

**MINUTES OF THE PLANNING MEETING OF OXENHOPE PARISH COUNCIL HELD ON
WEDNESDAY 25TH SEPTEMBER 2013 AT OXENHOPE METHODIST CHURCH,
COMMENCING AT 7:30 PM**

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

In attendance: Two members of the public

101/13. Apologies consented to

Cllr David Ashcroft (attending a School Governors' meeting)
Cllr Penny Cusdin (family commitments)

102/13. Disclosures of Interest

Cllr Maw, a neighbouring resident of 22 Denholme Road, declared a disclosable pecuniary interest re planning application 13/01943/FUL.

103/13. No applications for Dispensation

104/13. Public question time

The meeting was adjourned to allow a representative of Oxenhope Social Club to inform members of the Parish Council of the Club's intention to submit a planning application for the rebuild of the Social Club. It was estimated that rebuild costs would be in the region of £70k - £80k and the representative enquired of any known funding sources. Suggested funding sources included WREN and The Big Lottery. Investigating 'Pub is the Hub' and bfunded was also suggested.

105/13. Correspondence

Resolved: To note the e-mail dated 17th September received from a concerned parishioner regarding highway problems adjacent to 71 – 73 Denholme Road and to authorise the Clerk to respond to confirm that planning permission had been refused for a new vehicular access so that residents can park their vehicles off the highway (planning application number 13/02143/FUL).

106/13. Planning

13/01943/FUL - Construction of a dwelling with access (amended plans) at land south west of 22 Denholme Road. Members of the Parish Council raised similar objections to this application (with amended plans) as they did to planning application 12/02350/FUL, namely (i) that the vista of Leeming looking northwards across the reservoir would be destroyed and therefore contrary to the UDP Policies NE3 and NE3A; (ii) that the opening up of another vehicle access on Denholme Road would jeopardise road safety at an existing busy area of Denholme Road which attracts many motorists to the petrol filling pump at B & S Motors and to the Rocking Horse Nursery to either drop off or pick up children. This would therefore be contrary to UDP Policy TM19A; (iii) that the new vehicle access would exacerbate the existing on-road parking problems on Denholme Road and therefore would jeopardise road safety and be contrary to UDP Policy TM19A; (iv) that the Oxenhope Village Design Statement would not advocate this design of property in the location proposed. As this planning application is very similar to the first application members of the Parish Council wish to remind the Planners of the reason for refusal of planning application 12/02350/FUL, namely 'the introduction of built form onto this open site and the removal of the boundary wall fronting Denholme Road would have a significant negative impact on the character and appearance of the Leeming Conservation

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Area.' The Clerk was requested by members of the Parish Council to attach the June 2009 Leeming Conservation Area Appraisal to the observations and to point out to the Planners that the map on page 9 specifically designates the proposed development plot as a 'key view or vista' and that on page 6 it commends the fact that [here in Leeming] key open spaces have not been developed, hence settlement retains its open rural character and key views and vistas and Management Proposal 3 recommends improving the quality and amenity value of open spaces. It was noted that if the planners were minded to approve the application then members of the Parish Council would require determination of this application at a Planning Panel meeting

13/03506/HOU - Construction of timber stable in field at Little Haley Dark Lane. The Parish Council raised no objections in principle but would prefer that the timber stable is positioned in the top right hand corner of the field adjacent to the footpath. This would mean the stable would be nearer to the existing dwelling at Little Haley and therefore compliant with Policy GB1 of Bradford Council's revised Unitary Development Plan.

13/03806/HOU - Construction of porch and greenhouse at 2 Yate Lane. The Parish Council raised no objections.

13/03816/FUL - Change of use of part of the attached barn to form an enlarged hallway/reception, office and extra bedroom at Lower Isle Isle Lane. The Parish Council raised no objections.

107/13. Participatory Budgeting

Resolved: That the Clerk would seek best practice from other parish councils (via Yorkshire Local Councils Associations) already operating Participatory Budgeting. It was agreed following receipt of this best practice that the Parish Council needed to publicise that £1,000 had been allocated for this year's Participatory Budgeting. This publicity would be via the website, Facebook, Twitter and the Keighley News. It was further agreed for the first year of operation that grants would only be offered to properly constituted groups with a bank account.

108/13. Financial Matters

Resolved:

a) To authorise the following accounts for payment:

Payee	Cheque no.	Amount	Description
Imprint	101046	£204.00	1,200 Annual Reports printed in four colour process throughout
PC Consulting	101047	£47.00	Fitting of a wireless adaptor after the wireless receiver in the Parish Council's laptop had ceased to function
J Craig Melia	101048	£50.00	Website hosting

109/13. Worth Valley Ward Funding

Resolved: Not to submit the draft application for Worth Valley Ward Funding to develop the new Keighley Road allotment site as the Parish Council's solicitor had discovered some very restrictive covenants relating to the site and unless agreement could be reached to relax these covenants then the Parish Council would not be entering into a ten year lease with Keyland Developments Limited. It was agreed that Cllr Cameron should write to Mr Garrett at Keyland Developments Limited.

110/13. Festive Lighting

Resolved: To note the following quotes to improve this year's festive lighting in the Rose Garden: £275 per week to hire additional festive lighting and £1,056 to purchase additional festive lighting. It was agreed that as the Parish Council were not now submitting a Worth Valley Ward Funding application to develop the new Keighley Road

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allotment site then Cllr Cameron would submit an application for £1,056 for additional festive lighting in the Rose Garden.

111/13. Minor items and items for the next agenda

Minor items:

- a) Cllr Cameron reported on the Area Planning Panel meeting he had attended that day to support planning application 13/02662/FUL – construction of agricultural building with associated hard standing access track and access to highway at Marsh Top Farm Marsh Lane. He confirmed that the Planners had recommended approval with conditions and that the Panel members had also been very supportive of the applicants' rural business. Planning permission was granted to the applicants.
- b) Cllr Cameron reported on the recent Parish Councils' Liaison Meeting he had recently attended. He confirmed that he had voiced the Parish Council's opinion that Bradford Council were not demonstrating any joined up thinking as regards the planning of next year's Tour de France. He confirmed that Keighley Town Council had taken the decision to hire in toilets etc. for the 2014 Tour de France. Neighbourhood Planning was also discussed at the Meeting and it was confirmed that Oxenhope's Neighbourhood Area Application would be submitted to the Executive Committee for their approval at their November meeting.
- c) It was reported that the owners of North Birks Farm had been unsuccessful in seeking some redress from Environmental Health following their private water supply being polluted due to a farmer applying sludge to an adjacent field to their property. The Clerk was requested to write to John Major requesting what legislation covered this problem and that Environmental Health's response was contrary to Bradford Council's responsibility to ensure water supplies were not polluted.
- d) The Clerk was requested to respond to the urgent e-mail dated 25th September received from Emma Higgins, Planning Officer, Local Development Framework, as follows: 'I confirm that it is Oxenhope Parish Council's sole intention to produce a Neighbourhood Plan (subject to area designation) and NOT to prepare a Neighbourhood Development Order.'

Items for the next agenda:

- e) Bradford Council's Budget 2014 – 2016 public consultation.

112/13. To note the date, time and venue of the next meeting

- Monthly meeting on Wednesday 9th October 2013 at 7.30 p.m. at Oxenhope Methodist Church.

The Chairman closed the meeting at 20:40 p.m.

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