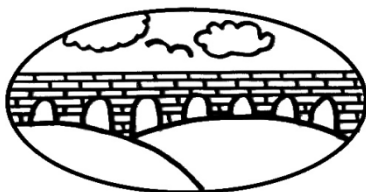


CULLINGWORTH VILLAGE COUNCIL



Clerk to the Village Council: Mrs A Holmes,
The Haven, 9 Keighley Road Cullingworth BD13 5JA Tel: 01535 273265
Email: clerk@cullingworthparishcouncil.gov.uk

MINUTES OF A MEETING OF THE VILLAGE COUNCIL
HELD ON **WEDNESDAY 7 SEPTEMBER 2016** AT 7.30PM IN THE METHODIST CHURCH,
CULLINGWORTH
www.cullingworth-village.co.uk

PRESENT: Cllrs. H Martin, M Galvin, R Hartley, L Ackroyd, M Ahir, B Craig, A Wood and the clerk Angela Holmes

FIFTEEN MINUTES from the general public:

Residents from Turf Lane reported that the state of the lane after heavy rain the previous week was badly affected with water from the partly blocked culvert flowing into the lane. Repairs had reportedly been made to the culvert by the landowner but these had not solved the problem and the clerk would contact Bradford Council again. The recent alterations to the lane by the Chicken factory had not improved matters and residents reported the release of gas from the installation last week. HGV traffic had increased going to and from Manor Farm and there was no sign of the new road connecting to Haworth Road. Cllr. Martin said that at a meeting with management at the Chicken Factory six weeks ago he had asked about progress on the road and they said that it had not been shelved. The clerk had followed up a contact given by Philip Davies MP regarding grants for residents of unadopted roads but so far had not had a reply. The residents also reported an increase in dog owners not clearing up after their dogs both on turf Lane and Haworth Road and the clerk would contact the Dog warden and also the local PCSO.

3440 APOLOGIES: None

3441 DISCLOSURE OF INTEREST: Cllr. Hartley declared an interest in the planning application at item 3445 (a)(1) as a neighbour of Cullingworth and District Conservative Club.

3442 MINUTES OF THE LAST MEETINGS: The minutes of the Council meeting held on 3 August 2016 were approved and signed.

Matters Arising:

Chicken Factory: Nothing further to report.

Bingley Stone: The fence had been put up on Greenside Lane but not behind the two properties affected by the stone yard. The clerk would contact Ian Farmer again.

Sustrans: Mary Seaton from Sustrans had emailed a programme of works to be carried out at the rear of South Road up to the viaduct following complaints from residents.

Transparency Fund: Cllr Martin reported that the application had been acknowledged.

3443 CORRESPONDENCE: To note:

- 1) Poster and information on Bradford Councillors for 2016=17
- 2) Countryside Voice publication summer 2016
- 3) SLCC Notice of AGM 14 October 2016

3444 CLERK'S REPORT:

The clerk read the financial report at 7 September 2016

- It was resolved to pay:**
- 1) Clerk's salary for August and payment to HMRC
 - 2) Donation to The Kings Own Yorkshire Light Infantry Memorial Appeal of 75
 - 3) TSL Webservices - £180

3445 PORTFOLIO REPORTS: to discuss

a) PLANNING:

To discuss

To consider: A copy letter set to Julian Jackson, Assistant Director of Planning,

Transportation and Highways in respect of The Grange, Woodfield Road, forwarded to the Village Council. After discussion **it was resolved** to write to the resident confirming that the Village Council fully supported the action and asked to be kept up to date with any response received.

To discuss: Unauthorized access via Manywells Crescent to Manywells site. It was resolved to check the original planning application and write to Enforcement if relevant to report the situation.

To discuss:

Application: 16/06807/FUL - Cullingworth and District Conservative Club, Station Road

Retractable awnings for occasional use

An orangery style extension and patio area to the rear has been constructed and the applicant wishes to maximize the use of the outside seating area by providing awnings for use during wet periods, these also could be used during sunny/hot periods. The size and amount of usage means that they could significantly impact on the appearance of the building and conservation area when in use. These awnings are a cassette type mechanism and it would be a condition that they would be fully retracted when not in use.

The area does overlook habitable rooms and garden of the neighbouring property and it is a concern that previously existing trees and hedges have, in the last couple of weeks, been completely removed. The neighbour's privacy needs to be protected especially with the applicant's proposal to increase the use of the outside area. As the House Extensions Policy states 5:1, where the area is close to an adjoining property it would be preferable to have an increase in the wall height or a screen fence erected which would protect the privacy of the adjoining occupants. To avoid overlooking there needs to be 7 metres retained from the boundary which adjoins a neighbour's garden and 17 metres between habitable room windows. This also applies to raised terraces and balconies. The applicant's patio looks directly into the kitchen/diner and utility room of the neighbouring property. Increased noise levels, any extra lighting and hours of use would need to be considered and strictly controlled if this application were to be approved.

The location is at the rear of the property which means that it will not be visible from Station Road but due to the topography of the village it will be visible on the approach to the village from Keighley Road. However, the proposal will have a significant impact on neighbours. This application could be considered to have a negative impact on the Conservation Area.

The Village Council is mindful to refuse the application and would suggest a site visit by the Planning Officer to the adjoining property to inspect the privacy issues.

Recommend Refusal

Application: 16/06897/HOU - Hillcrest Cullingworth Road - Single storey side extension

Extensions within the Green Belt may be acceptable in principle but they are strictly controlled. They must not detract from the character of the Green Belt or the original dwelling. It must not result in disproportionate additions over and above the original size of the dwelling.

Where a property has already been extended further extensions should be limited to what is necessary to provide a reasonable degree of domestic accommodation.

Wherever possible adjoining buildings should be extended into rather than involve constructing new ones.

Recommend Refusal

Ratification of Applications submitted to Shipley:

Granted: 16/03369/FUL – 8 Springfield Farm Estate, Flappit – Change of use of barn to dwelling

Refused: 16/04806/HOU – 29 Greenside Lane – Two storey side extension and rear single storey extension to dwelling in lieu of existing double garage

Granted: 16/04797/HOU – Bankfoot Cottage, Flappit Springs – Construction of second storey extension above garage, alterations to include demolition and rebuilding of rear garage wall, replacement of garage roof and new extension roof to include six roof lights with the addition of five sun-tunnels to existing roof

b) ENVIRONMENTAL: to discuss:

- 1) **Neighbourhood Plan: It was resolved** to approve the minutes of the meeting held on 17 August. The Village Council had originally indicated to Bradford Council its intention to produce a Plan and the clerk suggested that it would be advisable to speak to the Neighbourhood Planning Officer with regard to the recent intention not to go ahead and what that would entail. **It was resolved** that the clerk would make enquiries.
- 2) **Anti-social behaviour in the vicinity of Royd Wood Flats** – Reports had been received of youths causing a nuisance both during the day and in the evenings. **It was resolved** that the clerk would contact the PCSO officer to report this and hopefully it would improve now that the schools had restarted after the summer holidays. Cllr Hartley reported that there had been incidents of youths swearing and throwing things at the buses dropping pupils from Halifax Grammar School and he had spoken to the Head at Parkside and it has calmed down for a while leading up to the start of the holidays. **It was resolved** that the clerk would write to the Head following the complaints from Royd Wood residents and Cllr, Ahir would contact the PSCO.
- 3) **Emergency Plan** – to approve the additions and arrange a meeting with Chris Slaven, Emergency Officer, Bradford Council to finalise the plan. The clerk presented a list of “red alerts” for checking on blocked drains which in the past have exasperated problems in the village. No further reports of flooding incidents had been received following the article in the recent newsletter. The clerk would contact Chris Slaven to update the draft plan and arrange a meeting with him to finalise the plan.

c) SOCIAL: Nothing to report.

3446 REPORTS FROM OTHER BODIES: Cllr Hartley reported that he would contact the schools and the uniformed brigades with regard to The Jane Breen Award 2016 which would be to produce a Christmas card. The deadline for entries was set for 1 November,

3447REPORTS OF EXTERNAL MEETINGS AND COMMITTEES: None

3448 DATE OF NEXT MEETING: The next council meeting will be held on 5 October 2016 in the Methodist Church at 7.30pm

Signed

Dated.....