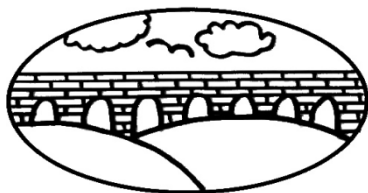


# CULLINGWORTH VILLAGE COUNCIL



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## MINUTES OF A MEETING OF THE VILLAGE COUNCIL HELD ON ON WEDNESDAY 8 JANUARY 2020 AT 7.00PM IN THE METHODIST CHURCH CULLINGWORTH

**PRESENT:** Cllrs. H Martin, M Galvin, M Ahir, B Craig, A Bostan and the clerk Angela Holmes

**FIFTEEN MINUTE RULE: comments from the general public:** None

**3824 APOLOGIES FOR ABSENCE:** Councillor Thomson was on an extended family visit abroad,  
Councillor Ackroyd who was ill and Cllr. Welthy who had a prior engagement,

**3825 DECLARATION OF INTERESTS:** None

**3826 MINUTES OF THE LAST MEETING:** The minutes of the Council meeting held on 4 December 2019  
were approved and signed.

**MATTERS ARISING: Chicken Factory:** Nothing to report.

**Bingley Stone:** Nothing to report

**3827 CORRESPONDENCE: noted**

- 1) Emails from Denholme & Oxenhope councilors requesting details of the Christmas lights.
- 2) Email from a resident regarding the switch on arrangements
- 3) Email from Bradford Metropolitan Food Band asking for assistance with funding

**3828 CLERK'S REPORT**

The clerk read the financial report to 8 January 2020

**It was resolved to pay:**

- 1) Clerk's salary for December and payment to HMRC
- 2) Steve Thorpe & Son Gardening Ltd - £1,087.68
- 3) Youth Club – Community Grant £1,400

**It was resolved to query 4) BMDC – Christmas features and lighting column**  
mounts – £5,520.00 as this was considered to be incorrect. The clerk would  
contact BMDC to compare original quotes to the invoice.

**Noted:** Monies forwarded to Sue Ryder from the proceeds of the Christmas  
"Switch on" amounting to £241.61

**It was resolved to approve** the budget figures for 2020-21 as discussed at the budget meeting  
on 16 December 2019. The clerk would advise BMDC of the Budget Resolution.

**3829 PORTFOLIO REPORTS:**

**a) PLANNING:**

**Applications to discuss:**

**Application: 19/04974/FUL Land west of Sandbeds Farm, Trough Lane, Denholme –**  
Construction of new access to farmland

The entrance at present is excessive in size for what is needed and enforcement action was taken.  
This application shows a more modest entrance for vehicular access from the public highway.  
The proposed development provides facilities for agricultural use and should not result in any loss  
of openness in the Green Belt.

It should not cause any harm to the Green Belt nor have any adverse impact on the highway.

The Village Council has no objections to this application.

**Recommend Approval**

**Application 1905240/FUL Land at Goff Well Lane, Keighley Road – Agricultural building and fenced yard area**

The new building and yard will provide an accessible facility that can be used all year. The yard and building will be for the storage of equipment and feedstuff as well as providing shelter for the livestock.

The yard and structure have been designed to fit the land area available and located in a position that is easily accessible via an existing gateway and track which means that it won't have a significant impact on the productive meadowland.

Planning permission can be given for agricultural buildings. However, where possible should be unobtrusive and where appropriate additional tree planting and landscaping should be included to reduce their impact. The only concern is the size of the structure which seems excessive.

**Recommend Approval**

**Application: 19/04719/FUL Sandbeds Farm Trough Lane Denholme - Internal alterations to the existing farmhouse, conversion of adjoining barn to form 1 dwelling, demolition of other farm outbuildings and construction of one new dwelling on the site.**

Where agricultural buildings are no longer required, they need to be put to an alternative use. However, they should be treated with caution as they can have an unacceptable and detrimental effect on the character of the building and its surrounding countryside. No inappropriate development should be allowed as this would result in harm to the openness of the Green Belt and any new buildings must relate closely to existing buildings and be in an unobtrusive position and should be strictly controlled.

There is a public footpath crossing the site and a public footpath abuts the site to the east. As there will be more vehicle movements along the access road, this will increase the risk to pedestrian safety. If the path is to be widened, as suggested, and the surface changed from a rough farm track to tarmac, this would result in the potential for vehicle speeds to increase and a reduction in the amenity of the path.

The Village Council agrees with the Rights of Way department that the proposed tarmacking of the full width of the public path would be unacceptable. If a substantial grassed width was left in the centre of the track this would retain a degree of permeability to the path during wet weather, reducing excessive run off.

The Bat survey dated 2014 showed moderate potential for bat roosts in 3 areas. Current guidance provided by the Bat Conservation Trust (2012) is for a minimum of two emergence surveys in order to assess the level of use by bats. These surveys need to be carried out a minimum of 2 – 3 weeks apart, all conducted towards the end of the bat season (mid-September onwards.) It would be an opportunity to enhance the site with roosting features being designed in.

**Recommend Approval**

**Ratification of Applications submitted to Shipley**

**Granted: 19/04204/HOU Highfield House Farm, Bingley Road – Two storey front extension**

**b) ENVIRONMENTAL: to discuss**

- 1) **Guard rail at crossing:** to discuss email received from Craig Williams in answer to Cllr. Martin's letter. **To note** receipt of email reporting a near miss on the crossing. **It was resolved** that Cllr. Martin would write again to Simon D'Vali cc to Craig Williams to express the council's concern that the issues had not been addressed in the email reply received from Craig Williams and that the village council was not prepared to drop the matter.
- 2) **To hear any further information regarding repairs to the flagpole.** Cllr Ahir reported that the cost to replace the pole would be £1,000. He was making enquiries to find someone to repair and repaint the pole. There did not appear to be any linkage to be able to drop the pole to the ground. The pole was in two halves and if the top half could be removed to renovate; the mechanism could be sorted out at the same time.
- 3) **To note that the War Memorial has been listed by English Heritage. Noted It was**

**resolved that** the clerk would contact BMDC to let them know and ask what the situation was regarding the repairs to the structure and replacement engraved tablets to the memorial.

- 4) **To note the intended retirement of the clerk and discuss the vacancy advertisement and application pack for the post. It was resolved** to approve the details and the clerk would place the advert in the notice board, the newspaper and a YLCA post.

c) **SOCIAL:** Cllr Ahir reported that he now had details for the obituary of Alan Feather for the next newsletter.

**3830 REPORTS FROM OTHER BODIES: Nothing to report.**

**3831 REPORTS OF EXTERNAL MEETINGS AND COMMITTEE:** Cllr. Bostan will attend the next GNR Trail meeting to be held on 16 January. Cllr. Galvin will attend the planning training session to be held at Wilsden on Saturday

**3832 DATE OF NEXT MEETING:** Wednesday 5 February 2020 at 7pm.

Signed .....

Dated .....