



ILKLEY PARISH COUNCIL

MINUTES OF THE PLANS COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER OF ILKLEY TOWN HALL ON TUESDAY 26th SEPTEMBER 2017 AT 7.00PM

Those present:

Chairman: Councillor A Walbank, Councillor S Cuthbertson, Councillor J Rickard,
Councillor L Packett, Councillor B Mann

Officer: Louise Close (Deputy Clerk)

1718/048 ITEM 1 –Chairman’s Remarks

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

1718/049 ITEM 2 - Apologies for Absence

Apologies were received from Councillor Souter (prior engagement)

1718/050 ITEM 3 - Disclosures of Interest

None Received

1718/051 ITEM 4 - Dispensations

None.

1718/052 ITEM 5 - Public Participation

Proposed by Councillor S Cuthbertson

Seconded by Councillor B Mann

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.

Mrs Angela Read and Mr Jim Singleton both spoke regarding the application of 13 Parish Ghyll Road. Both had strong objections to this application in terms of parking spaces, registration of the land around the garage in question, the numbering of the properties and the intentions of the applicant. Both Mrs Read and Mr Singleton asked the committee to look carefully at the application and asked them to ensure that it went to a full planning committee at Bradford.

1718/053 ITEM 6 - Minutes of the Previous Meeting held on Tuesday 5th September 2017

Proposed by Councillor S Cuthbertson

Seconded by Councillor J Rickard

RESOLVED that the minutes of the Plans Committee meeting held on Tuesday 5th September 2017 be approved and signed as a correct record by the Chairman of the Committee.

(Unanimous)

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1718/054 ITEM 7 Consideration of Planning Applications:

	Application Number	Address	Details	Comments
A	17/04976/FUL	42A Nelson Road, LS29 8HN	Retrospective planning for new front façade to main building with insertion of 8 no. roof windows at existing second floor level	The Plans Committee recommends approval of this application
B	17/04075/HOU	17 Clifford Avenue, LS29 0AS	Retrospective planning application for revised access drive and construction of turning head	The Plans Committee recommends approval of this application. The comments from the Civic Society have been noted.
C	17/05037/FUL	Land North of the junction between Mayfield road and Lower Railway road, Ilkley	Two storey and mezzanine office proposal under class B1 with associated parking and external works	The Plans Committee recommends refusal of this application due to poor access, insufficient parking spaces. The proposed development is of excessive scale for the site and its presence would result in the over-dominance of, and loss of amenity to, neighbouring properties.
D	17/05075/HOU	12 Brighton Road, LS29 8PS	Single Storey extension to side and rear of property	The Plans Committee recommends approval of this application
E	17/05039/FUL	22 Ben Rhydding Road LS29 8RL	Construction of detached dwelling with garage	The Plans Committee recommends refusal of this application. The development of

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				this site would adversely affect the proximity of the other properties and the committee have serious concerns regarding the public sewer system and its ability to function.
F	17/04698/HOU	38 Skipton Road, Ilkley LS29 9EP	Replacement of existing 60cm iron fence and gate with a wooden 100cm high fence	The Plans Committee cannot find any application or associated paperwork with this application on the planning portal.
G	17/05098/FUL	10 – 12 Brook Street LS29 8DE	Installation of awnings to building frontage (minor commercial development)	The Plans Committee cannot comment on this application due to lack of detail provided. As this property is in a conservation area more detail is needed.
H	17/05236/HOU	Westbury Cottage, Panorama Drive, LS29 9RA	Single Storey rear extension and replacement of existing garage with garage home office (amendments to previous approval 16/08975/HOU)	The Plans Committee recommends approval of this application with the condition that the garage stays within the ownership and use of the property and does not become a separate dwelling or a weekend cottage.
I	17/05311/HOU	68 Valley Drive, LS29 8PA	Construction of single storey extension to side	The Plans Committee recommends approval of this application

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J	17/05205/FUL	13 Parish Ghyll Road, Ilkley	Change of use from garage and store to studio dwelling with integral garage	<p>The Plans Committee recommends refusal of this application on the following grounds:</p> <p>Dimensions are missing</p> <p>Distinct lack of detail</p> <p>The accuracy of the pathways are questionable</p> <p>The right of the land is in question</p> <p>This development would increase the density of accommodation in a conservation area.</p> <p>The parking spaces presented on the application are not part of the application which is very misleading</p> <p>The application is presented as number 13. Number 13 is in fact an existing property behind this garage.</p> <p>The committee would like this application to go to panel where a representative of the committee would be present.</p>
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K	17/05366/HOU	4 Lakeside Close, LS29 0AG	New first floor extension and front entrance porch with internal alterations to form dependant relative accommodation	The Plans Committee recommends approval of this application
L	17/05388/FUL	1 Tarn Villas, Cowpasture Road, LS29 8RH	Window converted to doorway with associated external alterations to levels. Balcony added at ground floor level to apartment 1	The Plans Committee recommends approval of this application

1718/055 ITEM 8 - Appeals and/or Other Planning Matters

8.1 Non Material Amendments for information only:

17/05048/CLP	8 Lister Street, LS29 9ET	Conversion of front garden to off street parking space with dropped kerb and porous hard standing	Received and Noted
14/04513/NMA04	Former site of Four Winds Owler park, LS29 0BG	Non material amendment to planning approval 14/04513/REM	Received and Noted

1718/056 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 17th October at 7.00pm.**

Meeting closed at 8.30pm