



## ILKLEY PARISH COUNCIL

### MINUTES OF THE PLANS COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER OF ILKLEY TOWN HALL ON TUESDAY 25<sup>TH</sup> NOVEMBER 2014

**Those present:**

**Chairman:** Councillor AD Walbank  
**Councillors:** Councillor HEO Bowen and Councillor B Websdale  
**Officer:** Clare Smith (Clerk) and Diane Ollier (Deputy Clerk)

**1415/96 ITEM 1 - Chairman's Remarks**

The Chairman welcomed those present and thanked them for attending the meeting. The Chairman welcomed the newly appointed Deputy Clerk, Mrs Diane Ollier to the Council.

**1415/97 ITEM 2 - Apologies for Absence**

Apologies were received from Councillors P Kitching, G Perry, J Souter and J Sugden and reasons had been noted by the Clerk.

**1415/98 ITEM 3 - Disclosure of Interest**

There were no disclosures of interest.

**1415/99 ITEM 4 - Dispensations**

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

**1415/100 ITEM 5 - Public Participation**

There were no members of the public present at the meeting.

**1415/101 ITEM 6 - Minutes of the Previous Meeting**

Proposed by Councillor AD Walbank  
Seconded by Councillor B Websdale

**RESOLVED** that the Minutes of the Plans Committee meeting held on 4<sup>th</sup> November 2014 be approved and signed by the Chairman as a correct record. *(Unanimous)*

**1415/102 ITEM 7 - Consideration of Planning Applications**

The following planning applications were considered:

	Application Number	Address	Details	Ilkley Parish Council Plans Committee Comments
1	14/04647/FUL	59 Parish Ghyll Drive, LS29 9PR	Conversion of existing care home to create 12	The Plans Committee of Ilkley Parish Council recommends that this application be <b>refused</b> on the grounds that this would be over-

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			extra care apartments and ancillary accommodation.	development of the site. The proposed development would increase the number of car parking at this site. The application does not state how this would be dealt with. There is currently insufficient parking at the site to cope with any increase and the road is not suitable for parking on. The Parish Council also note that that there are currently 25% more care home beds in the area than are required (confirmed by Bradford Council Social Services Department) thus deeming this development unnecessary.
2	14/04745/ADV	29 The Grove, LS29 9NQ	Face fixed signage	The Plans Committee of Ilkley Parish Council recommends that this application be refused on the grounds that signage within the Conservation Area should not be illuminated. The Committee would like the applicant to refer to the Ilkley Design Statement.
3	14/04521/FUL	Unit 6 Station Plaza, Station Road, LS29 9DA	Change of use from A1 retail shop to A3 restaurant	The Plans Committee of Ilkley Parish Council recommends that this application be refused on the grounds that the application is contrary to Policy CT5 in the Replacement Unitary Development Plan. It is also noted that the existing business does not wish to move from this location and there have been a considerable number of objection comments from local residents. Should the Planning Officer be minded to recommend approval of this application, the Parish Council would like it to be heard by the Plans Panel.
4	14/04756/HOU	2 Hydro Close, LS29 8RZ	Construction of single storey side extension	The Plans Committee of Ilkley Parish Council recommends approval of this application.
5	14/04754/HOU	39 Mayfield Ave, LS29 8LF	Construction of detached garage	The Plans Committee of Ilkley Parish Council recommends approval of this application.
6	14/04736/HOU	19 Dean St, LS29 8JR	Single storey rear extension	The Plans Committee of Ilkley Parish Council recommends approval of this application.
7	14/04744/FUL	29 The Grove, LS29 9NQ	Change of use of existing hairdressing salon to form new specialist dental surgery	The Plans Committee of Ilkley Parish Council recommends refusal of this application and notes the comments made by Ilkley Civic Society. The Committee would like the applicant to refer to the Ilkley Design Statement.

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<b>8</b>	14/04083/FUL	Bar T'at, 7 Cunliffe Rd, LS29 9DZ	Alteration to shop layout including new shop front	The Plans Committee of Ilkley Parish Council recommends refusal of this application on the grounds that the alterations to the front elevation are unsympathetic to the quality of the character within the Conservation Area. The Committee also noted the comments of objection from Ilkley Civic Society. The Committee would like the applicant to refer to the Ilkley Design Statement.
<b>9</b>	14/04084/ADV	Bar T'at, 7 Cunliffe Rd, LS29 9DZ	Installation of 1 no fascia signage above the shop front and 1 no projection sign	The Plans Committee of Ilkley Parish Council recommends approval of this application but did note the business name on the plans was different to that on the application form.
<b>10</b>	14/04702/HOU	40 St Johns Rd, LS29 8QT	Construction of part two storey side/part two storey rear extension	The Plans Committee of Ilkley Parish Council recommends approval of this application.
<b>11</b>	14/04693/HOU	16 Ashburn Place, LS29 9NW	Velux roof windows to the front and rear elevations	The Plans Committee of Ilkley Parish Council recommends approval of this application. The Committee noted that this property lies within the Conservation Area and all alterations should comply with this.
<b>12</b>	14/04641/HOU	19 Middleton Ave, LS29 0AD	Construction of conservatory to rear	The Plans Committee of Ilkley Parish Council recommends approval of this application.
<b>13</b>	14/04574/HOU	Buchan Gate, 17 Ben Rhydding Rd, LS29 8RL	Extension into the roof space on both the front and rear of the existing property, with an additional single storey extension to rear	The Plans Committee of Ilkley Parish Council recommends approval of this application.
<b>14</b>	14/04548/HOU	6 Ghyll Wood, LS29 9NR	Two single storey extension to rear of bungalow plus replacing existing garage with new and internal alterations	The Plans Committee of Ilkley Parish Council recommends approval of this application.
<b>15</b>	14/04552/HOU	12 Craigmores Dr, LS29 8PG	Construction of two storey side extension, single storey rear extension loft conversion with rear dormer	The Plans Committee of Ilkley Parish Council recommends approval of this application. The objection comment submitted by a neighbour were noted and discussed. It was agreed that the distance between the two properties was sufficient and that the dormer window was within the existing house rather than the new extension.

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16	14/04485/FUL	1 Guardian Court, Wells Promenade, LS29 9JT	Replacement of existing roof with new tiles to match existing	The Plans Committee of Ilkley Parish Council recommends approval of this application.
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**1415/103      ITEM 8 - Appeals and/or other Planning Issues**

**8.1      City of Bradford MDC Publicity Code of Practice, April 2014**

**RESOLVED:** To receive and note.

**8.2      Objection Comments re: Planning Application 14/04367/HOU (56 King's Road)**

Members were informed that several email and letter communications had been submitted by the neighbours of this property to Parish and District Councillors. The Chairman of the Plans Committee has responding in writing.

**RESOLVED:** To receive and note.

**1415/104      ITEM 9 – Area Plans Panel Meeting – 27<sup>th</sup> November 2014**

The following applications are to be considered at the above meeting:

**9.1      14/03398/FUL (35 Parish Ghyll Drive)**

**9.2      13/04578/FUL (Craiglands Hotel)**

**RESOLVED:** That Councillor A Walbank would attend the meeting to object to the proposed development at 35 Parish Ghyll Drive.

**1415/105      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 16<sup>th</sup> December 2014.**

**Meeting closed at 8:45pm**