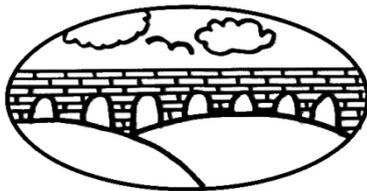


CULLINGWORTH VILLAGE COUNCIL



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 4 JANUARY 2017** AT 7.30PM IN THE METHODIST CHURCH,
CULLINGWORTH
www.cullingworth-village.co.uk

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

FI FTEEN MINUTES from the general public: There were no members of the public present.

3477 APOLOGIES: were received from Cllr. Craig who was on holiday and Cllrs. Hartley and Wood who were ill.

3478 DISCLOSURE OF INTEREST: Cllr. Ahir declared an interest in Application 16/09240/LBC 2 The Nook, as the occupants were family friends.

3479 MINUTES OF THE LAST MEETING: The minutes of the Council meeting held on 7 December 2016 were approved and signed.

Matters Arising:

Chicken Factory: Nothing further to report.

Bingley Stone: Nothing further to report.

3480 CORRESPONDENCE: discussed

- 1) Letter regarding planning application 16/09228/HOU
- 2) To note thanks received regarding placing of grit bin at Flappit

3481 CLERK'S REPORT:

The clerk read the financial report at 4 January 2017

- **It was resolved to pay:** 1) Clerk's salary for December and payment to HMRC.
- 2) Tom Sumner – Christmas lighting £775

3482 PORTFOLIO REPORTS: to discuss

a) PLANNING:

To discuss:

Application 16/09288/HOU 29 Greenside Lane - Two story side extension.

This application does not appear to resolve the issues mentioned by the planning officer in previous applications.

The proposed two storey extension remains an imposing and bulky addition to the original dwelling. It would appear to be an over dominant and overbearing development that would significantly harm the character and appearance of the host property and the visual amenity of the street. The proposal is contrary to Policy UR3 and D1 of the Replacement Unitary Development Plan and design guidance in the Council's adopted Householder Supplementary Planning Document

The proposal would have an unacceptable harmful impact on living conditions presently enjoyed by occupiers of neighbouring dwellings and is detrimental to residential amenity contrary to Policies D1 and UR3 of the Replacement Unitary Development Plan and the Householder SPD.

The extension would be out of place in the uniform row of properties and would harm the street scene and character of Greenside Lane.

Recommend Refusal

Application 16/09240/LBC 2 The Nook, Hallowes Park Road – Retrospective planning permission to form internal door opening between kitchen and utility room, fit new soil pipe to side elevation, construct new staircase including partial demolition to wall to give access to second floor level and construct rooms in roof space to form

bedroom with en-suite including roof windows.

This property is a Grade 2 listed building.

The proposal requires the demolition of some structural walls and a new floor supported off existing roof trusses. Roof windows are required for both light and ventilation.

Listed buildings are a finite resource and need appropriate and sympathetic alterations to cater for today's users. Listed building should be attractive to the investor and alterations need to be achieved without compromising the historic value as well as the visual and structural integrity of the building.

The Village Council had no objections to this application; on condition the integrity of the building is sustained.

Recommend Approval subject to Grade 2 Listed stipulations

Application 16/09448/HOU 3 Parkside Terrace – two storey extension to rear and porch to front.

Rear extensions need to avoid overshadowing or dominating neighbouring properties. It should not exceed the allowed depth. There needs to be an adequate area of private amenity space to enable sufficient land for sitting out, storage of waste bins, drying of clothes and children's play. However in the case of terrace houses with very small rear yards, an exception may be made. There must always be provision for the storage of the waste bins.

Porches need to be in keeping with the character of the original building. It should not be over dominating or over shadow habitable rooms or neighbouring property.

Recommend Approval

Ratification of Applications submitted to Shipley:

Refused: Application: 16/08819/FUL Land South East Of Royd Villa Roydwood Terrace

Construction of a pair of semi-detached houses

b) ENVIRONMENTAL: to discuss

- 1) **To discuss email complaints regarding rubbish on GNT trail from building site:** Residents reported large polystyrene blocks, plastic packaging and other materials on the trail and **it was resolved** that Cllr. Ackroyd would visit the site the following day to speak to the site manager.
- 2) **To discuss letter regarding Manywells Cottage.** The clerk read out a letter received regarding environmental hazards on adjoining land **and it was resolved** to pass this onto Environmental Health for investigation.
- 3) **To note letter from The Friends of The Dell:** It had been decided by the group to disband due to the discontinuation of liability insurance previously provided by Bradford Council. It was felt that due to the council cutbacks and lack of volunteers it was longer viable to continue to oversee The Dell. **It was resolved** to write to The Friends of the Dell to thank them for all their work in clearing and maintaining the area and all they had achieved as a small group of volunteers over the recent years . The Village Council expressed concern for the future of the area and hoped the Forrest of Bradford who had on occasion had worked in conjunction with group, would continue to manage the site from time to time to protect the wildlife habitat.

c) SOCIAL: Cllr. Ahir had nothing further to report.

3474 REPORTS FROM OTHER BODIES: Nothing to report.

3484 REPORTS OF EXTERNAL MEETINGS AND COMMITTEES:

Nothing to report.

3485 DATE OF NEXT MEETING: The next council meeting will be held on 1 February 2017 in the Methodist Church at 7.30pm.

Signed

Dated.....

