

**MINUTES of the PLANNING COMMITTEE MEETING of
BURLEY PARISH COUNCIL**

Held on Monday 12th January 2009
at The John Squire Room, Queen's Hall

Present: Councillors P Jenkins (Chairman), K Dale, K Forrest, J Horton, C Jones, P Riley,
S Tilford, M Walker
Mrs J Griffiths (Clerk)

P167/0809 Chairman's Remarks

Cllr Jenkins opened the meeting and welcomed those attending.

The article in the latest Parish Council newsletter about work to establish a permanent right of way around Hag Farm Road and the railway line had led to 13 more requests for application forms in support of the route. Forms would also be made available at the Neighbourhood Forum.

Conservation Officers from Bradford Council had been to look at West Lodge but had confirmed that it was not in a sufficiently poor condition to allow them to take any action. The legal powers to compel the owners to act were in cases where the condition of the building had been allowed to deteriorate further. Conservation Officers would monitor the condition of the building.

Cllr Jenkins had found out more about the Empty Homes Agency. Any empty homes should be reported to the Empty Homes Agency, details will then be passed onto the local council. The Empty Property Officer will then contact the owner and try to get the property occupied again either by assisting the owner to occupy, sell or let it. Cllr Jenkins was awaiting additional information on this subject.

A letter objecting to the latest appeals against the enforcement notices for the new road at Green Lane had been sent to the Planning Inspectorate before Christmas. The letter had included the original objections to the development and the current appeal as conflicting information had been given concerning what the appeal was focussing on. Cllr Jenkins had a video of the Planning Wars television programme that had included an item on Green Lane.

P168/0809 Apologies

None

P169/0809 Declarations of Interest

None

P170/0809 Public Participation

None

P171/0809 Minutes of the Last Meeting

The minutes of the meeting of 15th December 2008. It was proposed by Cllr Riley and seconded by Cllr Dale that the minutes were a true and accurate record and accepted accordingly.

P172/0809 Clerk's Report

The bars on the snicket between Prospect Road and Sandholme Drive had been removed.

There had been a planning application at 1 Smithy Lane (08/06570/FUL) that had not been forwarded to the Parish Council for recommendations. It had been mistakenly

forwarded to Ilkley Parish Council and not then forwarded to Burley. Apologies had been received from the Planning Officers. The application had been granted.

P173/0809 Planning applications

Receipt of the following applications was acknowledged and considered as follows:

08/06987/COU – 32 Station Road

Change of use from first floor offices to a flat

Resolved: recommend approval

08/07037/FUL – 5 Oak Avenue

Construction of double storey side extension

Resolved: recommend approval subject to the hard-standing at the property being of appropriately permeable materials

08/07295/FUL – 34 Wellfield Lane

Single storey dining/kitchen extension to rear and single storey utility extension to side

Resolved: recommend approval

08/07182/FUL – 33 Langford Lane

Two storey extension to side of the existing dwelling

Resolved: recommend refusal on the grounds that the proposed development is over dominant on this site and would represent over development of the street scene

P174/0809 To note decisions by BMDC planning:

08/06681/FUL – Burley Woodhead C of E School, Sandholme Drive

P175/0809 To note withdrawal of the following applications:

08/06993/FUL – 14A The Copse

08/05983/FUL – Low House, Colston Drive

P176/0809 Enforcement Issues within the Parish

Planning Inspectors had ruled on the appeal for the land to the rear of 30 Main Street. The appeal had been rejected.

Two further issues were being investigated by Enforcement Officers: 5 Hasley Road – alleged formation of an unauthorised hard-standing and 34 Manse Road – alleged unauthorised garage.

Two items under investigation by Enforcement Officers had gone from pending consideration to investigation complete, the unauthorised display of advertisements and banners at the Generous Pioneer and Ilkley Road. No action taken although it was believed that the signs had been removed.

P177/0809 To note the introduction of Tree Preservation Order on trees at Pine Croft, Prospect Road

A tree preservation order on the trees adjacent to Prospect Road that are left at Pine Croft has been put in place.

P178/0809 Minor items for action by the clerk between meetings and items for the next agenda

Bradford Council is now issuing Certificates of Lawfulness for proposed use. These are available to householders who are proposing to extend their property under the permitted

development rules. The certificates give householders an assurance that the proposed development is within the regulations. Lists of the certificates issued are available on the Bradford Council website but not routinely sent to the parishes, the clerk would raise this at the next Parish Council Liaison meeting. Future meetings would include an agenda item to list the certificates issued for the parish. To date the only CLP issued has been for a rear single storey extension at 41 Grangefield Avenue.

P179/0809

Date of Next Meetings

2nd & 16th February 2009 – Planning Committee

12th February & 12th March 2009 – Full Council

15th January 2009 – Neighbourhood Forum

29th January 2009 – Maintenance & Allotments Committee

Plans Committee – 12th January 2009

Date

Signed