



ILKLEY PARISH COUNCIL

MINUTES OF THE PLANS COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER OF ILKLEY TOWN HALL ON TUESDAY 5TH AUGUST 2014

Those present:

Chairman: Councillor G Perry

Councillors: Councillor P Kitching, Councillor J Sugden and Councillor B Websdale
B Websdale

Officer: Clare Smith (Clerk)

Also Present:

Mr & Mrs P Anning (re: Item 7 and Item 8.1)

As apologies had been received from Councillor AD Walbank (Chairman) and Councillor J Souter (Vice Chairman) the Clerk opened the meeting and a Chairman was elected to preside over this meeting.

Proposed by Councillor P Kitching

Seconded by Councillor J Sugden

RESOLVED that Councillor G Perry act as Chairman for this meeting of the Plans Committee.

(Unanimous)

1415/42 ITEM 1 - Chairman's Remarks

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

1415/43 ITEM 2 - Apologies for Absence

Apologies were received from Councillor AD Walbank and Councillor J Souter and the reasons noted by the Clerk.

1415/44 ITEM 3 - Disclosure of Interest

3.1 Councillor P Kitching declared a non-pecuniary interest in Item 7 and Item 8 (19 Grove Road) as he is acquainted with the owners of the neighbouring property.

1415/45 ITEM 4 - Dispensations

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

1415/46 ITEM 5 - Public Participation

Proposed by Councillor P Kitching

Seconded by Councillor B Websdale

RESOLVED 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

ILKLEY PARISH COUNCIL - PLANS COMMITTEE

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.

(Unanimous)

1415/47 ITEM 6 - Minutes of the Previous Meeting

Proposed by Councillor B Websdale

Seconded by Councillor G Perry

RESOLVED that the Minutes of the Plans Committee meeting held on 22nd July 2014 by approved and signed by the Chairman as a correct record.

1415/48 ITEM 7 - Update from Previous Meeting - Report from Clerk

7.1 19 Grove Road (14/02731/HOU) - Objection Letter, dated 26th July 2014, from Mr & Mrs P Anning

Mr and Mrs Anning informed Members that “the new design of the roof to the front of the property (pitched rather than flat) makes little difference to the scale of the development at the rear. The property is in a Conservation Area, the materials used are not appropriate and the design is not sympathetic. The flat roof to the rear of the property is not acceptable.”

Members received and noted the letter of objection from Mr & Mrs Anning.

7.2 19 Grove Road (14/00966/HOU) - The Clerk informed Committee Members that the previous comments made by this Committee in relation to the previous planning application for this address were “The Plans Committee of Ilkley Parish Council recommend REFUSAL. The application does not follow BMDC policy guidelines and is contrary to the Conservation Design Statement. The proposed plans would adversely affect the character of the Conservation Area and is out of keeping with the surrounding area. The proposed plans for the front of the property would destroy the visual quality of the property. The choice of materials is inappropriate. Should the Planning Officer decide to approve the application, then the Plans Committee wish to refer the case to the Area Panel.”

The Clerk also circulated copies of the plans for application 14/00966/HOU to enable members to compare the two applications.

1415/49 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
14/02731/HOU	Burton Leigh 19 Grove Road LS29 9PD	Demolition of existing garage and new single storey side and rear elevation.	The Plans Committee of Ilkley Parish Council recommend REFUSAL. The application does not follow BMDC policy guidelines and is contrary to the

ILKLEY PARISH COUNCIL - PLANS COMMITTEE

			Conservation Design Statement. The proposed plans would adversely affect the character of the Conservation Area and is out of keeping with the surrounding area. The proposed plans for the front of the property would destroy the visual quality of the property. The choice of materials is inappropriate. Should the Planning Officer decide to approve the application, then the Plans Committee wish to refer the case to the Area Panel.
<i>Mr and Mrs P Anning left the meeting at this juncture (7:45pm).</i>			
14/02753/HOU	9 Westville Avenue LS29 9AH	Demolition of existing coal shed and lean to in poor condition and replacement with new extension to rear of the dwelling.	The Plans Committee of Ilkley Parish Council recommends APPROVAL of this application.
14/02681/HOU	18 Craigmere Drive LS29 8PG	Construction of single storey extension.	The Plans Committee of Ilkley Parish Council recommends APPROVAL of this application.
14/02779/HOU	30 Westville Road LS29 9AQ	Extension of entrance porch and garage to the front elevation.	The Plans Committee of Ilkley Parish Council recommends APPROVAL of this application.
14/02755/HOU	8 Eaton Road LS29 9PU	Construction of single storey rear extension with garden terrace and alterations to lower ground floor. Rear dormer window.	The Plans Committee of Ilkley Parish Council recommends APPROVAL of this application.
14/02789/HOU	Springbank Victoria Road LS29 9BA	Loft conversion, dormer windows to rear and velux windows to front elevation.	The Plans Committee of Ilkley Parish Council recommends APPROVAL of this application.
14/02783/FUL	Unit 4 Drill Hall Business Park East Parade LS29 8EZ	Part change of use to private hire taxi business.	The Plans Committee of Ilkley Parish Council initially recommends REFUSAL subject to further clarification being provided regarding the drivers' use of the parking spaces as conflicting information has been provided within the Planning Statement.
14/02838/FUL	Land East of 20 Cheltenham Avenue	Amendments to Plot 2 garden room of approved application	The Plans Committee of Ilkley Parish Council is unable to comment on this application due

ILKLEY PARISH COUNCIL - PLANS COMMITTEE

		12/04644/REM.	to insufficient detail on the plans provided.
14/02956/HOU	1B Railway Road LS29 8HQ	Conversion to provide attic accommodation and roof garden.	The Plans Committee of Ilkley Parish Council recommends APPROVAL of this application.
14/02966/ADV	Unit 4 Back Nelson Road LS29 8HW	Wood panel fixed to back of artist's studio building.	The Plans Committee of Ilkley Parish Council recommends APPROVAL of this application but would like to see either heritage colours or black and white colours being used to ensure that it is in keeping with the character of the buildings and surrounding area.
14/03040/HOU	1 Mendip House Gardens LS29 0DD	First floor extension above existing garage/utility room to the line of the existing house to rear elevation, with a balcony above first floor level.	The Plans Committee of Ilkley Parish Council recommends APPROVAL of this application but has concerns that no site notice has been displayed and wishes to ensure that neighbours have been suitably consulted.

1415/50 ITEM 9 - Appeals and/or other Planning Issues

None received.

1415/51 ITEM 10 - 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 2nd September 2014.**

Meeting closed at 8:25pm