

**MINUTES of the PLANNING COMMITTEE MEETING of
BURLEY PARISH COUNCIL**
held on Monday 20th April 2009
at Queen's Hall, Burley in Wharfedale

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

P233/0809 Chairman's Remarks

Cllr Jones opened the meeting and welcomed those attending. Cllr Jenkins was unavailable and as Vice-Chair of the Committee Cllr Jones would Chair the meeting.

P234/0809 Apologies

Cllr Jenkins had sent apologies; these were received and accepted.

P235/0809 Declarations of Interest

None.

P236/0809 Motion to vary the order of items on the agenda

Proposed by Cllr Riley

Seconded by Cllr Walker

RESOLVED to vary the order of items on the agenda.

P237/0809 Minutes of the Last Meeting

The minutes of the meeting of 30th March 2009. It was proposed by Cllr Dale and seconded by Cllr Riley that the minutes were a true and accurate record and accepted accordingly.

P238/0809 Public Participation

Members of the public were present to voice objections to application 09/01472/FUL – Pine Croft, Prospect Road.

This was a second application for this site. The second proposal was slightly smaller in overall footprint than the earlier proposal but would stand higher, approximately 3.5m higher than the roofline on neighbouring properties on The Copse due to the increased height of the development and elevated ground on which the proposed development would stand.

Concerns were expressed about the overall size of the proposed development which was very large and would dominate surrounding properties. A number of windows on the proposed development would overlook neighbouring properties. The design was not aesthetically pleasing and did not have balance or character.

Vehicular access onto Prospect Road remained a concern and nothing about the amended proposal addressed the earlier concerns.

P239/0809 Planning applications

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

09/01472FUL – Pine Croft, Prospect Road

Demolition of existing bungalow and construction of replacement building comprising of 7 residential flats, car parking and associated works

Resolved: recommend refusal on the following grounds:

The proposed application represents an over-development of the site and would be out of scale with surrounding properties

The design of the proposed development is not sympathetic to the surrounding properties and would be out of keeping in this location
The development would be over dominant on the surrounding properties given the topography of the site and the height of the proposed development
An unacceptable degree of overlooking would result from the development particularly for 16 & 18 The Copse
Very serious concerns over the traffic & highways implications of the development with the access onto Prospect Road and increased parking and traffic on Prospect Road which is one of the most congested and difficult to negotiate roads within the village
Insufficient private amenity space is provided for the development
The committee also noted a number of inaccuracies and contradictory statements on the application including the provision of an altered vehicular access and the information provided in the assessment of context.

09/01393/FUL – 8 Southway, Manor Park

Demolition of existing extension to rear and replacement with mono pitched roof extension, extension to front elevation incorporating porch and dormer window to first floor bedroom and minor alterations.

Resolved: recommend approval

P240/0809

Clerk's report

The clerk had contacted Conservation Officers at BMDC re: listing West Lodge as an empty home and whether this would affect any action by Conservation Officers. A reply was still awaited.
Ian Horsfall, Enforcement Officer had advised that Green Lane had now been closed and that his office would monitor the situation.
The clerk had written to Enforcement Officers regarding the lack of information on the planning portal on enforcement action within the parish. A reply had not yet been received.

P241/0809

To note decisions by BMDC planning

*09/00389/FUL – The Grange, Station Road - Approved
09/00398/LBC – The Grange, Station Road - Approved
09/00257/OUT – Denrevo, Bradford Road - Refused
09/00533/FUL – land to side of 4 Langford Lane - Refused*

P242/0809

Enforcement Issues within the Parish

No new information was available.

P243/0809

Certificates of Lawfulness

There had not been further certificates of lawfulness issued since the last meeting.

P244/0809

Planning Panel meeting 16th April 2009

Cllr Jones had attended the planning panel meeting on 16th April with regard to application 08/06552/FUL – 2 Woodpecker Road. The panel had upheld the Parish Council's objection and the application had been refused.

P245/0809

Roof spaces on properties at Jill Kilner Drive

The clerk had copies of a letter being sent to residents of the apartments on Jill Kilner Drive re: sale of the roof spaces above their flats. An application had been received for consideration at a later meeting of the Planning Committee by a resident to convert this

space. After discussion it was agreed that the clerk would write to Building Control Services at Bradford Council to find out what restrictions had been placed on these buildings at the time of their original conversion.

- 246/0809 Proposed diversion of footpath 60 at Highfield House**
The committee reviewed the proposed diversion and agreed that it had no objections. Cllr Horton would assist the clerk in annotating the map to indicate the extended route for a footpath down to Moor Road.
- 247/0809 09/00180/FUL – 16 Great Pasture**
At the time of the last meeting Planning Officers had advised that they wished to refuse this application. The Planning Committee had advised Planning Officers that they wished this application to go to planning panel. A decision notice had now been issued granting permission.
- P248/0809 Minor items for action by the clerk between meetings and items for the next agenda**
Cllr Horton had brought photographs of a new fence on the corner of Manse and Station Road. It was understood that planning permission had not been sought and would be required due to the height of the fence and its proximity to the highway. Councillors agreed to ask the clerk to refer this to the Enforcement Officers at Bradford Council.
- P249/0809 Date of Next Meetings**
11th May 2009 – Planning Committee
7th May 2009 – Annual Meeting of the Parish Council
23rd April 2009 – Annual Meeting of the Parish
14th May 2009 – Maintenance & Allotments Committee