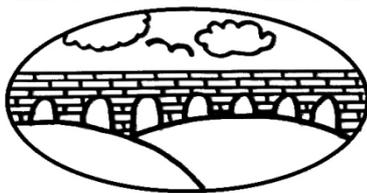


CULLINGWORTH VILLAGE COUNCIL



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MINUTES OF A MEETING OF THE VILLAGE COUNCIL
HELD ON **WEDNESDAY 3 MAY 2017** AT 7.30PM IN THE METHODIST CHURCH,
CULLINGWORTH
www.cullingworth-village.co.uk

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

FIFTEEN MINUTES from the general public: No comment received.

3518 APOLOGIES: None.

3519 DISCLOSURE OF INTEREST – None

3520 MINUTES OF THE LAST MEETING: The minutes of the Council meeting held on 5 April 2017 were approved and signed.

Matters Arising:

Chicken Factory: A complaint had been received of parked vehicles blocking driveways on Lees Moor Road. Parking space at the factory had been reduced due to temporary traffic lights on Station Road and factory workers had parked where possible. Once the factory management had been contacted by a resident the cars had been moved. During the work being undertaken Cllr. Hartley had rung Northern Gas to congratulate them on the cooperation of the workmen to limit the disruption wherever possible. A point was raised about the quality of reinstatement of the highway, was it checked afterwards? In future the surface should sink Highways should be contacted and they would contact the contractor to make good the work.

Dog Bins: The clerk had contacted the Clean Team at Bradford Council to check if new bins would be emptied and also contacted Highways as to whether they could be placed on unadopted roads. The Clean team would not empty dog bins but suggested that litter bins were installed which could be used to deposit dog bags and they would be emptied by the team. Litter bins could not be installed by Bradford Council on unadopted roads for legal reasons but they could be installed at the junction of adopted roads and an unadopted roads. The cost per bin would be approx. £300 fitted. After discussion **it was resolved** to request the installation of three litter bins, one at the junction of Greenside Lane and Hallas Lane, one at the junction of Mowbray Close and Turf Lane and one at the junction of Lees Moor Road and the top of Station Road. The Village Council would cover the cost of the bins and hopefully this would help to alleviate the problem of Irresponsible dog owners not picking up after their dogs or leaving bags in inappropriate places.

Allotments: The clerk had contacted the Cricket Club to enquire if they had given further thought to using land at the bottom of the field for this purpose and the reply was that they had decided not to go ahead. It was suggested that the clerk make enquires about the ownership of land abutting the council owned land opposite Turf Lane. Since the beginning of the year the clerk had received several new enquiries about the provision of allotments in the village.

Flood defences: Following receipt of flood resilience grant funding following the 2015 floods, a resident has obtained approval to use the funding to carry out works to attempt to stop the flooding from Turf Lane down onto Turf Court and instead of using the funds to stop the flood water entering their home. The work will commence on 8th May and take up to one week to complete. This will involve replacing the existing drain cover at the junction of Turf Lane / Turf Court for a more modern design. Cut and break out existing bund, removing all spoil from site and reform bund using tarmac. Cut out, excavate and fit two industrial channels bedded in concrete taken across Turf Court and drained into existing drains. The Contractor will also take off the high ridges on the pot holes at the junction of Turf Lane / Turf Court.

Bradford drainage department has also approved the works. Neighbours have also made a financial commitment to join to have the immediate area at the top of Turf Court dug out and re-surfaced.

3521 CORRESPONDENCE: discussed

- 1) Civic Service at Bradford Cathedral Saturday 13 May – 11.30am
- 2) Bradford Flood Update – Keighley Library Session Tuesday 9 May 2pm-6.45pm

3522 CLERK'S REPORT:

The clerk read the financial report at 3 May 2017

- **It was resolved to pay:** 1) Clerks salary for April including NALC new pay scale for 2017-18 and payment to HMRC.

2) Rural Action for Yorks - subscription 2017-18 £35.00

- **To note** receipt of Precept for 2017-18 £20,377.00

The meeting was adjourned at this point for applicant s to comment on the reasons for one of the planning applications which were due to logistical and security problems encountered in the running of their business.

The meeting was reconvened:

3523 PORTFOLIO REPORTS:

a) **Planning:**

Application: 17/002272/FUL (16/08819/FUL) - Land South East Of Royd Villa Roydwood Terrace

Construction of a pair of semi-detached houses

A previous application in 2012 was for a single dwelling. The design was for a two storey dwelling It was viewed as less imposing and would have minimum impact on 62 Roydwood Terrace and the terraced cottages especially 27 Roydwood Terrace which all have their main lounge areas overlooking The Dell woodland. The next application 15/01547/FUL was a two storey property with a dormer (2.5 storey) which would have been a very imposing structure. The average roof height of properties in the vicinity is approx. 16m.

This was followed by a further planning application 16/08819/FUL to build a pair of semi-detached houses, three storeys high, to include a detached garage for Plot 1 plus a car parking space in front of the garage and an integral garage for Plot 2 with a further parking space in front of the garage.

The latest application 17/002272/FUL is for a pair semi-detached houses (2 storey.) The plans show an area for 4 parking spaces along the side of 27 Back Roydwood Terrace, however there is a right of way path here which is not shown on the application. This piece of land to be used as the parking area is 3 metres wide at best, impossible for two cars to park next to each other as shown on the drawings. The houses will be built 14 metres from the terraced cottages of Back Roydwood Terrace, the bare minimum required. 22 metres is usually preferred. It is suggested a 2 metre fence is to be erected along the back garden of number 27 plus the addition of trees. The fence would be 3 metres from the main lounge of No 27 completely blocking any visual amenity.

Light pollution from vehicles to and from the site and any external lighting may have a negative impact upon residents.

The proposed development would unacceptably compromise the character of the area and have a harmful impact on the area. The visual amenity loss for residents of the nearby terraced cottages is clearly an issue. Issues of overlooking and loss of privacy for existing nearby occupants of the terraced cottages is of major concern.

The site abuts the boundary of The Dell ancient woodland. The existing trees which are on the boundary of this site are subject to Tree Preservation Orders.

Recommend Refusal

Application 17/02461/FUL: Barn at Moat Hill East Manywells Farm - Conversion of traditional stone barn to a dwelling.

Agricultural buildings that are no longer required for agricultural use may fall into disrepair if not put to some alternate use. PPG2 encourages reuse of such buildings where a building is capable of conversion without major or complete reconstruction.

Planning would be granted if the building should not have a materially greater impact on the openness of the Green Belt and does not involve the complete or substantial rebuilding of the building.

The materials of the building are to remain substantially the same. Plus all infrastructure constraints are to be adequately overcome without affecting the Green Belt and it doesn't lead to pressures for additional farm or other buildings to replace those which have been converted. The affected public

footpaths/bridleways must not be obstructed by any plant, materials or equipment. Even the temporary storage of materials on the footpath is not permitted.

If barn owls are seen nesting at the site, all work should cease. The site will need to be re-assessed in regard to its use by barn owls. Work should not commence while any swallow or other bird nests are still in use. Birds usually finish nesting by early September. From the bat survey no indications of use of the site by bats, barn owls or actively nesting birds were found during the survey. The site should be rechecked for nesting birds if work is to commence in the period March- September inclusive.

Recommend Approval

Application 17/02368/HOU - Highfield Bungalow Bingley Road Keighley - Demolition of outbuildings, extensions and dormer windows to allow for redevelopment/extension of house and formation of outbuilding for biomass boiler and workshop

Extensions in the Green Belt must not adversely character of the Green Belt or the character of the original dwelling and any adjacent out buildings. Nor should it result in disproportionate additions over and above the size of the original building.

New buildings may be acceptable i.e. the workshop and biomass outbuilding. These would need to relate closely to existing buildings in an unobtrusive position within the landscape. Where it is appropriate, additional landscaping should be included to reduce further impact of the buildings.

The proposed outbuilding will be used for domestic purposes and will not be used for any commercial use.

Recommend Approval

Ratification of Applications submitted to Shipley:

Application 17/00900/PAR - Barns to the West of Longfield Cottage Haworth Road
Prior Approval of the Authority is not required for Development Permitted by Part 3, Class Q of schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015.

Granted: 17/00472/FUL - Laveroc Hall Farm Haworth Road - Change of use of agricultural store to a mixed use agricultural and helicopter store

Granted: 17/00951/FUL - Land at Station Yard – Landscape bund and acoustic fence

b) ENVIRONMENTAL: to discuss

1) **To further discuss** the path to First School from Station Road through the Recreation ground in the light of information given regarding cost. After discussion it was resolved that Cllr. Hartley would visit the school and ask for more clarification of the scheme.

c) SOCIAL: Cllr. Ahir reported that the youth football team was happy with their sixth place finish in the Wharfedale Triangle Premier Division. It was their first season in the top flight and they had won five and drawn two of their league fixtures. Five of their 11 defeats were by one goal margins. Their performances in the League Cup and Keighley & District FA Sunday Cup were very creditable. The club is hoping to strengthen for next season. New players are always welcome.

3524 REPORT FROM OTHER BODIES

Cllr. Hartley had been deliberating on the topic for the Jane Breen Award 2017 and it was resolved to arrange a meeting with Cllr. Martin and Cllr. Galvin to discuss ideas.

3525 REPORTS OF EXTERNAL MEETINGS AND COMMITTEES:

The clerk announced the date of the next Neighbourhoods and Police Liaison meeting on 12 June, 7pm at Harden Memorial Hall

3526 DATE OF NEXT MEETING: The next council meeting will be held on 7 June 2017 in the Methodist :

Signed

Dated.....

