

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

held on Monday 21st December 2009
at Queen's Hall, Burley in Wharfedale

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

P159/0910 Chairman's Remarks

Cllr Jenkins opened the meeting and thanked everyone for attending. Cllr Jenkins advised that the new Planning Infrastructure Commission will start to accept applications next year. The council had been advised that the Planning Portal wants to make available a free web resource for parish councils and the council and was asked for comments. Cllr Jenkins recommended that the committee respond positively.

P160/0910 Apologies

Cllrs Tilford, Jones and Forrest had sent apologies, these were received and accepted

P161/0910 Declarations of Interest

None.

P162/0910 Public Participation

Proposed by Cllr Dale

Seconded by Cllr Walker

to defer public participation until a later point in the meeting.

P163/0910 Minutes of the Last Meeting

The minutes of the meeting of 7th December 2009. It was proposed by Cllr Riley and seconded by Cllr Horton that the minutes were a true and accurate record and accepted accordingly.

P164/0910 Clerk's Report

The clerk had no matters to report that were not already on the agenda.

P165/0910 Planning applications:

09/05367/HOU – 30 Main Street

Construction of a garage

Cllr Jenkins suspended the meeting at this point to allow public participation

Applicant confirmed that the application was submitted under the correct process.

Neighbours spoke against the application. The Inspector's report on a previous application had stressed the importance of the gardens in this area in the conservation area and retaining open aspect of this area.

Inspector had been commenting on a very different type of application – a dwelling that would have been much larger. There is already a flat roofed structure in this area, the overall height would be no higher than the wall, other garages in this area are considerably higher than the proposed structure. The garage should be considered on its own merits not in relation to previous applications that are very different. Impact of the proposed development would be limited and would not affect any views across the area. No increase in traffic in this area.

Meeting re-started at this point

Cllr Jenkins reminded the committee that the current application was to be assessed on its own merits. The appeal decisions were specific to the previous applications and, being the views of individual inspectors, not all statements may be relevant to this application .

Resolved: to recommend approval by a majority vote

09/05587/HOU – 17 Menston Old Lane

Construction of two storey side extension

Councillors noted comments by a neighbour regarding the windows/door openings on the north elevation.

Cllr Jenkins suspended the meeting at this point to allow public participation

Neighbours expressed concerns about the five mature trees in the vicinity of the proposed development and the likely impact on the flood plain of the beck.

Meeting re-started at this point

Resolved: to recommend refusal on the grounds that the proposed extension would be over-development in comparison to the original house. The committee expressed concern that there was no arboricultural report submitted and in view of the known history of flooding in this area the committee would expect to see further information on the likely flood risks.

09/05337/HOU – 9 Hawthorne Grove

Renewal of planning permission for construction of two storey extension of permission 06/09526/FUL

Resolved: to recommend approval

09/05722/HOU – Moor View, 2 Green Acres

Construction of single storey timber framed glazed orangery

Resolved: to recommend approval

09/05249/HOU – Hollin Nook, Moor Lane

Construction of two storey rear extension and adjacent garage block and associated alterations to existing house

Resolved: to recommend approval

P166/0910 To note decisions by BMDC planning

09/05044/FUL – Crag Top, Green Lane – Rejected

09/04607/FUL – 130-132 Main Street – Approved

09/04399/FUL – Ghyll Royd School, Greystone Manor – Approved

Cllr Jenkins noted that Woodlands, Hag Farm Road had now been approved (as recommended by this committee) despite earlier officer recommendation to refuse and earlier notice on planning website to that effect. Official notice had not yet been received.

P167/0910 Enforcement Issues

The clerk reported that Enforcement Officers had responded on enquiries re: Palok. The applicants had been advised that planning permission was required for the signs and application forms had been sent but not yet completed and returned. Enforcement Officers will review again in the New Year and decide if prosecution is required.

Cllr Jenkins would forward details of the sign for the cattery on Burley House Field to the clerk to go to Enforcement Officers.

P168/0910 Certificates of Lawfulness

Committee noted an application for 14 Greenholme Cottages had been submitted. Clerk to check if CLP applications are routinely sent to other parish councils as this had been sent in error to Ilkley Parish Council and forwarded to Burley Parish Council.

P169/0910 Minor Items for action by the clerk between meetings and items for the next agenda
None

P170/0910 Date of next Planning Committee meetings: 11th January & 1st February 2010