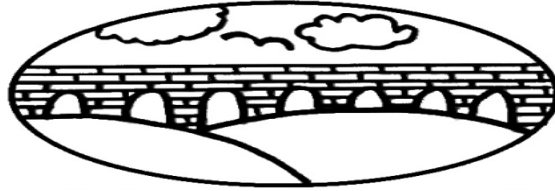


CULLINGWORTH VILLAGE COUNCIL



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

MINUTES OF A MEETING OF THE VILLAGE COUNCIL HELD ON WEDNESDAY 1 OCTOBER 2025 AT 7.00PM IN THE METHODIST CHURCH

PRESENT: Cllrs. H Martin (Chair), N Reeday, M Thomson, M Atack, R Mazur, R Jay and the Clerk A Costigan.

Members of the public present: Three

Fifteen minute rule: comments from the general public:

Guest speaker: Paul Naylor, BMDC Highways

Paul Naylor will attend meetings whenever he is needed by the Village Council. Winter: the turning circle for buses at the War memorial has been added to the Priority 1 gritting route. Cllr Jay reported the footpaths on Greenside Lane and Hallows Park Road. Paul Naylor will speak to David Kilpatrick about the proposals for a 20 mph zone in the village.

4504 COUNCILLORS: Email: the set-up information has been sent to councillors who need it, but the computer expert has not been in touch. **Action:** Chairman and affected councillors

4505 APOLOGIES FOR ABSENCE: Cllrs L Wood and L Whittaker gave their apologies which were accepted.

4506 DISCLOSURES OF INTEREST: None

4507 MINUTES OF THE LAST MEETING: The minutes of the Village Council meeting held on 3 September 2025 were **approved** as a correct record.

MATTERS ARISING:

Instagram. In progress. **Action:** Cllr Mazur

Footpaths. The pavement on Greenside Lane still requires repair. Already discussed with guest speaker.

Lists of responsibilities (Bradford Council vs Village Council) to be added to Facebook and website. This is in progress. **Action:** Chairman to pursue.

Chairman to collect further articles on Dogfest and the Scarecrow Festival. In progress. A number of articles have been received. **Action:** Chairman to pursue.

Clerk to continue informing local organisations of the Village Council decision not to allow banners on the War Memorial railings. In progress. **Action:** Clerk to pursue.

Illegal parking at junctions. **Action:** Clerk to send Cllr Atack's photographs to Paul Sullivan, including information about the zig-zags.

Hedges and footpaths. A particular problem property was indicated where the hedge is obstructing the road. **Action:** Clerk to pursue.

Actions from previous meeting not covered elsewhere: None

4508 CORRESPONDENCE:

1. Downtime for the online planning and building control system. Wednesday 22nd Oct to Friday 24th October 2025. Noted.
2. PUBLIC CONSULTATION - Bradford Council Draft Statement of Community Involvement. Noted.

4509 CLERK'S REPORT:

The Clerk read the financial report to 30 September 2025

It was resolved to pay:

1. Clerk's salary
2. HMRC Clerk tax and employers National Insurance
3. Instant Ink payment (Clerk) £13.49
4. Instant Ink payment (Chairman) £13.49
5. Defibrillator pads (Defib Warehouse via Clerk) £136
6. War Memorial gardening (Steve Thorpe) £144
7. Play in Parks (BMDC) £2310
8. Presentation Evening publicity (Respond Marketing) £455
9. Website updates (A Lees) £160
10. External audit (PKF Littlejohn) £252
11. Website updates (A Lees) £160
12. Newsquest vacancy advert (Newsquest via Clerk) £453.60
13. Hanging baskets watering (Ground Up) £220
14. Laptop (Chairman) £789

Item 9 in the September list was an error

Clerk vacancy process and appointment: It was **resolved** to offer the post of Clerk and Responsible Financial Officer to Jennifer Dean.

4510 PORTFOLIO REPORTS:

a) PLANNING

Applications to consider:

Application 25/02755/FUL 5 Hewenden Cullingworth Road Cullingworth. Installation of ground mounted solar panels and erection of a timber shed

Recommend refusal

This proposal requests approval for installation of black non reflective ground mounted solar panels, 20m in length x 1.8m in width located 5m from the boundary with Haworth Road, obscured from view by existing tree cover. The applicant also requests approval for the installation of a timber shed 4m x 3m, clad in black timber to match the host dwelling.

When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.

Although we are not opposed to solar panels per se, due to the location of 5 Hewenden we consider the proposed positioning of the ground mounted solar panels may require further investigation to enable optimum performance throughout the year.

With regards the timber shed. We voiced our concerns on the applicant increasing the footprint by way of extending the property by 33% on application 24/00904/HOU which was approved in May last year.

The NPPF states inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Outbuildings are allowed to be extensions under certain circumstances, such as not being a disproportionate addition over the size of the original building.

Application 25/03298/HOU Ridge Stone House Hill End Lane Harden. Detached canopy structure

Recommend refusal

We recommended refusal on previous application 24/04783/FUL specifically with regards the canopy extending from Ridge Stone House. We acknowledge that this retrospective proposal is for the remaining timber constructed canopy to be removed leaving the large covered canopy very close to this Grade II listed building. Despite, and due, to the solid construction of the canopy in question, namely oak, this structure automatically draws the eye and detracts from this Heritage site which sits in an elevated position.

The submitted Design and Access Statement has quoted Historic England of the architectural significance of this 18th Century Grade II listed building and whilst we appreciate the applicant's desire to retain this part of the constructed covered canopy the proposal to site it slightly detached from the house, reducing the height by 1m and setting it back 2.5m, will not resolve the issue. Due to the close proximity to this elevated Grade II listed building, it will still impact visually and detract from this valuable heritage site, which can be openly viewed from the B6429 and the public footpath running parallel behind Ridge Stone House and we view this covered canopy as an inappropriate addition, which detracts from the building's historical architecture and overall character of its listed status.

Application 25/03108/LBC 4 Hallas Farm Cottages Hallas Lane Cullingworth. Replacement of the rear, external door.

Recommend approval

This Listed Building Consent application is for retrospective approval for a kitchen door to a Grade II listed cottage to the rear of the property, which is not overlooked.

The replacement accoya door, the subject of this application, although a modified timber engineered door, mirrors the images before and after, design wise, of the previous door and offers a more secure sustainably sourced, durable replacement resulting in a more energy efficient solution and does not appear to negatively impact the building's historic or architectural character and appearance

Application 25/03560/CLP 1 Manywells Close Cullingworth. Proposed loft conversion with dormer to the rear.

Recommend refusal

This application for a Certificate of Lawfulness based on the submitted drawings for a flat roofed dormer exceeds the parameters as per Householders SPD; Design Principle 1: Size, position and form: To avoid appearing over dominant, box style dormer windows should be a maximum of 3 metres wide.

The submitted drawings show the width of the dormer to be over at 4.28m which is in excess of the maximum 3m allowed under permitted development. Due to the width of the dormer and looking at the drawing, it does not appear to allow the required distance to the boundaries of neighbouring properties in this row of terraced properties, appears over dominant and would make a significant change to the house.

Application 25/03440/PIP 1 Cold Spring House Haworth Road Cullingworth. Construction of up to 9 detached stone properties in keeping with existing properties.

Recommend refusal

The NPPF states the fundamental aim of Green Belt is to prevent urban sprawl by keeping land permanently open.

Bradford's Replacement Unitary Development Plan states that within the Green Belt there is a general presumption against inappropriate development and a requirement that proposals will not harm the distinctive identity of Bradford's countryside. with preference being given to proposals which would help to maintain the quality and distinctiveness of the countryside.

Although not listed buildings, 1 and 2 Coldspring House have historical significance constructed in 1898 and at one stage one home connected historically to Coldspring Mill. They sit within 7km of the South Pennine Moors Special Area of Conservation and South Pennine Moors Phase II Special Protection Area.

Ratification of Applications submitted

Applications granted

None

Applications refused

None

b) ENVIRONMENTAL

1. Events –

- a. Presentation evening. Rehearsal will take place on Friday at 3 pm. **Action:** Cllr Thomson to contact Parkside regarding Community Award.
- b. Gardening competition. Discussed in item a.
- c. Christmas. Repairs completed. Action: Chairman to organise switch on event. **Approved:** Cllr Reeday to organise purchase of 20 ft tree. **Approved:** employment of Jonny Martin to install the tree.
- d. Remembrance Sunday. 3 councillors will be required to act as stewards.

2. Recreation Ground

- a. **Basketball area.** Item closed as no satisfactory response from Bradford Council received.

3. Training. **Action:** Clerk to contact YLCA about training sessions.

4. Chairman's laptop. Purchased.

5. Spending proposal – padel court. Deferred.

6. **Play In Parks.** It was **agreed** to cancel the Play in Parks scheme. **Action:** All – to find a replacement event, preferably before the budget meeting in November.

7. **Defibrillator**

a. **Defibrillator training.** **Action:** Chairman to pursue.

4511 REPORTS OF EXTERNAL MEETINGS AND COMMITTEES

None received.

4512 DATE OF NEXT MEETING - Wednesday 5 November 2025 at 7 pm.

Signed
(Chairman)

Dated5/11/2025.....