



ILKLEY PARISH COUNCIL

MINUTES OF THE PLANS COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER OF ILKLEY TOWN HALL ON TUESDAY 23RD SEPTEMBER 2014

Those present:

Chairman: Councillor AD Walbank
Councillors: Councillor P Kitching, Councillor J Souter and Councillor B Websdale
Officer: Clare Smith (Clerk)

1415/62 ITEM 1 - Chairman's Remarks

The Chairman welcomed those present and thanked them for attending the meeting.

1415/63 ITEM 2 - Apologies for Absence

Apologies were received from Councillor G Perry and Councillor J Sugden.

1415/64 ITEM 3 - Disclosure of Interest

3.1 Councillor B Websdale declared a pecuniary interest in Item 8 (11) – Planning Application 14/03655/HOU as he is the applicant and owner of this property.

1415/65 ITEM 4 - Dispensations

There were no dispensation requests from Members received by the Clerk in respect of this meeting.

1415/66 ITEM 5 - Public Participation

There were no members of the public present at the meeting. It was not necessary to adjourn the meeting in order to receive reports from invited guests and in order that public be permitted to make representations, answer questions and give evidence in respect of any items of business included in the Agenda or ask questions on any other matter of relevance to the Parish.

1415/67 ITEM 6 - Minutes of the Previous Meeting

Proposed by Councillor A Walbank
Seconded by Councillor J Souter

RESOLVED that the Minutes of the Plans Committee meeting held on 2nd September 2014 by approved and signed by the Chairman as a correct record.

(Unanimous)

1415/68 ITEM 7 - Update from Previous Meeting - Report from Clerk

The Clerk reported the following updates:

7.1 Planning Application 14/03107/HOU – 8 Bridge Lane (Removal of existing mono-pitched profiled steel roof cladding and replacement with fibre cement slates).

At the last meeting of the Plans Committee on 2nd September it was resolved that the materials were not appropriate within this sensitive Conservation Area and

therefore refusal was recommended. The Planning Officer had contact the Clerk to say that amended plans had been submitted and the applicant will now be using artificial slate rather than steel roof cladding. The Committee agreed that they could now support this application given the change of material.

7.2 Planning Application 14/02731/HOU – 19 Grove Road (Demolition of existing garage and new single storey side and rear extension).

The Planning Officer had informed that Clerk that the rear extension had been reduced in height and a parapet had been added to the front side elevation. The bulk of the development to the rear had been reduced and there was now a better relationship with the first floor windows. The Officer also stated that the development would be allowed under permitted development had it not been located in a Conservation Area. This application has now been approved.

7.3 Planning Application 13/04578/FUL – Craiglands Hotel (Residential development of nine dwellings on the existing car park and spa facilities in the basement of the existing hotel).

The Clerk had received an email from Mrs Cussons objecting to the planning application which is to be heard by the Plans Panel on 24th September.

7.4 Planning Application 14/02116/FUL – Former Garages, Castle Hill (Demolition of existing lock up garage buildings and construction of five new dwellings in two and three unit blocks).

The Clerk had received an email from Miss Van Berckel objecting to the planning application which is to be heard by the Plans Panel on 24th September.

7.5 Enforcements

The Clerk had received two enforcements:

- 7.5.1** The Nook, Dean Street, LS29 8JR – B&B in Garage
- 7.5.2** 30 Clifton Road, LS29 8TU – Breach of Condition

1415/69 ITEM 8 - Consideration of Planning Applications

To consider planning applications received for weeks ending 18th July 2014 and 25th July 2014:-

Application Number	Address	Details	Ilkley Parish Council Plans Committee Comments
14/03357/FUL	Land at Grid Ref 411798 449043 Slates Lane	Construction of stables.	The Plans Committee of Ilkley Parish Council recommends approval of this application.
14/03524/HOU	19 Wheatley Avenue LS29 8PT	Construction of rear part two storey, part single storey extension, internal alterations and revised fenestration to front elevation. Re-roofing of whole property.	The Plans Committee of Ilkley Parish Council recommends approval of this application.
14/03482/HOU	29 Bridge Lane LS29 9EU	Conversion of existing single storey rear extension to two	The Plans Committee of Ilkley Parish Council recommends approval of this application.

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		storey and alterations to existing rear boundary wall.	
14/03614/ADV	Black Hat 11 Church Street LS29 9DR	Installation of new signage.	The Plans Committee of Ilkley Parish Council recommends approval of this application. In order to ensure this signage is in line with current guidelines, the Plans Committee wish to refer the applicant to the Ilkley Design Statement – Town Centre Guidelines.
14/03633/HOU	39 Mayfield Avenue LS29 8LF	Construction of detached double garage.	The Plans Committee of Ilkley Parish Council recommends refusal of this application on the grounds that the development is too far forward from existing house frontage and would be overbearing. The Committee would, however, not wish this application to be heard by the Plans Panel if approval was recommended by the Planning Officer.
14/03458/HOU	3 St Pauls Grove LS29 8NR	Demolition of existing garage and single storey utility room and construction of two storey side extension and single storey rear extension.	The Plans Committee of Ilkley Parish Council recommends approval of this application.
14/03671/FUL	Safe Hands Ltd Coutances Way LS29 7HQ	Change of use to B2 general industrial and installation of automotive paint spray booth.	The Plans Committee of Ilkley Parish Council recommends approval of this application.
14/03601/HOU	12 Hollingwood Rise LS29 9PW	Side and first floor extensions.	The development is out of character with the two adjacent single storey dwellings and would be over development for the size of the plot. The Plans Committee of Ilkley Parish Council therefore recommends refusal of this application. The Committee would, however, not wish this application to be heard by the Plans Panel if approval was recommended by the Planning Officer.
14/03398/FUL	35 Parish Ghyll Drive LS29 9PT	Demolition of 2 houses (35 Parish Ghyll Drive and 10 Parish Ghyll Lane) and construction of 7 new houses.	The Plans Committee of Ilkley Parish Council recommends refusal of this application on the grounds that this is over development on a steeply sloping site, there are existing drainage problems in this area which a development of this size would worsen and there are too many cars using a single driveway onto a narrow access road on which there is no footpath. The Plans Committee would like this application to be considered by the Plans Panel should the Planning Officer be minded to recommend approval.

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14/03100/FUL	Jet Petrol Station 329 Leeds Road LS29 8NF	Reduction to one side of existing kiosk with extension to other side and to the rear.	The Plans Committee of Ilkley Parish Council recommends approval of this application. The Committee would, however, ask the applicant to ensure that adequate provision is made for proper drainage.
14/03655/HOU	22 Denton Road LS29 0AA	Amendments to an existing rear window and door plus construction of a veranda.	<i>Having declared a pecuniary interest in this item Councillor Bryan Websdale took no part in the discussion on this item.</i> The Plans Committee of Ilkley Parish Council recommends approval of this application.
14/03878/VOC	Former Site of Car Wash, Dansk Way LS29 8JZ	Removal of condition 7 on application number 11/03590/FUL.	The Plans Committee of Ilkley Parish Council recommends approval of this application.
14/03237/HOU	3 Cranford Gardens LS29 9SY	Retrospective planning permission for replacement of existing top tier terraced area at rear of garden, installation of new summerhouse, construction of open pergola/arbore and provision of privacy trellis	<i>This application was considered at the last meeting of the Committee at which it was resolved to reject this application on the grounds of the poor plans submitted. Since then, new plans and information have been submitted and the Committee therefore reviewed its decision.</i> The Plans Committee of Ilkley Parish Council note that this is a retrospective application which is regrettable and the two objections which have been submitted. The Committee also notes that this is an improvement to what was otherwise a derelict structure and therefore recommends approval of this application.
14/03274/HOU	The Lawns 3 Hebers Grove LS29 9JR	Construction of first floor extension for 2 bedrooms and conversion of part of western extension roof-space to wardrobe and shower	<i>This application was considered at the last meeting of the Committee at which it was resolved to reject this application on the grounds of the lack of plans submitted. Since then, new plans and information have been submitted and the Committee therefore reviewed its decision.</i> The Plans Committee of Ilkley Parish Council recommends the approval of this application subject to the satisfactory compliance with maintaining the bat habitat.

1415/70 ITEM 9 - Appeals and/or other Planning Issues

9.1 Notice of Appeal (14/01481/FUL) – Land Behind Moorfield School (between Beechwood and 14 Clifton Road) – Construction of detached split level

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dwelling on land off former access to Wharfedale Lodge – 15 Ben Rhydding Road.

RESOLVED: To receive and note the notice of appeal (14/01481/FUL).

9.2 Tree Preservation Order – 100 and 102 Kings Road.

RESOLVED: To receive and note the Tree Preservation Order.

9.3 Land at Wheatley Lawns – Letter dated 12th September 2014 from Planning Manager, LNT Construction.

RESOLVED: To receive and note the intentions of LNT Construction and await the formal planning application for consideration.

1415/71 **ITEM 10 – Area Plans Panel Meeting – 24th September 2014**

Councillor Walbank reported that the following applications are to be considered at the Plans Panel Meeting. Councillor Walbank will attend the meeting on behalf of the Council and it was agreed that he will reiterate the comments already submitted regarding these applications:

- 13/04578/FUL (Craiglands Hotel)
- 14/01767/FUL (11 Stubham Rise)
- 14/02116/FUL (Former Garages, Castle Road)
- 14/00058/APPFL2 (29 Sunset Drive)
- 14/00063/APPFL2 (Westwood Drive)

1415/72 **ITEM 11 – Planning Decisions**

The following decisions have been made by the City of Bradford Metropolitan District Council:-

- 14/02731/HOU (Burton Leigh, 19 Grove Road) – Permission Granted
- 14/02753/HOU (9 Westville Avenue) – Permission Granted
- 14/02681/HOU (18 Craigmere Drive) – Permission Granted
- 14/02779/HOU (30 Westville Road) – Permission Granted
- 14/02755/HOU (8 Eaton Road) – Permission Granted
- 14/02783/FUL (Drill Hall Business Park, East Parade) – Permission Refused
- 14/002838/FUL (Land East of 20 Cheltenham Avenue) – Permission Granted
- 14/02966/ADV (Unit 4, Back Nelson Road) – Permission Granted

RESOLVED: To receive and note the above decisions.

1415/73 **ITEM 12 - Notification of Business for Future Agenda**

The Clerk should be given seven clear days' notice of items for the agenda for the next Council meeting. The next meeting of the Plans Committee will be held on **Tuesday 14th October 2014.**

Meeting closed at 8:55pm