

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

held on Monday 22<sup>nd</sup> June 2009  
at Queen's Hall, Burley in Wharfedale

**Present:** Councillors P Jenkins (Chairman), C Jones, K Dale, P Riley & M Walker  
Mrs J Griffiths (Clerk)

**P030/0910 Chairman's Remarks**

Cllr Jenkins opened the meeting and welcomed those attending. Details of a parish council planning application system had been forwarded from Baildon Parish Council via Cllr Dale. Cllr Jenkins had details and would forward the link to the relevant website to councillors. Further discussion of the system could be held at a future meeting.

**P031/0910 Apologies**

Cllrs K Forrest, J Horton & S Tilford had sent apologies; these were received and accepted.

**P032/0910 Declarations of Interest**

09/02060/FUL – land to the side of 4 Langford Lane. Cllr Jenkins declared a prejudicial interest in this application and would not take part in discussion in this item. Cllr Riley declared a personal interest in this application due to its proximity to his residence. 09/0219/REG – Burley Oaks Primary School, Langford Lane Cllr Jones declared an interest in this application as it is her place of work; Cllr Dale declared an interest in this item as it is his wife's place of work, the clerk declared an interest in this application as her children attend the school. 09/02296/HOU – 26 The Copse, the clerk declared an interest in this application due to its proximity to her residence.

**P033/0910 Public Participation**

The applicant for **09/2501/HOU – 11 Park Row** was present to support this application. This was a retrospective application as the shed had already been constructed after the applicant had apparently received advice that planning permission was not required. Re-construction of the shed had been required after the previous shed had been damaged. A resident was present to offer objections to **09/02060/FUL – land to the side of 4 Langford Lane**. This was a second application and it was the resident's assertion that the reasons for refusal the first time had not been addressed: although the proposed development was further away from the trees with TPOs it was not far enough to satisfy the tree protection officer; the height of the proposed building and first floor windows would overlook properties on Hanover Way; the design of the building is radical and out of character and in different proportion to surrounding buildings; the access to the proposed development onto Langford Lane caused concern as it is adjacent to a school where the road is very narrow at this point and at times very congested.

**P034/0910 Minutes of the Last Meeting**

The minutes of the meeting of 1<sup>st</sup> June 2009. It was proposed by Cllr Walker and seconded by Cllr Riley that the minutes were a true and accurate record and accepted accordingly.

**P035/0910 Clerk's report**

There were no items to report that were not already on the agenda.

Plans Committee – 22<sup>nd</sup> June 2009

Date

Signed

**P036/0910 Planning applications:**  
**09/02501/HOU – 11 Park Row**  
*Retrospective application for concrete shed*  
**Resolved: recommend approval**

**Cllr Jones took the Chair at this point**

**09/02060/FUL – 4 Langford Lane**  
*Construction of single dwelling*

**Resolved: recommend refusal on the grounds that: there are serious and significant concerns over highways issues at this site and its entrance to Langford Lane – an access route to Burley Oaks Primary School; the proposed balcony at the rear of the development would provide an unacceptable degree of overlooking to properties on Hanover Way; the proposed design of the property is incompatible with the properties in its immediate vicinity.**

**Cllr Jenkins re-took the Chair at this point**

**P037/0910 To vary the running order of the agenda**  
Proposed by Cllr Jenkins  
Seconded by Cllr Riley  
**RESOLVED** to vary the running order of items on the agenda and to deal with item 11 next.

**P038/0910 Appeal to the Secretary of State re: application 09/00257/OUT – Denrevo**  
The parish council had been notified of the appeal to the Secretary of State to build a detached property on this site.

**Cllr Jenkins stopped the meeting at this point to allow public participation**

A local resident was present to ask for the Parish Council's support in objecting to the appeal. He did not have details of the grounds for appeal and Cllr Jenkins agreed to forward a copy to him. The reasons for objection were: insufficient access and parking at this site; this was inappropriate development in the green belt; work on clearing the site and the loss of a number of mature trees had already been undertaken despite the applicant stating that no work had commenced.

**Cllr Jenkins re-started the meeting at this point**

After discussion the committee agreed to write to the Planning Inspectorate in support of Bradford Council's position and noting that this was an inappropriate development in the green belt. The council would enclose photographs showing the extent of ground preparation work already undertaken at this site.

**P39/0910 Planning Applications:**  
**09/02296/HOU – 26 The Copse**  
*Removal of existing conservatory and replacement with new sitting room extension*  
**Resolved: recommend approval subject to compliance with tree preservation officer's recommendations.**

**09/02167/HOU – 10 Hill Crescent**  
*Construction of conservatory to rear*

**The committee had been informed that this was due to be withdrawn and no recommendation was made at this time.**

**09/02507/LBC – The Grange, Station Road**

*Demolition and reconstruction of lean to extension*

**Resolved: recommend approval**

**09/02197/REG – Burley Oaks Primary School, Langford Lane**

*Construction of single storey extension to front to provide two additional class bases and single storey infill to various parts to provide dining and quiet areas*

**Resolved: recommend approval subject to planning officers being satisfied by drainage investigations and the recommendations of the tree preservation officers**

**09/02648/HOU – Woodlands, Hag Farm Road**

*Removal of existing garage and construction of two storey side and rear extension and part single storey extension, removal of conservatory and add pitch roof to front hall/wc*

**Resolved: recommend refusal on the grounds that the proposed development would represent over-development of this site**

**09/02560/HOU – 18 Mansfield Road**

*Demolition of existing conservatory to build a new single storey extension to create a larger kitchen, utility room and dining area*

**Resolved: recommend refusal on the grounds that it would represent over-development of the site and the size of the proposed development is out of proportion to the original dwelling**

**P040/0910 To note decisions by BMDC planning**

None since the last meeting.

**P041/0910 Enforcement Issues within the Parish**

Cllr Jenkins showed the committee photographs of the work at Green Lane to remove the unauthorised highway and restore the land to its former condition.

**P042/0910 Certificates of Lawfulness**

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

**P043/0910 Decisions by the Secretary of State**

The committee noted the decision by the Secretary of State to dismiss the following appeal:

**07/08850/FUL – Viewlands, 2 Langford Road**

*Erection of detached house in the back garden*

**P044/0910 Withdrawal of applications**

The committee noted the withdrawal of the following application:

**09/01472/FUL – Pine Croft, Prospect Road**

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

**P045/0910 Shipley Area Planning**

The committee noted that the Shipley Area Planning Panel had decided to approve the application for dormer windows on 09/01563/FUL – 61 Jill Kilner Drive at its meeting on 18<sup>th</sup> June 2009

**P046/0910**    **Minor Items for action by the clerk between meetings and items for the next agenda**

None

**P047/0910**    **Date of next Planning Committee meetings:**

Monday 13<sup>th</sup> July 2009

Monday 3<sup>rd</sup> August 2009