



The Hub, Myrtle Place, Bingley, BD16 2LF

**Minutes of the Planning Committee meeting  
held on Tuesday 8<sup>th</sup> October 2024 at 6.30pm at the Hub, Myrtle Place, Bingley BD16 2LF**

**Councillors present:** Drucquer, Fenton, Gentleman, Gibbons, Heseltine (Chair)  
**Member Councillors absent:** Clough, Truelove, Shaw  
**In attendance:** Nicola Mansfield-Smith (Deputy Clerk)  
**Members of the public:** Six

**Start 6.30pm  
Finish 7.24pm**

**2425/46 Apologies for absence**

Apologies received and reasons for absence approved for Councillors Clough, Truelove and Shaw.

**Councillor Gibbons entered the meeting at 6.31pm.**

**2425/47 Disclosures of interest**

- a) Councillor Gibbons declared an interest in agenda item 2425/53/4: she did not take part in the discussion nor vote on this application.
- b) No written requests for dispensation received.

**2425/48 Minutes of previous meeting**

**Resolved** to approve the minutes of the Planning Committee meeting held on Tuesday 10<sup>th</sup> September 2024 as a true and correct record.

**2425/49 Confidential items to be discussed after item 2425/56**

No items of a confidential nature.

**2425/50 Public participation**

Members of the public who were adjoining residents to Oakwood Hall Hotel, Lady Lane, Bingley, discussed their concerns with the planning application relating to the premises (due to be discussed under agenda item 2425/53/7). Concerns raised included the following: the close proximity of the proposed extension to the boundary of their properties; noise from events and the increase in parking/traffic (as the road to the hotel is narrow and there are no passing places); the tall hedges between the boundary of the hotel and residents were not included in the plans, therefore the concern is that they may be taken down and replaced with fencing which would not act as a barrier to noise and light pollution as the extended dining room would impinge on the residents gardens; residents also expressed that they would like the hotel to remain in its current form and the hotel owners to be respectful of the curfews and restrictions that Bradford Council have previously put in place.

**2425/51 Ongoing issues**

- a) No notified planning panels received.
- b) Noted the appeal for 24-26 Holroyd, Mill Lane, Micklethwaite, BD16 3JG.

**2425/52 Previous Planning Applications**

**Noted** the decisions by Bradford Council on previous planning applications.

**It was agreed to take agenda item 2425/53/7 prior to agenda item 2425/53/1.**

**2425/53 Consideration of Planning Applications**

**Resolved** to agree the following:

7 24/03248/FUL Oakwood Hall Hotel Lady Lane Bingley West Yorkshire BD16 4AW  
Construction of single storey rear and side extension.

Bingley Town Council to recommend refusal on the grounds of overdevelopment of the site, proximity to the border of adjoining properties, no information for the border hedge in the existing plans, no tree plan for existing trees and no information as to the protection of roots for the existing trees and concern regarding parking available for an extended venue, lack of visibility splay and passing places. If approval is granted it is recommended that Bradford Council Planning Department to be mindful of the following: noise prevention; trees; operational curfew as is but with equipment and materials to prevent noise and light disturbances with monitoring and enforcement; review of highways safety and parking to prevent disturbances to residents and highway safety due to intensification of the site; measures to protect trees and hedges currently on site and to mindful of the objections for this planning application for Oakwood Hall Hotel in the draft public participation comments.

Bradford Council Planning Department to also be mindful of the Conservation comments application number 24/03160/LBC dated 25/9/2024:

The proposed extension in itself would cause less than substantial harm but of a very high magnitude to the listed building. However the cumulative effect when combined with the existing extension is even greater.

Consideration of the applications must have primary regard for the duties prescribed by sections 16 and 66 of the LB&CA Act. The effect of the proposals is assessed as failing to fulfil these duties.

The harm which would result from the proposals fails to accord with policies EN3, DS3, SC1(11) and SC9 of the core strategy. The harm also fails to accord with section 16 of the NPPF and no public benefit is evident which could be considered to weigh against that harm.

1 24/03405/HOU Lambrigg House Heights Lane Eldwick Bingley BD16 3AB  
Single-storey rear extension, two-storey infill extension to front and refurbishment of external windows/roof.

Bingley Town Council to recommend this application is approved.

2 24/03480/HOU Fircroft 25 Lyndale Road Eldwick Bingley BD16 3HE  
First-floor side extension.

Bingley Town Council to recommend this application is approved.

3 24/02827/HOU 81 Gilstead Lane Gilstead Bingley West Yorkshire BD16 3NH  
Single storey extension to replace existing conservatory.

Bingley Town Council to recommend this application is approved.

4 24/03196/LBC Bingley Railway Station Wellington Street Bingley BD16 2NB  
Installation of 2 x 1.5m x 1.5m laminate paintings (on 3mm composite aluminium boards).

Bingley Town Council to recommend this application is approved providing the fixings are approved for a Grade II listed building.

5        24/03696/PNH                    58 March Cote Lane Cottingley Bingley BD16 1TH  
Construction of single storey rear extension of the following dimensions: Depth of proposed extension from rear wall of original dwelling house: 5m Maximum height of proposed extension: 4m Height to eaves of proposed extension: 3m.  
Bingley Town Council to recommend this application is approved.

6        24/03698/HOU                    58 March Cote Lane Cottingley Bingley West Yorkshire BD16 1TH  
Two-storey side extension and single-storey rear extension  
Bingley Town Council to recommend this application is refused on the grounds of size, scale, massing and the closeness to the boundary of the adjoining property.

**2425/54            Correspondence**

No items of correspondence.

**2425/55            Date of the next meeting**

**Resolved** to agree that the next meeting of the Planning Committee will be held on Tuesday 12<sup>th</sup> November 2024 at 6.30pm in The Hub, Bingley Town Council, Myrtle Place, Bingley, BD16 2LF.

**2425/56            Exclusion of press and public**

No items of a confidential nature.