



Ilkley Town Council

PLANNING COMMITTEE

MINUTES OF THE PLANS COMMITTEE MEETING HELD IN THE COMMITTEE ROOM OF ILLKEY TOWN HALL ON TUESDAY 20th MARCH 2019

Those present: Councillor A Walbank (Chairman), Councillor Rickard, Councillor J Souter, Councillor L Packett & Councillor S Cuthbertson

Officer: Louise Close (Town Clerk)

1819/101 **ITEM 1 – CHAIRMAN’S REMARKS**

Councillor Walbank welcomed those present to the meeting and thanked them for attending.

1819/102 **ITEM 2 – APOLOGIES FOR ABSENCE**

Councillor B Mann (Prior engagement)

1819/103 **ITEM 3 – DISCLOSURES OF INTEREST**

None

1819/104 **ITEM 4 – DISPENSATIONS**

None.

1819/105 **ITEM 5 – PUBLIC PARTICIPATION**

No members of the public were present

1819/106 **ITEM 6 – MINUTES OF THE PREVIOUS MEETING**

Proposed by Councillor J Rickard

Seconded by Councillor S Cuthbertson

RESOLVED that the minutes of the Plans Committee meeting held on Tuesday 26th February 2019 be approved by the committee and signed by the Chairman as a correct record of the meeting.

1819/107 **ITEM 7 – PLANNING APPLICATIONS FOR CONSIDERATION**

	Application Number	<u>Address</u>	Details	Comments
A	19/00724/HOU	1 Westwood Rise Ilkley West Yorkshire LS29 9SW	Two storey extension	The Plans Committee of Ilkley Town Council, recommends approval of this application.
B	19/00721/HOU	21 Victoria Avenue Ilkley West Yorkshire LS29 9BW	Garage conversion to provide ancillary accommodation	The Plans Committee of Ilkley Town Council recommends approval of this application but

				with the proviso that the garage conversion is not on-sold separately from the main dwelling. The Committee would also like to sight a full tree report.
C	10/00286/HOU	9 The Haywain Ilkley West Yorkshire LS29 8SL	Construction of extension to existing detached garage.	The Plans Committee of Ilkley Town Council has no comment to make as this application has already been approved.
D	19/00672/CLE	The Apiary Greenwood Wood Ilkley Road Addingham West Yorkshire LS29 0FE	Replacement of existing caravan with a new mobile home (as shown on drawing 901/01) for use and occasional occupation with the existing bee keeping and coppicing business.	The Plans Committee of Ilkley Town Council recommends approval of this application.
E	19/00707/FUL	Hall Croft Skipton Road Ilkley West Yorkshire LS29 9RW	Change of use of garage and workshop to dwelling	The Plans Committee of Ilkley Town Council recommends approval of this application.
F	19/00741/FUL	20 Hollingwood Rise Ilkley West Yorkshire LS29 9PW	Demolition of existing house and construction of three linked dwellings	The Plans Committee of Ilkley Town Council recommends refusal of this application. The proposal for three linked buildings is overbearing within its allocated building plot and is an over development of the site. Its architectural style is out of character with the surrounding buildings. The large size of the dwellings means that there is insufficient parking space allocated for each dwelling. The Plans Committee has concerns regarding the safety of

				surrounding the ingress and exit out of the properties, in particular the lack of visibility associated with the gradient of the drive and the lack of visibility splays. The Plans Committee is concerned that a bat survey has not been carried out.
G	19/00718/HOU	36 College Drive Ilkley West Yorkshire LS29 9TY	Alteration of an existing light well into an external staircase to the front elevation	The Plans Committee of Ilkley Town Council recommends approval of the application.
H	19/00719/HOU	34 College Drive Ilkley West Yorkshire LS29 9TY	Alteration of an existing light well into an external staircase to the front elevation	The Plans Committee of Ilkley Town Council recommends approval of the application.
I	19/00792/HOU	30 Parish Ghyll Road Ilkley West Yorkshire LS29 9NE	Rear single-storey extension, raised roof including removal of dormer windows, front porch, new windows and other alterations, and conversion of detached coach house to residential annexe	The Plans Committee of Ilkley Town Council recommends refusal of this planning application. The Plans Committee notes the Conservation Officer's comments. The Plans Committee recommends that that this application is re-submitted as two separate applications and that the issues of the proposed building materials and additional parking for the coach house are addressed in that application.
J	19/00766/HOU	31 Wharfe View Road Ilkley West Yorkshire LS29 8DY	Basement and ground floor rear extension, new external steps down to basement entrance. Conversion of basement to habitable space.	The Plans Committee of Ilkley Town Council recommends

				refusal for this planning application. It has noted the Conservation Officer's report. The Plans Committee agrees that the use of cement fibre slates is inappropriate, it will be at odds visually with the natural slate roofing materials on the neighbouring half of the extension and on the host property with the result that the proposed application will be out of character with the surrounding properties. The Committee also has concerns regarding the safety of the steps.
K	19/00811/FUL	11 Church Street Ilkley West Yorkshire LS29 9DR	Installation of two replacement fascia signs to the front elevation. Replacement projecting sign, replacement and relocation of history board. Two new internally illuminated menu units.	The Plans Committee of the Ilkley Town Council recommends approval for this planning application.
L	19/00890/HOU	12 HOLLINGWOOD Rise Ilkley West Yorkshire LS29 9PW	Single storey extension to replace garage.	The Plans Committee of the Ilkley Town Council recommends approval for this planning application.
M	19/00879/HOU	10 Ivy Court Ilkley West Yorkshire LS29 9TX	Removal of rear bay window. Internal modifications and loft conversion.	The Plans Committee of the Ilkley Town Council recommends approval for this planning application.
N	19/00962/HOU	41 Manley Road Ilkley West Yorkshire LS29 8QP	First floor side extension with front and rear dormer windows.	The Plans Committee of the Ilkley Town Council recommends

				approval for this planning application.
O	19/00392/FUL	43A Leeds Road Ilkley# West Yorkshire LS29 8DP	Replace 1 st floor window to door opening leading out to a new fire escape	The Plans Committee of the Ilkley Town Council recommends approval for this planning application.
P	19/00973/HOU	14 Moorfield Road Ilkley West Yorkshire LS29 8BL	Demolition of existing outbuildings and construction of single storey rear extension.	The Plans Committee of the Ilkley Town Council recommends approval for this planning application.
Q	19/00950/FUL	9 Oaklands Ilkley West Yorkshire LS29 9RE	Construction of detached dwelling with new access from Westwood Drive	Although the Plans Committee of the Ilkley Town Council recommends approval for this planning application, it does have concerns about the access in as much as there is no splay and this raises issues of visibility for ingress and exit of the property.
R	19/00972/HOU	2 Wheatley Road Ilkley West Yorkshire LS29 8TS	Single storey side extension and detached garage	The Plans Committee of the Ilkley Town Council recommends approval for this planning application.
S	19/01026/FUL	7 Southway Ilkley West Yorkshire LS29 8QG	Construction of 2/3 storey detached house in side garden	The Plans Committee of Ilkley Town Council recommends refusal of this planning application. The proposed building is 3 storeys and its design is out of character with neighbouring properties. To accommodate the large size of this proposed building on the site, the

				conservatory of the 'parent' building will be demolished. This will result in a high density usage of the building space available, in short an over development of the physical site.
T	19/01053/HOU	7 Rhyddings Gardens Ilkley West Yorkshire LS29 8NY	Proposal: Two storey side extension with loft conversion & addition of velux windows.	The Plans Committee of the Ilkley Town Council recommends approval for this planning application.
U	19/01006/HOU	21 Parklands LS29 8QF	Hip to gable roof extension/loft conversion	The Plans Committee of Ilkley Town Council recommends refusal of this application. The dormer window is too large and out of proportion for the development. They do not match the dormer windows of the adjoining property.

1819/108 Councillor Andrew Wallbank informed the meeting that he will be attending the next panel meeting on 26 April 2019 in respect of the planning application for 17 Victoria Avenue.

The next meeting of the Plans Committee will be held on **Tuesday 9th April 2019 @ 4.00pm**

The meeting closed at 5.40pm.