

**MINUTES OF THE MONTHLY MEETING OF OXENHOPE PARISH COUNCIL HELD ON
WEDNESDAY 9TH APRIL 2014 AT OXENHOPE METHODIST CHURCH, COMMENCING
AT 7:30 PM**

Present: Cllr Neal Cameron
Cllr Tony Maw
Cllr Pauline Bedford
Cllr Reg Hindley
Cllr Derrick Hopkinson
Cllr Tony Jones

In attendance: Two members of the public (7:30 – 7:45)
Miran Rahman, Keighley News Reporter
David Pearson JP DL MA FRSA

224/14. Apologies consented to

Cllr Ashcroft (work commitments)
Cllr Cusdin (family commitments)

225/14. Disclosures of Interest

Cllr Maw declared a discloseable pecuniary interest re planning application 14/01375/FUL.

226/14. No applications for dispensation had been received

227/14. Minutes of meetings

The minutes of the Parish Council meetings held on 12 th & 26 th March were proposed as a correct record by Cllr Hopkinson and were signed by the Chairman.

No matters arising

The April Outstanding Issues Report was duly noted.

No matters arising

228/14. Public question time

The meeting was adjourned to allow two parishioners who live adjacent to the newly constructed agricultural building at Marsh Top Farm to confirm that they had submitted their objections against planning application 14/01375/FUL to Bradford Council.

229/14. Planning

14/01240/HOU - Construction of single storey extension at Bents House Marsh Lane. The Parish Council raised no objections but it was suggested that the Planners should examine the proportionality of the proposed extension.

14/01254/HOU - Construction of two storey extension to rear elevation at Royd House Keighley Road. The Parish Council raised no objections in principle to the two storey extension, however, concern was expressed as regards the excessive glazing to the ground floor study as it is not in keeping with the rest of the property and would therefore recommend alteration to its size.

14/01221/HOU - Conversion of existing outbuilding to form annexe to existing dwelling at Forge House Denholme Road. Members of the Parish Council were surprised that a change of use application had not been submitted as it is quite obvious there is creation of a separate dwelling, however, members would support such creation and have no objections to the conversion as described. Please note, unfortunately the new roof line will protrude above the existing reservoir boundary wall however it was recognised that it would not be cheap to remedy that.

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[Cllr Maw left the meeting]

14/01375/FUL - Retrospective application for the retention of agricultural building at Marsh Top Farm 9 - 11 Marsh Lane. The Parish Council raised objections to the retention of the agricultural building as (i) it is already creating a nuisance from the activities in the building and,(ii) its closeness to residential properties. In the light of permission already granted for a large scale agricultural building in an adjacent field, members of the Parish Council could not see the necessity for this recently constructed building and strongly objected to its continuing use. It was agreed that if the Planners are minded to approve this application then determination should take place at an Area Planning Panel meeting.

[Cllr Maw re-joined the meeting]

14/01369/FUL - Construction of replacement pigeon lofts building at Olde Croft Hebden Bridge Road. The Parish Council has received a copy of a local resident's objections and concur entirely with the points raised namely: (i) The site lies within an area defined for green belt purposes on the Replacement Unitary Development Plan for the Bradford District (the RUDP). Policy GB1 of the RUDP and the National Planning Policy Framework, 2012, (the NPPF) set a strong presumption against inappropriate development in the green belt. The proposal would present a prominent encroachment of engineering work into the green belt and a replacement building that is materially larger than the building it purports to replace. The structure would be exposed, of considerably more height than the existing, and unrelated to any existing groups of buildings within the landscape. The proposed development would not preserve the openness of the countryside and would conflict significantly with the purposes of including land within the green belt. It does not appear that any very special circumstances have been presented that would outweigh that harm to the green belt. Members therefore consider that the proposal is inappropriate development and it is contrary to Policies GB1 and GB2 of the RUDP and it is not compatible with the NPPF. (ii) The replacement building is a permanent structure of stone and slate construction on permanent foundations as opposed to the existing structure which is a temporary timber construction on loose brick pillars. It cannot therefore be considered as a replacement. It is in fact a proposal for an entirely new type of structure. (iii) The proposed siting of the new structure would cause severe dangers to traffic at the junction with Hard Neze Lane. The existing structure allows a 90 metre sight line from the maximum 3 metre position for a driver exiting Hard Neze Lane. The proposed siting would reduce the driver's position to 2.5 metres from the A6033 and a sight line to only 45 metres. With traffic approaching in a 40 mph zone this would be a very dangerous situation. Members requested that this point be referred for comment by Highways department. (iv) The current use of the building since the occupation of the site by the applicant has been as a storage shed not a pigeon loft. The last time the building was used as a pigeon loft was circa 2003 when the then owner, Mr Webb sold the site. The current applicant occupied the site within a short time, firstly as a tenant and then as owner. The use as a pigeon loft was immediately discontinued, the pigeon loft facilities were dismantled and the windows and doors, shown in the photographs in the design and access statement, were installed. A heating stove with flue was also installed. Planning enforcement has served many notices to discontinue such uses on the site since 2007. The existing use of the building is as a Builders' Storage Shed. In NPPF 2012, Section 9 Protecting the Green Belt, subsection 89 it states that "a local authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:-

- * buildings for agriculture and forestry - neither of these apply to the proposal.
- * provision of facilities for outdoor sport, recreation or cemeteries - none apply.
- * the extension or alteration of a building - this does not apply.
- * the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces - the proposal does not comply with this requirement in any way.

The proposal (pigeon loft) is not in the same use as the one it replaces (builder's storage shed) and does not comply with the NPPF requirement. It was agreed that if the Planners

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are minded to approve this application then determination should take place at an Area Planning Panel meeting.

13/04278/HOU – Amended plans re a two storey extension to rear at Middle Isle Farm, Isle Lane. The Parish Council is aware that this extension is to further enhance the current holiday cottage letting business run from this property and therefore would expect the right permission sought rather than an application in the guise of a normal house extension. Furthermore, objections three and four against the original plans were still relevant – the removal of the archway would be detrimental to the original appearance of the dwelling and the choice of materials is not in keeping with the locality. It was agreed that if the Planners are minded to approve this application then determination should take place at an Area Planning Panel meeting.

To note the following decisions:

Planning permission granted - 14/00319/HOU - Install replacement windows to front of property and change lounge window into French doors at 81 - 83 Denholme Road
Planning permission granted - 14/00006/HOU – Construction of detached double garage at Low Fold Kennel Lane

230/14. Marsh Common

Resolved: To note the April Safety Inspection Report.

231/14. Highways

Resolved: To note the e-mail dated 3rd April received from Highways Department. Agreed that Cllr Cameron, if available, should attend the meeting of the Keighley Area Committee when these requests from Highways Department would be discussed.

232/14. Annual Report

Resolved: That Cllr Cameron draft this year's annual report and include Neighbourhood Planning, Participatory Budgeting, Haworth Fire Station, Upkeep of our Green Spaces (including community gardening and the future of Marsh Common), the Worth Exploring App. The Clerk to provide details for the 'Finance' page.

233/14. Reports

Resolved: To receive the following reports:

- a) Allotments. Cllr Bedford confirmed that there was nothing significant to report.
- b) Oxenhope Youth Club. Cllr Hopkinson confirmed that there was nothing significant to report.
- c) Rights of Way (RoW). Cllr Hindley confirmed that there was nothing significant to report.
- d) Le Tour de France (TdF). Cllr Hopkinson reported that he had attended a Worth the Tour meeting on Monday night and that the minutes would be circulated to members by the Clerk. Cllr Hopkinson confirmed that some of the road signs and mile stones were grubby and requested that these should be reported by the Clerk to Noreen Akhtar to investigate whether they could be cleaned in time for the TdF. Cllr Hopkinson confirmed that he would be writing to Bradford Council to seek confirmation of the locations of alternative car parking for residents and the provision of public conveniences for visitors. The Hollywood project, led by Cllr Russell Brown, continues and that there is a call for all cyclists to attend a photo-shoot on 27th April.
- e) KWVR matters. Cllr Jones confirmed that he hadn't received any contact from KWVR. It was agreed that Cllr Cameron have a discussion with the Chairman of the Railway so that a suitable KWVR representative could be appointed.
- f) Oxenhope Community Centre. Cllr Maw confirmed that the committee had received three tenders for the windows and that hopefully the new windows would

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be installed at Spring Bank. Tenders were being received for the re-roofing, however, the delay in receiving the new lease from Bradford Council was now holding up the work to be completed at the Community Centre. Cllr Maw confirmed he was chasing Bradford Council for the new lease. During the TdF weekend the top football pitch would be used as a camp site and a ceilidh band would be playing in the Community Centre on the Saturday night with members of the Cricket Club providing bar facilities.

234/14. Minor items and items for the next agenda

Minor items

- a) It was understood that this year's Straw Race was still going ahead but perhaps with an alternative starting point.
- b) The Clerk was requested to ask Highways Department if the large sign on Hebden Bridge Road adjacent to Keepers Lodge could be removed as it contained so much wording that passing motorists would find impossible to read.

Items for the next agenda

- c) To include the following proposition 'It is proposed that the Parish Council take over the management of the remaining Oxenhope Conservation Initiative (OCI) monies in order to utilise these monies for the ongoing support of Oxenhope Conservation and Environmental projects in line with the rules set out for the governing participatory budgeting or at the discretion of the Parish Council other projects along these themes'
- d) To discuss the general forward management of Marsh Common.

235/14. Financial Matters

Resolved:

- a) To authorise the following accounts for the year ended 31st March 2014 and to authorise the Chairman to sign Section 1 of the Annual Return

	31/3/13	31/3/14	Variance	Explanations of significant variations
Balances brought forward	£25,797	£33,741	£7,944	Keighley Town Council grant of £2,300 received during 2012/13 had yet to be spent.
(+) Annual Precept	£16,380	£14,296	(£2,084)	In accordance with NALC's Financial Briefing F02-14 the council tax support grant of £1,274 has been accounted separately from the council's precept
(+) Total other receipts	£11,532	£11,536	£4	N/A
(-) Staff costs	£9,578	£9,656	(£78)	N/A
(-) Loan interest/capital repayments	£0	£0	£0	N/A
(-) Total other payments	£10,390	£16,900	(£6,510)	Difference of one-off expenditure i.e. in 2012/13 £3K was spent on Recreation Ground improvements, in 2012/13 £10k was spent on the Worth Exploring project
(=) Balances carried forward	£33,741	£33,017	(£724)	N/A
Total Cash & Investments	£33,741	£33,017	(£724)	N/A

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Total Fixed Assets	£33,033	£33,949	£916	Purchase of additional Worth Exploring interpretative panels
Total Borrowings	£0	£0	£0	N/A

b) To authorise the following accounts for payment:

Payee	Cheque no.	Amount	Description
Orange	Direct Debit	£27.54	Mobile phone charges from 17 th March to 16 th April
Gratuity Account	Transfer	£29.43	Monthly transfer
Elaine Pearson	Standing Order	£730.28	Net monthly salary
Yorkshire Local Councils Associations	101085	£519.00	Annual subscription

c) To note the following trial balance:

	A/c				Budget remaining
	Current	Deposit	Gratuity	Grand Total	
Analysis					
001. Balance b/fwd	811.70	29424.41	2780.43	33016.54	
002. Transfer	-29.43		29.43		
01. Precept	14495.00			14495.00	
05. Grants Received	875.00			875.00	
120. Clerk's monthly salary	-784.91			-784.91	£9,155.09
121. Subscriptions	-519.00			-519.00	£351.00
135. Mobile phone	-27.54			-27.54	£252.05
Grand Total	£14,820.82	£29,424.41	£2,809.86	£47,055.09	

236/14. To note the date and time of the next meeting

- Annual General Meeting on Wednesday 14th May 2014 at 7.30 p.m.

The Chairman closed the meeting at 20:47 p.m.

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