



## ILKLEY PARISH COUNCIL

### MINUTES OF THE PLANS COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER OF ILKLEY TOWN HALL ON TUESDAY 16<sup>th</sup> MAY AT 6:30PM

**Those present:**

**Chairman:** Councillor Andrew Walbank  
Councillor L Packett, Councillor S Cuthbertson, Councillor J Souter, Councillor  
J Rickard, Councillor B Mann

**Officer:** Louise Close (Deputy Clerk)

- 1718/001**      **ITEM 1 – Elect a Chairman 2017/2018**  
**RESOLVED** Councillor Walbank elected as Chairman.  
Proposed by Councillor Mann, Seconded by Councillor Souter  
*(Unanimous)*
- 1718/002**      **ITEM 2 – Elect a Vice Chairman 2017/2018**  
**RESOLVED** Councillor Souter elected as Vice Chairman  
Proposed by Councillor Cuthbertson  
Seconded by Councillor Mann  
*(Unanimous)*
- 1718/003**      **ITEM 3 - Chairman's Remarks**  
The Chairman welcomed those present and thanked them for attending the meeting. The  
Chairman also thanked Councillor Mann and welcomed him to his first plans meeting.
- 1718/004**      **ITEM 4 - Apologies for Absence**  
All present
- 1718/005**      **ITEM 5 - Disclosures of Interest**  
Councillor Packett confirmed she knew the occupants of Item N
- 1718/006**      **ITEM 6 - Dispensations**  
None.
- 1718/007**      **ITEM 7 - Public Participation**  
Proposed by Councillor S Cuthbertson  
Seconded by Councillor A Walbank  
**RESOLUTION** to adjourn the meeting in order to receive reports from invited guests and in  
order that the 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.
- Application 17/02553/MAF**  
A presentation by NJ Architects
- 1718/008**      **ITEM 8 - Minutes of the Previous Meeting held on 4<sup>th</sup> April 2017**  
Proposed by Councillor S Cuthbertson  
Seconded by Councillor L Packett  
**RESOLVED** that the minutes of the Plans Committee meeting held on Tuesday 4<sup>th</sup> April  
2017 be approved and signed as a correct record by the Chairman of the Committee.  
*(Unanimous)*

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1718/009 ITEM 9 Consideration of Planning Applications:

	Application Number	Address	Details	Comments
A	17/02029/LBC	Station Plaza Station Road Ilkley West Yorkshire	Removal of damaged glazing and corroded steel glazing bars to existing steel framed canopy. Installation of new replacement aluminium glazing bars and toughened glazing together with repairs and redecoration to structure.	The Plans Committee recommends Approval of this application.
B	17/02135/FUL	Station Plaza Station Road Ilkley West Yorkshire	Removal of damaged glazing and corroded steel glazing bars to existing steel framed canopy. Installation of new replacement aluminium glazing bars and toughened glazing together with repairs and redecoration to structure.	The Plans Committee recommends Approval of this application.
C	17/02347/ADV	Tesco, Springs Lane, LS29 8UA	1 number of externally illuminated other sign, 2 number of internally illuminated other signs and 25 number of non-illuminated other signs	The Plans Committee recommends refusal of this application. Some of the signs are too big and inappropriate for the environment and surrounding properties.
D	17/02332/HOU	1 Melville Grove, LS29 8NX	Construction of single storey rear extension / raised patio	The Plans committee recommends approval of this application with a condition of the patio being kept at a lower level.

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E	17/01989/FUL	Café Nico, 45 Brook Street, Ilkley, LS29 8AG	To open a gin lounge - exclusive members lounge, over 25's only, change of use A3 to A4	The plans committee recommends approval of this application subject to the applicant following the design guide produced by the Civic Society for retail premises in Ilkley.
F	17/02499/HOU	Lyndon Lodge Langbar Road Ilkley West Yorkshire LS29 0AR	Construction of a conservatory to side	The Plans committee recommends approval of this application.
G	17/02427/FUL	The Sidings Station Approach Ben Rhydding Ilkley West Yorkshire LS29  8EB	Construction of 9 new dwellings on garden and the demolition of one existing property	The Plans committee recommends refusal of this application due to the following material considerations;  It is considerable over development of the area.  The site is very close to a conservation area.  The quality and character of the development are not in fitting with the area.  The access to the properties is poor and through a railway station car park

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				<p>The design is not in keeping with the environment.</p> <p>The committee also notes the Application has been presented poorly with a number of strong objections from parishioners.</p>
H	17/02573/HOU	St Bedes Nesfield Road Ilkley West Yorkshire LS29 0BE	Demolition of existing conservatory and construction of two storey extension on the east elevation and external balcony to the master bedroom	The Plans committee recommends approval of this application.
I	17/01688/FUL	2 Ghyll Mews Ilkley West Yorkshire LS29 9RU	Proposal: Replace the existing wooden windows with UPVC windows throughout  the 2nd floor apartment	The Plans committee recommends approval of this application.
J	17/02569/HOU	The Barn Wheatley Chase Ben Rhydding Drive Ilkley West Yorkshire LS29 8DB	Construction of extension and alterations to existing dwelling, detached  garage and relocation of access gates	The Plans committee recommends approval of this application.
K	17/02586/HOU	16 Valley Drive Ilkley West Yorkshire LS29 8NN	Replacement of sun room with a larger conservatory	The Plans Committee recommends refusal of this application. There is a lack of information in the proposal, with dimensions missing.
L	17/02635/FUL	10 Cheltenham Avenue Ilkley West Yorkshire LS29 8BN	Construction of 2 bedroom dwelling with associated parking	The Plans committee recommends refusal of this application. The proposal is out of character for the area and is inappropriate for

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				access on an unnamed road.
M	17/02553/MAF	Land At Coutances Park Coutances Way Burley In Wharfedale Ilkley West  Yorkshire LS29 7HQ	Redevelopment of the site to create a garden centre with associated car parking, new vehicular access, ancillary glasshouse, external sales area, folly and landscaping	The Committee recommends this application for approval. The committee recognises the potential problems with traffic and highway issues and would like the proposals submitted in the application to be made conditions of approval.
N	17/01627/HOU	1 Long Hall Park, Ilkley, LS29 0AB	Installation of 2 gates and 2m high boundary fence	The Plans committee recommends approval of this application.
O	17/02670/OUT	31 Margerison Road, Ilkley, LS29 8QY	Detached dwelling to rear of 31 Margerison Road	The Plans committee recommends approval of this application.
P	17/02739/HOU	High Tor, 45 Wheatley Grove, Ilkley, LS29 8SA	Two storey side extension with new access stairs and new external access door to garage	The Plans committee recommends approval of this application.
Q	17/02504/FUL	54 The Grove, Ilkley, LS29 9PA	Change of use from fashion retail shop to tea room	The Plans committee recommends approval of this application.
R	17/02742/HOU	277 Leeds Road Ilkley West Yorkshire LS29 8LL	Single storey extension to side extending to rear	The Plans committee recommends

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				approval of this application.
S	17/02719/FUL	5 - 7 Brook Street Ilkley West Yorkshire LS29 8AB	Change of use to the mezzanine floor of the extension from Retail to Residential	The Plans committee recommends approval of this application.
T	17/02796/HOU	19 Sunset Drive Ilkley West Yorkshire LS29 8LS	Single storey side and rear extension with loft conversion and rear dormer (loft conversion under permitted development)	The Plans committee recommends approval of this application.
U	17/02778/HOU	23 Queens Drive Lane Ilkley West Yorkshire LS29 9QS	Construction of first floor extension to side and entrance porch to front	The Plans committee recommends approval of this application.
V	17/02817/HOU	15 High Wood Ilkley West Yorkshire LS29 8SB	Front dormer window to existing bedroom	The Plans committee recommends approval of this application.

**Appeals and/or Other Planning Matters**

**1718/010 ITEM 10 Certificates of Lawful Proposed Development (CLP) / Larger House Extensions (PNH) / Non Material Amendment – For information only:-**

A	14/03398/NMA06	Site Of Former 35 Parish Ghyll Drive Ilkley West Yorkshire LS29 9PT	Non material amendment to planning permission 14/03398/FUL dated 27.11.2014: Demolition of 2 houses (35 Parish Ghyll Drive and 10 Parish Ghyll Lane) and construction of 7 new houses, Grid Ref: 411045 447323
B	17/02701/CLP	32 Cowpasture Road, Ilkley, LS29 8SS	Loft Conversion with raised hip to gable extension
C	17/00700/NMA01	15 Westwood Rise Ilkley West Yorkshire LS29 9SW	Non material amendment to planning permission 17/00700/HOU dated 07.04.2017: Two storey side extension and single storey rear extension, Grid Ref: 410691 446912 Location: 15

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D	15/02107/NMA01	16 Southway Ilkley West Yorkshire LS29 8QG	Non Material Amendment of application 15/02107/HOU dated 15/07/2015: Construction of single storey rear extension
E	16/04831/NMA02	82 Bolling Road Ilkley West Yorkshire LS29 8QQ	Non-material amendment to planning permission 116/04831/FUL dated 20/10/2016: Construction of three-bedroom dwelling

**1718/011**      **ITEM 11 - Decisions Made by Bradford MDC**  
Monthly List of Decisions issued during February 2017

**Notice of Appeal**

Application 16/08743/VOC  
Beacon House, Riverside business Park, LS29 8JZ  
Removal of condition 2 of planning permission

Application 16/04451/FUL  
13 Parish Ghyll, Ilkley, West Yorkshire

**RESOLVED** that the items were noted

**1718/012**      **ITEM 12 – Items for the next Agenda**  
Notification of items for the next agenda should be submitted to the Clerk at least seven clear days before the next meeting but award applications require fourteen days' notice. The next meeting of the Plans Committee will be held on **Tuesday 13<sup>th</sup> JUNE 2017 at 7.00pm.**

**Meeting closed at 8.30pm**