clough. All were in favour, bar one abstention from the vote.
5	17/00714/ADV	120 Main Street Bingley	Installation of one fascia sign	Resolved to make no comment on this application. Proposed Councillor M Wheatley, seconded Councillor Dawson and agreed. All were in favour
6	17/00703/HOU	27 Castlefields Lane Bingley	Replacement of existing pre-fabricated garage and adjoining wooden shed with new sectional concrete (Grimston style) garage	Resolved to recommend that this application be refused due to insufficient information on the plan. Proposed Councillor Truelove, seconded Councillor Dawson. All were in favour

7	17/00318/HOU	1 The Old School Eldwick Bingley	Provide a small single storey lean to extension to the side and a larger single storey extension to front to provide a dining/living area	Resolved to make no comment on this application. Proposed Councillor M Wheatley, seconded Councillor Clough and agreed. All were in favour Councillor Clough left the room at 7:20pm and returned at 7:22pm
8	17/00789/HOU	Safe House Dowley Gap Bingley	Extension to existing cottage	Resolved to recommend that this application be approved. Proposed Councillor Quarrie, seconded Councillor Truelove. Five were in favour and there were two abstentions from the vote.
9	17/00845/HOU	5 Main Street Cottingley	Alterations and dormer window to existing second floor bedroom area.	Resolved to recommend that this application be approved. Proposed Councillor Clough, seconded Councillor Beckwith. All were in favour.
10	17/00840/HOU	56 Otley Road Eldwick Bingley	First floor side extension over the existing garage	Resolved to recommend that this application be approved. Proposed Councillor Quarrie, seconded Councillor Dearden. All were in favour.
11	17/00386/HOU	The Watermill Holroyd Mill Lane Micklethwaite	Demolition of raised veranda and insertion of bi-fold doors and Juliet balcony	Resolved to recommend that this application be approved. Proposed

				Councillor Dearden, seconded Councillor Truelove. All were in favour.
12	17/00931/HOU	Fairlady Farm The Green Micklethwaite	Construction of single storey timber summer house set within site	Resolved to recommend that this application be approved. Proposed Councillor Dearden, seconded Councillor Truelove. Five were in favour and there were two abstentions from the vote.
13	17/01035/FUL	95 Main Street Bingley	Change of use from an estate agent (Class A2) to a hot food takeaway	Resolved to recommend that this application is refused on the grounds of highways and parking considerations, appearance of frontage in conservation area, Consumer waste issues not addressed and proximity to schools and other facilities used by young people. If the application is to be approved the Town council recommends that the application go to the Area Planning Panel. Proposed Councillor Dawson, seconded Councillor Beckwith. All were in favour.
14	17/01164/FUL	The Yorkshire Clinic Bradford Road Bingley	Extension to form new waiting area, entrance lobby and covered drop off point and associated external works	Resolved to recommend that this application be approved. Proposed

				Councillor Clough, seconded Councillor Beckwith. All were in favour.
15	17/01152/HOU	20 Ghyll Wood Drive Cottingley	Demolition of existing extension and construction of single storey rear extension and two storey side extension	Resolved to recommend that this application be approved. Proposed Councillor Clough, seconded Councillor Beckwith . All were in favour.
16	17/00805/FUL	1 Pollard Street Cottingley	Construction of one pair of semi-detached dwellings.	Resolved to make no comment on this application. Proposed Councillor M Wheatley, seconded Councillor Dawson and agreed. Six were in favour and there was one abstention from the vote.
17	15/02149/SUB02	Cemetery Lodge Bailey Hills Road Bingley	Submission of details to comply with conditions 3 and 5, of planning approval 15/02149/FUL and appeal decision APP/W4705/W/15/3139161 dated 04/11/2016:	Resolved to recommend that this application is refused on the grounds of insufficient information in the application, regarding the Bat Survey. Proposed Councillor Quarrie, seconded Councillor Clough. All were in favour.
18	17/01249/HOU	4 Beck Lane Bingley	Demolition of existing garage and construction of two storey side extension with gable roof	Resolved to recommend that this application be approved. Proposed Councillor Truelove, seconded Councillor Dearden. Six were in favour and there was

				one abstention from the vote.
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1617/81 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

Resolved to make a comment that it is a very comprehensive document and that the photos within should be referenced. Proposed Councillor Truelove, seconded Councillor Dawson. All were in favour.

1617/82 To receive information on the Community Infrastructure Levy (CIL)

The SLCC advice note had been circulated and was noted.

1617/83 Tree Protection Orders

- a) To consider the merits of the Town Council applying for a tree protection order at Fairfax Road
- b) To consider any recommendations to be made to the full council

Resolved to recommend that Councillor Fenton propose application for TPO to Full Council and prepare some information on the Tree Protection Order for Fairfax Road. Proposed Councillor Dawson, seconded Councillor Truelove, all were in favour.

1617/84 Waste Management Consultation

To consider any comment the committee wishes to make on the Waste Management consultation

Resolved to agree the draft Waste Management consultation document and send to Bradford Council. Proposed Councillor Dawson, seconded Councillor M Wheatley, Four were in favour and there were three abstentions from the vote.

1617/85 Greenhill Development

- a) To consider any action to be undertaken regarding this development
- b) To make any recommendation to the full council as necessary

No update was available and no action is required at this time

1617/86 Planning applications and copyright

- a) To consider the e-mail from Adrian Walker, BMDC

The website is to be updated with this information.

1617/87 Next Meeting of the Planning Committee

The next meeting of the Planning Committee will be held on **Tuesday 11th April 2017 at Cardigan House, Bingley.**