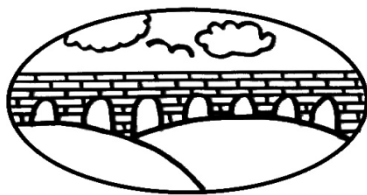


CULLINGWORTH VILLAGE COUNCIL



Clerk to the Village Council: Mrs A Holmes,
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MINUTES OF A MEETING OF THE VILLAGE COUNCIL HELD ON ON WEDNESDAY 2 MAY 2018 AT 7.30PM IN THE METHODIST CHURCH, CULLINGWORTH

PRESENT: Cllrs. H Martin, M Galvin, M Ahir, L Ackroyd, M Thomson, P Smith, Addris Bostan, M Welty and the clerk Angela Holmes.

FIFTEEN MINUTE RULE: comments from the general public:

It was brought to the council's attention that a dog boarding and day care business was being run from a private dwelling with up to six dogs present in one day and barking most of the time. The clerk would check with planning and environmental health if authorization was needed.

A separate report was received on the installation of a high wooden fence adjacent to The George public house in the Conservation area which was not in keeping with the surroundings. The clerk would contact the Conservation Officer.

It was also reported that materials, polystyrene packaging etc, were spilling out of the development site at Manywells onto the Great Northern Trail. The clerk would contact the site manager to ask for it to be cleared.

3629 WELCOME to Mark Welthy. It was resolved to co-opt him on to the council with immediate effect.

3630 APOLOGIES FOR ABSENCE: Cllr. Craig who was on holiday.

3631 DISCLOSURE OF INTERESTS – Cllr. Smith declared a non-prejudicial interest in the planning application at 19 Hunters Green, as a near neighbour
Cllr. Welthy declared a non-prejudicial interest in the planning application at Farofield Haworth Road, as a near neighbour

3632 MINUTES OF THE LAST MEETING: The minutes of the Council meeting held on 4 April 2018 were approved and signed

Matters Arising:

Chicken factory: The sad death of a driver delivering to the factory was noted.

Bridle Path to the GNT: Following the letter to the developers, work had been done to reinstate the original condition of the path. It was now wider than before, making it easier to walk on but it was felt that in wet weather it would be muddy at the entrance. The clerk would contact Cullingworth Paths Association to see if they could improve matters.

3633 CORRESPONDENCE

- 1) Email regarding the website update. - This had now been brought up to date,
- 2) Email regarding Pennywell planning application - noted
- 3) Emailed information regarding Farofield planning application – noted

3634 CLERK'S REPORT

The Clerk read the financial report at 2 May 2018

- It was resolved to pay:

- 1) The clerk's salary for April including NALC salary award for 2018-19 and payment to HMRC.
- 2) Zurich Insce 2018-19 – £332.37
- 3) Viking Direct – Stationery £33.52

The clerk reported receiving an email regarding the state of the children's playground which needed immediate action. She had contacted Bradford Council's Parks Dept to ask for the equipment to be cleaned and disinfected following dog excrement being smeared on the slide and was advised that

the clean team would attend. PCSO's would also be making frequent visits to deter dog fouling in the recreation ground as a whole, as this continued to be a problem.

3635 PORTFOLIO REPORTS: to discuss

a) PLANNING:

Applications to discuss:

Application 18/01220/PAR – East Manywells Farm, Doll Lane – change of use agricultural building into two dwelling houses with associated building operations.

The village council believes this proposal would effectively involve the substantial rebuilding of the agricultural building and so the works could not be considered as permitted development. The building is also in the middle of a working farm and near the slurry pit. The village council feels this is not a desirable position for two residential dwellings.

Records indicate no public sewers exist and the Structural Inspection Report confirms the building is not served by a drainage system. Details of a scheme for foul & surface water drainage would have to be submitted and approved. The drainage scheme would need to include proposals for the disposal of surface water from the development using sustainable drainage techniques.

It is concerned regarding the impact of transport and highways of the development, not forgetting, noise impacts of the development. There is also a worry concerning contamination risks and flooding risks on the site.

The City of Bradford Metropolitan District Council clearly stated on the previous application, 17/05290/PAR, that prior approval of the local planning authority would be required.

Recommend Refusal

Application 18/01410/HOU – Pennywell, Hunters Green -demolish and replace existing gable end and porch.

The property has been extended previously with the construction of a two storey extension plus there has also been a large garage built to the front of the dwelling. The property has been substantially increased in size over and above the original building. Given the increase in mass and form, the proposed development would be disproportionate in size to the original building when taken together with the other additions which have already been built. On that basis, the proposed development would be inappropriate development in the Green Belt.

The size and purpose of this planning application is "another extension" to the property as it is to house a toilet, shower and central heating boiler as well as a porch area rather than just a replacement porch.

Recommend Refusal

Application 18/01611/HOU - 2 Bronte Villas, Cross Roads – replacement of three pitched roof dormer windows with one flat roof dormer window

On the majority of properties dormer windows that exceed 2.5 metres would be a disproportionate feature which dominates the roof scape and detracts from the appearance of the property, therefore it is appropriate in most circumstances to restrict the dormer window size.

The roof and sides of the dormer should be clad in slates or tiles to match the original roof or in the case of flat-roofed dormers when roofing felt may be used. Cladding materials are usually restricted to the sides/cheeks of the dormer window. Only in exceptional circumstances would cladding materials be allowed on the front elevation.

Attention should be paid to the pipe work which needs to be incorporated internally if possible. Soil and vent pipes, gutters and fall pipes and should be finished in a colour that matches the roof tiles or slates.

Recommend Refusal

Application 18/01630/OUT- Farofield, Haworth Road - outline application for residential development (one bungalow) of land requesting consideration of access.

RUDP Policy GB2 states, new buildings may be acceptable in principle, in Green Belt if they relate closely to existing buildings in an unobtrusive position. Substantial weight however, is given to any harm to the Green Belt and local planning authorities should regard construction of new buildings as inappropriate in Green Belt and planning applications should not be approved. There are

exceptions to this, being for agriculture, forestry, outdoor sport or recreation and cemeteries. Inappropriate developments, by definition, are harmful to the Green Belt.

Recommend Refusal

Ratification of Applications submitted to Shipley: None

b) ENVIRONMENTAL: to discuss

- 1) **To discuss the emailed reply from Highways in relation to drivers parking at Manywells layby:** After discussion it was resolved to reply to Craig Williams at Highways to request signage for no overnight parking and provision of a litter bin. It was also resolved that Cllr. Martin would speak to HCF to ask drivers not to park overnight in the layby.
- 2) **To discuss the Great Plastics Pick Up weekend 11,12 & 13 May.** The clerk reported that she had spoken to the uniformed brigades and they would be getting involved in litter picking. She had also contacted the Cullingworth Community Clean Up group with details. Shipley Area Office had offered the loan of litter pickers and gloves for the weekend and the First School would be contacted by Cllr. Thomson to see if the children could be involved at some point.
- 3) **To discuss representation at the KOYLI Dedication, Doncaster Racecourse 1 August, 12 noon.** The invitation was in response to the Village Council's donation to the memorial but unfortunately there was no one available to attend due to prior commitments, holidays etc. It was resolved that the clerk would advise accordingly.
- 4) **To discuss two emails regarding Haworth Road, one speeding traffic and two potholes on the approach to the traffic lights at the Flappit .** Regarding speeding traffic, a fairly recent census had been undertaken to record speeds on the stretch approaching the village immediately prior to the cottages which did not show excessive results at that time. It was resolved to raise the matter at the Police Liaison meeting and ask for speed checks to be made.
Regarding the uneven surface prior to the Flappit lights, the clerk had contacted Highways and asked for attention to be given to the matter.
- 5) **To report that YLCA are considering the role of DPO for all council s and further information will be received shortly.** - Noted
- 6) **To discuss purchase of additional Christmas lights.** Cllrs. had earlier looked at a catalogue of illuminated displays to be mounted on lamp posts and **it was resolved** to go ahead and purchase these and to ask Bradford Met to fix sockets where necessary and mountings for the displays.

c) SOCIAL: To hear a report from Cllr Ahir: Nothing to report.

3636 REPORTS FROM OTHER BODIES

Cllr Thomson reported that she had not had any success contacting Parkside with regard to restarting the joint schools Junior Village Council. On contacting the First School it had been decided by Kate Sutcliffe and Nicki Hardaker that they would look to recommence on their own at the start of the new September term. **It was resolved** that Cllr Thomson would ask if the First School would be willing to replant and repaint the planters and the Village Council would reimburse the cost. Steve Thorpe had been asked to plant the Jane Breen Award garden chosen last year, at the War Memorial and it was proposed to include this in the newsletter together with an article from the School on the excellent Ofsted report.

3637 REPORTS OF EXTERNAL MEETINGS AND COMMITTEE

Cllr. Galvin reported on the recent Planning Seminar she and Cllr. Craig had attended which had proved very interesting, covering enforcement and the appeals system. Quoting planning law in the context of letters to the planning department was recommended.
Noted: The next Police Liaison meeting will be held on 11 June.

3638 DATE OF NEXT MEETING – 6 June 2018

Signed

Dated

