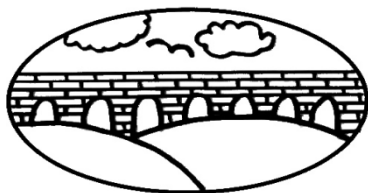


CULLINGWORTH VILLAGE COUNCIL



Clerk to the Village Council: Ms A Costigan,
4 Manor Croft, Cullingworth Rd, Cullingworth BD13 5BD Tel: 01535 275714
Email: clerk@cullingworthparishcouncil.gov.uk
www.cullingworth-village.co.uk

MINUTES OF A MEETING OF THE VILLAGE COUNCIL HELD ON WEDNESDAY 6 MAY 2020 AT 7.00PM ON ZOOM

PRESENT: Cllrs. H Martin, M Galvin, B Craig, L Ackroyd, M Thomson, M Ahir, A Bostan, M Welthy and the Clerk Anne Costigan.

FIFTEEN MINUTE RULE: comments from the general public: No member of the general public present.

3851 APOLOGIES FOR ABSENCE: None.

3852 DECLARATION OF INTERESTS: Cllr M Ahir declared a prejudicial interest in the planning application concerning 23 Westhill Ave

3853 MINUTES OF THE LAST MEETING: The minutes of the Council meeting held on 4 March 2020 were approved, to be signed at a later date.

MATTERS ARISING: Chicken Factory: It was resolved in the previous meeting that the Clerk would contact Planning to register attendance at the meeting discussing the Factory's CHP plant planning application. Due to the lockdown no planning meetings have been held. The Clerk will contact Planning to find out the date of the meeting and register attendance. Philip Davies MP will contact the Council about this application.

Bingley Stone: Nothing to report.

Guard rail at Coop – still no response from Bradford Council. The Clerk will follow up.

Flagpole: Due to the current circumstances it has been impossible to find anyone to repair the flagpole before VE Day. A contractor has been found who will complete the repair in due course.

Lengthsman: Nothing has been heard from Bradford Council about additional hours. The Clerk will follow up. Cllr Martin will contact the Village Hall about the storage unit.

3854 CORRESPONDENCE: noted

- 1) The Clerk – March
- 2) Letter reporting Fly tipping at the Great Northern Trail (removed by Bradford Council) – April
- 3) Letter reporting HCF Factory parking on Turf Lane (Factory have agreed to speak to drivers) - April

3855 CLERK'S REPORT

The clerk read the financial report to 30 April 2020

It was resolved to pay:

- 1) Clerks' salaries for April and payment to HMRC
- 2) Zoom software £11.99 per month
- 3) Moneysoft payroll manager - £86.40 per annum
- 4) Chairman's Allowance for 2020-21 - £350.00
- 5) Instant Ink payment £7.99
- 6) GDPR Webinar payment £15.00
- 7) Zurich Insurance £332.37

Noted: Payment to Cullingworth Village Hall - £5,000 as approved in the Budget 2020-21

Noted: Receipt of Precept of £37,801.00 for 2020-21

It was agreed that discussion of the arrangements for the Annual Parish Meeting and Annual Meeting be postponed until the June meeting when the Coronavirus lockdown situation should be clear.

Approved: an amendment to Standing Orders with regard to remote meetings

3856 PORTFOLIO REPORTS:

a) PLANNING:

Applications to discuss:

Application: 20/01073/LBC and Application 20/01072/HOU Hunter Hill Farm Hill End Lane

Construction of two storey side extension, alteration to one window opening on principal elevation, installation of three conservation roof windows and removal of one internal wall. Construction of detached annex building with accommodation over.

Any application to extend a listed building needs to be sensitively designed and to positively preserve the building's special architectural or historic interest. Extensions are required to be modest in their scale, siting and materials so that they do not dominate the listed building or detract from its character.

We have concerns regarding the works proposed on this site and the distinct lack of explanation or detail of the structural works, specifications and justification from an engineer to explain them.

The proposed garage structure/ annexe is substantial and appears to be a separate domestic building. This is completely unjustified and would be harmful to the openness and visual amenity of the Green Belt, as well as in the setting of a listed building.

RECOMMEND REFUSAL

Application 20/01168/HOU - 23 Westhill Avenue - Single storey rear and two storey side extension. (Cllr Ahir left the meeting)

Whilst consideration has been given to set back the two storey side extension from the front elevation by 3.2m to appear subservient to the main dwelling, it does lack the minimum 1m gap between the dwelling and the side boundary to allow access to the rear of the dwelling or for maintenance works to be carried out in the future, which is a concern. The required 1m gap would also prevent a 'terracing effect' being created, notwithstanding the proposed extension being set back.

Extensions should not take up more than 50% of the usable garden space either individually or when added together with any previous extensions or garages etc.

The rear extension should not overshadow or overlook any neighbouring properties or garden.

RECOMMEND REFUSAL

Application 20/00810/FUL – Goff Well Lane land – General purpose building for agriculture and equine use. (Cllr Ahir returned to the meeting)

Planning permission can be given for agricultural buildings and leisure facilities. Where possible buildings should be unobtrusive and where appropriate additional tree planting and landscaping should be included to reduce their impact. Details of which have been supplied.

The building is required for the storage of equipment and feedstuff as well as providing shelter for the livestock. We believe this demonstrates the special circumstances required.

We understand that full details and calculations are required for the means of disposal of surface water and drainage to Bradford Council prior to any works being carried out.

RECOMMEND APPROVAL

Ratification of Applications submitted to Shipley:

Granted: 20/00274/HOU Nook Back Lodge, Greenside Lane – installation of driveway gates to side of dwelling and construction of detached garage to the south the site.

Granted: 20/00220/FUL Hunter Hill Farm Hill End Lane Harden - change of use of agricultural building to two dwelling houses with garages and stables.

Granted: 19/04719/FUL Sandbeds Farm, Trough Lane – internal alterations to the existing farmhouse, conversion of adjoining barns to form two dwellings.

Noted: Application 19/01760/HOU. A concern was raised and a letter sent to Bradford Council.

b) ENVIRONMENTAL:

- 1) **To discuss whether to plant the wall baskets this year due to the problems experienced with watering in previous years. It was agreed** to defer the decision until the next meeting.
- 2) **To consider further additions to the Christmas displays and replacement lamp posts.** It was agreed to form a subcommittee consisting of Cllr Welthy, Cllr Thomson and Cllr Bostan to proceed with the replacement.

c) SOCIAL: Nothing to report.

3857 REPORTS FROM OTHER BODIES:

Youth Café: The Youth Café has been suspended due to the Coronavirus lockdown. Cllr Welthy has been in contact with Bradford Council and the Youth Café will reopen as soon as Bradford Council's other youth activities reopen.

3858 REPORTS OF EXTERNAL MEETINGS AND COMMITTEE: None

3859 DATE OF NEXT MEETING: Wednesday 3 June 2020 at 7pm.

Signed

Dated