

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

held on Monday 3<sup>rd</sup> August 2009  
at Queen's Hall, Burley in Wharfedale

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

**P062/0910 Chairman's Remarks**

Cllr Jenkins opened the meeting and welcomed those attending.  
It was noted that an enforcement enquiry was being conducted into the illuminated sign at 78-80 Main Street.

**P063/0910 Apologies**

Cllr Dale had sent apologies, these were received and accepted.

**P064/0910 Declarations of Interest**

None.

**P065/0910 Public Participation**

None at this time.

**P066/0910 Minutes of the Last Meeting**

The minutes of the meeting of 13<sup>th</sup> July 2009. It was proposed by Cllr Jones and seconded by Cllr Riley that the minutes were a true and accurate record and accepted accordingly.

**P067/0910 Clerk's report**

The clerk had been contacted by a resident to complain about the illuminated sign at 78-80 Main Street. This had been referred to Enforcement Officers.

**P068/0910 Planning applications:**

*Cllr Jenkins stopped the meeting at this point to allow the applicants for 09/03311/HOU to speak in favour of their application. The meeting was re-started.*

**09/03311/HOU – 45 Aireville Terrace**

*Construction of single storey and double storey side and rear extension*

**Resolved: recommend approval subject to a planning condition that the proposed extension can never be sold as a separate dwelling**

**09/03073/HOU – 2 Menston Old Lane**

*Construction of three storey side extension to property*

**Resolved: recommend refusal on the grounds that:**

- **the proposed extension would be over-dominant on the neighbouring property (Tree Tops) and would cause an unacceptable degree of overshadowing and loss of amenity contrary to 1.5 and 2.2 of the Revised House Extensions Policy;**
- **the proposed extension would be on the front of the property as it currently exists and would be contrary to 4.2 of the Revised House Extensions Policy as it would have an adverse effect on an adjacent property (Tree Tops);**

- the windows in the proposed extension would overlook habitable rooms on a neighbouring property (Tree Tops) contrary to 1.9 of the Revised House Extensions Policy.

**09/3067/FUL – Green Lane, Burley Woodhead**

*Passing place on Green Lane*

**Resolved: recommend approval subject to the information on highway retaining work being submitted and approved**

**09/03131/HOU & 09/03130/LBC – 40 Main Street**

*External and internal alterations to existing building and new railings*

**Resolved: recommend approval for the internal and external alterations but do not approve the railings as there is insufficient information. Noting the conservation officer's comments about how the railings looked in the past a photograph of Dial House with the railings will be sent to planning officers**

**09/03023/FUL – High Meadows Farm, Green Lane**

*Regularisation of unauthorised excavations to form livestock area, public footpath & wildlife pond, replacement and landscape scheme of land re-instatement. Construction of storage shed with external treatment. Development of a woodland area*

**Resolved: recommend approval**

**09/03273/HOU – 25 Old Mill Close**

*Construction of two storey side extension*

**Resolved: recommend approval**

**09/03159/LBC & 09/03197/FUL – Burley Hall Nursing Home, Cornmill Lane**

*Creation of 5 additional bedrooms and additional day space by extension over part of garden to existing single storey wing which is attached to the listed building*

**Resolved: recommend approval subject to approval of the development by tree conservation officers**

*Cllr Walker left the meeting at this point*

**P069/0910 To note decisions by BMDC planning**

*09/01505/FUL – Ilkley Taxis, Greenholme Mills, Iron Row – Approved*

*09/02296/HOU – 26 The Copse – Approved*

**P070/0910 Enforcement Issues within the Parish**

The clerk had received an update from Enforcement Officers: there were no further investigations outstanding on 12 Aireville Terrace; the caravan at Stead Hall Farm could be kept there until the works are completed; officers did not consider all the work on Green Lane had been completed, the passing bays still needed to be sorted out. The committee requested that the clerk suggest to Enforcement Officers that some of the re-planting on the passing bay at the top could be done in liaison with Forest of Bradford.

**P071/0910 Certificates of Lawfulness**

There had been no certificates issued since the last meeting.

**P072/0910 Planning Protocol**

The Planning Protocol that is part of the Parish Council Charter with Bradford Council had been reviewed. A number of changes had been suggested and copies circulated to the parish councils. Bradford Council officers had requested that a named parish

councillor attend meetings of the Area Planning Panel when parish councils request an application is referred. This had been amended so that the parish councils agreed to send a representative that was not necessarily named.

Oxenhope Parish Council had suggested a number of amendments including increased time for parish councils to review pre-decision amendments, more weight to be given to village design statements and quarterly updates to parish councils on enforcement issues affecting the parish regardless of whether they were instigated by the parish council.

The suggested changes were presented to Bradford Council's Regulatory and Appeals Committee at the end of July.

**P073/0910 Planning Inspectorate**

The clerk had submitted the council's objection to the appeal on 2 Woodpecker Road.

**P074/0910 Minor Items for action by the clerk between meetings and items for the next agenda**

The clerk had details of an awards scheme available from Northern Gas Networks. The clerk would liaise with Cllr Riley and would apply for funding to purchase Yellow Rattle seeds for use on the village roundabouts and verges. Councillors were asked if they had any objection to the application being submitted.

Cllr Jenkins reminded councillors that he would have less time than normal to review the plans before the next meeting. Could all councillors please make an effort to view the sites, the plans would remain with the clerk at Queen's Hall.

**P075/0910 Date of next Planning Committee meetings:**

Monday 24<sup>th</sup> August 2009

Monday 14<sup>th</sup> September 2009