



ILKLEY PARISH COUNCIL

MINUTES OF THE PLANS COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER OF ILKLEY TOWN HALL ON TUESDAY 8th AUGUST 2017 AT 7.00PM

Those present:

Chairman: Councillor A Walbank, Councillor J Souter, Councillor S Cuthbertson,
Officer: Louise Close (Deputy Clerk)

- 1718/029 ITEM 1 –Chairman’s Remarks**
The Chairman welcomed those present and thanked them for attending the meeting.
- 1718/030 ITEM 2 - Apologies for Absence**
Apologies were received from Councillor Rickard (Holiday) Councillor Packett (Illness) and Councillor Mann (prior engagement)
- 1718/031 ITEM 3 - Disclosures of Interest**
Councillor Walbank declared an interest in Item S as he is a member of the Operatic Society which is in close proximity to the applicant.
- 1718/032 ITEM 4 - Dispensations**
None.
- 1718/033 ITEM 5 - Public Participation**
No members of the public present
- 1718/034 ITEM 6 - Minutes of the Previous Meeting held on Tuesday 4th July 2017**
Proposed by Councillor Cuthbertson
Seconded by Councillor Souter
RESOLVED that the minutes of the Plans Committee meeting held on Tuesday 4th July 2017 be approved and signed as a correct record by the Chairman of the Committee.
(Unanimous)
- 1718/035 ITEM 7 Consideration of Planning Applications:**

	Application Number	Address	Details	Comments
A	17/03437/HOU	Garsdale. Easby Drive, Ilkley, LS29 9BE	Construction of detached garage	The Plans Committee of Ilkley Parish Council recommends approval of this application subject to consideration being given to the adjacent unlisted building and the

ILKLEY PARISH COUNCIL - PLANS COMMITTEE

				construction is sympathetic to the area
B	17/03688/HOU	12 Marlborough Square, Ilkley, LS29 8PU	Retrospective application for alterations to rear garden including a section of raised decking	Deadline closed before comments could be submitted
C	17/03777/FUL	Flat 1, 42 Cowpasture Road, Ilkley, LS29 8TN	New window opening in north elevation in order to let more light into basement flat	Deadline closed before comments could be submitted
D	17/03823/HOU	5 Craiglands Park, Ilkley, LS29 8SX	Replacement conservatory to the side	The Plans Committee of Ilkley Parish Council recommends approval of this application
E	17/03800/HOU	26 Grange Estate, Ilkley, LS29 8NW	Construction of side extension over existing attached garage to create bedroom with en suite	The Plans Committee of Ilkley Parish Council recommends approval of this application
F	17/02993/FUL	2 Hollin Hall Drive, Ilkley, LS29 9QU	Cut and fill existing earth levels in rear garden to make garden more level	The Plans Committee of Ilkley Parish Council recommends approval of this application subject to consideration being given to the planting of trees and the effect on the neighbouring property and the moor
G	17/03843/HOU	3 Leamington Road, Ilkley, LS29 8EN	Single storey rear extension	The Plans Committee of Ilkley Parish Council recommends approval of this application
H	17/03946/ADV	329 Leeds Road, Ilkley, LS29 8NF	Small petrol station price sign	The Plans Committee of Ilkley Parish Council recommends approval of this application subject to the sign not being higher than the existing sign. A condition of no illumination of the sign when the garage is closed should be implemented

ILKLEY PARISH COUNCIL - PLANS COMMITTEE

I	17/03882/FUL	Barn to the north east of Elmsley Lodge, Ben Rhydding	Change of use from agricultural barn to single storey house	The Plans Committee of Ilkley Parish Council recommends refusal of this application. An inspection of this property suggests this is a re build and not a conversion. It is inappropriate in a green belt area. The Committee would like this application to be reviewed by Area Panel
J	17/03973/HOU	277 Leeds Road, Ilkley, LS29 8LL	Single storey extension to side	The Plans Committee of Ilkley Parish Council recommends approval of this application
K	17/03955/ADV	13 Brook Street, Ilkley, LS29 8AA	Installation of two fascia signs to replace existing locations	The Plans Committee of Ilkley Parish Council recommends approval of this application
L	17/03849/HOU	Grumpy Cottage, Queens Drive Lane, Ilkley, LS29 9QS	Construction of two storey extension and balcony to front, e3xtension to rear, convert garage to living space, external refurbishment and new driveway	The Plans Committee of Ilkley Parish Council recommends approval of this application
M	17/03601/HOU	85 Skipton Road, Ilkley, LS29 9BJ	Porch to front, single storey rear extension, garage extension	The Plans Committee of Ilkley Parish Council recommends approval of this application
N	17/03999/HOU	28 Queens Road, Ilkley, LS29 9QJ	Alterations to existing balcony, construction of single storey rear extension with balcony above	The Plans Committee of Ilkley Parish Council recommends approval of this application
O	17/04042/HOU	40 Beverley Rise, Ilkley, LS29 9DB	Removal of existing conservatory and replacement with a slightly larger footprint rear extension	The Plans Committee of Ilkley Parish Council recommends approval of this application
P	17/03914/HOU	347 Leeds Road, Ilkley, LS29 8NF	Alterations to roof to provide additional accommodation within roof space	The Plans Committee of Ilkley Parish Council recommends approval of this application

ILKLEY PARISH COUNCIL - PLANS COMMITTEE

Q	17/04121/ADV	Former 17a, South Hawksworth Street, Ilkley, LS29 9DX	Fascia Sign	The Plans Committee of Ilkley Parish Council recommends refusal of this application. The location of the sign is omitted from the application and doesn't appear to comply with the guidelines for shop fronts in Bradford
R	17/03895/FUL	Undercrag, Hollin Hall Drive, Ilkley, LS29 9QU	Demolish and rebuilding with an extension to the existing house	The Plans Committee of Ilkley Parish Council recommends refusal of this application. There is no reports of the effect this rebuild will have on the nature conservation. There is strong concern of the heavily wooded area disturbing the wildlife over a period of 2 years. The committee would like this application to be reviewed by Area Panel
S	17/04194/FUL	46 – 50 Leeds Road, Ilkley, LS29 8DS	Change of use from A1 shop facilities to D2 assembly and leisure with the extension of the projecting balcony to allow for a new fire exit positioned in an existing window opening	The Plans Committee of Ilkley Parish Council recommends approval of this application subject to the conservation report and comments being adhered to
T	17/03855/HOU	6 West View, Wells Road, Ilkley, LS29 9JG	Construction of rear first floor extension and alterations	The Plans Committee of Ilkley Parish Council recommends refusal of this application due to the development being overshadowing to the detriment residential amenity
U	17/04319/HOU	3 Lakeside Close, Ilkley, LS29 0AG	New Porch to front elevation	The Plans Committee of Ilkley Parish Council recommends approval of this application
V	17/04093/HOU	17 Wharfedale Drive, Ilkley, LS29 8QB	Construction of Garden Room	The Plans Committee of Ilkley Parish Council

ILKLEY PARISH COUNCIL - PLANS COMMITTEE

				recommends approval of this application
W	17/04262/HOU	Moor Grange, Westwood Drive, Ilkley, LS29 9QX	Alterations to the existing driveway	The Plans Committee of Ilkley Parish Council recommends approval of this application
X	17/04228/FUL	Buildings at Grid Ref 412345 448142 Wharfeside Lane	Demolition of existing garage blocks and construction of two commercial units with associated vehicle parking	The Plans Committee of Ilkley Parish Council recommends refusal of this application due to insufficient information provided
Y	17/04385/HOU	35 Westville Road, Ilkley, LS29 9AQ	Construction of Extensions	The Plans Committee of Ilkley Parish Council recommends refusal of this application due to overshadowing to the detriment of residential amenity
Z	17/04384/LBC	6 West View Wells Road, Ilkley, LS29 9JG	First Floor rear extension	The Plans Committee of Ilkley Parish Council recommends refusal of this application overshadowing to the detriment of residential amenity
AA	17/04354/HOU	10 Valley Road, Ilkley LS29 8LR	Single Storey side/ Rear extension	The Plans Committee of Ilkley Parish Council recommends approval of this application
BB	17/04452/HOU	Stubham Lodge, Clifford Road, Ilkley, LS29 0AX	Replacement single storey extension to south facing elevation	The Plans Committee of Ilkley Parish Council recommends approval of this application
CC	17/02694/HOU	118B Bolling Road, Ilkley, LS29 8PN	Replace all timber windows to the rear ground, first and second storey. They are to be replaced by timber sliding sash windows with a white paint finish.	The Plans Committee of Ilkley Parish Council recommends approval of this application
DD	17/03246/HOU	35 Wheatley Lane, Ilkley, LS29 8BW	Use of existing flat roof as terrace with new glazed balustrade and screen fencing	The Plans Committee of Ilkley Parish Council recommends refusal of this application due to the

ILKLEY PARISH COUNCIL - PLANS COMMITTEE

				overshadowing to the detriment of residential amenity
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1718/036 ITEM 8 - Appeals and/or Other Planning Matters

8.1 Non Material Amendments for information only:

A	16/00603/NMA01	Ghyll Court Wells Walk, Ilkley, LS29 9LH	Non material amendment of planning approval 16/00603/FUL to include porch extension to unit 1 and revised window arrangement on first floor: Change of use from residential nursing home to 3 dwellings with associated landscaping and car parking. Replacement of existing infill 1-2 storey extension with 2 storey extension. Removal of silver birch.
B	16/07296/HOU	110 Skipton Road, Ilkley	Construction of detached carport with office above plus associated works

8.1 Applications Received Week Ending 7th July 2017 (*ca*)

8.2 Monthly list of Decisions issued during June 2017 (*ca*)

The Committee felt extremely disappointed that application 16/07366/FUL, Hollingwood Gate was granted despite the serious and viable objections.

The Committee felt extremely disappointed that application 17/02635/FUL, Cheltenham Avenue was granted despite the serious and viable objections.

8.3 Letter from Allison & Macrae architects to receive and note (*ca*)

1718/037 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 5th September at 7.00pm.**

Meeting closed at 9.30pm