

**MINUTES OF THE PLANNING MEETING OF OXENHOPE PARISH COUNCIL HELD ON
WEDNESDAY 26TH JUNE 2013 AT OXENHOPE METHODIST CHURCH, COMMENCING
AT 7:30 PM**

Present: Cllr Neal Cameron
Cllr Tony Maw
Cllr David Ashcroft
Cllr Reg Hindley
Cllr Derrick Hopkinson

In attendance: 8 members of the public

36/13. Apologies consented to

Cllr Pauline Bedford (family commitments)
Cllr Penny Cusdin (family commitments)
Cllr Tony Jones (family commitments)

37/13. Disclosures of Interest

Cllr Maw, a neighbouring resident, declared a discloseable pecuniary interest re planning application 13/01943/FUL - Construction of a dwelling with access at land south west of 22 Denholme Road.

38/13. No applications for Dispensation

39/13. Public question time

The meeting was adjourned to:

- a) Allow a discussion to take place regarding the pending highway works on Denholme Road. Cllr Maw confirmed that work was required on the retaining wall; that temporary traffic lights would be situated on Denholme Road and that there would be times when it would be necessary for Highways Department to close the road. Stakeholders (i.e. those people who would be affected by Denholme Road being closed) had been identified by the Parish Council and the details had been e-mailed to Highways Department. At this stage no date had been confirmed as to when the works will commence and for how long. Any further details received by the Parish Council would be posted at www.oxenhope.org.uk and at www.facebook.com/OxenhopeOnline
- b) Allow local residents to share their concerns as regards planning application 13/01943/FUL - Construction of a dwelling with access at land south west of 22 Denholme Road. These concerns included:
 - (i) The applicant was alleged to be playing dirty games e.g. the recent burning of the contents of his caravan on site and the planting of trees at the bottom of the site.
 - (ii) The applicant's bore holes had damaged existing pipe works with resultant sewage on site.
 - (iii) No dimensions were on the plans.
 - (iv) It was alleged that there was no warehouse on site in the 1980s which raised the authenticity of the image 'Former warehouse on site c1980' in the Design and Access Statement.
 - (v) As the previous application was withdrawn from the Panel hearing, the petition of 156 names against the previous application could not be reused and this persistent submission of repeat applications should not be an act of wearing down the Planning Department in order for the applicant to get his own way.
- c) Allow the concerned parishioners to explain the circumstances behind the writing of the e-mail to the Parish Council re the Millennium Way Run.

40/13. Planning

SIGNED 10th July 2013

1541

PAGE NUMBERING CHECKED.....

13/01943/FUL - Construction of a dwelling with access at land south west of 22 Denholme Road. Members of the Parish Council raised similar objections to this application 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 Area.'* [Post meeting note: 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

13/02158/FUL - Extension to existing storage tank at Old Oxenhope Farm Old Oxenhope Lane. The Parish Council raised no objections.

13/02231/FUL - Conversion of garage/stables and swimming pool to create two dwellings at Hawksbridge Farm Hawksbridge Lane. The Parish Council raised no objections in principle to the conversion but would like to see that the velux windows and the flue are in accordance with the Oxenhope Village Design Statement.

13/02347/HOU - Single storey conservatory at the rear of the property at 3 Woodridge Moorhouse Lane. The Parish Council raised no objections.

13/02195/FUL - General purpose agricultural building at land at Bentley Top Farm Black Moor Road. In principle, if the proposal accords with Green Belt policies of the revised Unitary Development Plan and an agricultural need is confirmed, then the Parish Council raises no objections. It was noted that members' feelings would have been less strident if the agricultural building was replacing the existing building rather than this proposed additional scattered development in the Green Belt

13/02143/FUL - New vehicular access at land to north and east of 13 The Bank Leeming. The Parish Council supports the application as it enables the reuse of previously redundant properties but members were somewhat perplexed as to why the planners would approve planning application 11/04195/FUL before the developer had designed an acceptable vehicular access to the properties.

The following decisions were noted:

Planning Permission Granted - 13/00468/HOU - First floor extension over existing garage to form elderly person's annexe at Stoneleigh, Shaw Lane

Planning Permission Granted - 13/00571/FUL - Retaining wall and regrading of perimeter embankment to car park at Dog and Gun car park, Denholme Road

SIGNED 10th July 2013

1542

PAGE NUMBERING CHECKED.....

Planning Permission Granted - 13/00826/FUL - Alterations and conversion of existing flat-roofed single storey garage into a two storey home office including new dual-pitched roof at Field Head Field Head Lane

Refused Planning Permission - 13/00348/FUL - Installation of three micro-scale wind turbines (14.97m to hub, 5.6m diameter blades) at Old Oxenhope Farm Old Oxenhope Lane.

41/13. Correspondence

Resolved:

To note e-mail dated 16th June received from concerned parishioners re the Millennium Way Run. Agreed that Cllr Cameron formulate a letter to the organiser of the Run.

42/13. Financial Matters

Resolved:

- a) To authorise a direct debit authority in favour of the Information Commissioner's Office
- b) To authorise the following accounts for payment:

Payee	Cheque no.	Amount	Description
Broker Network Ltd	101037	£492.89	Annual insurance premium
Yorkshire Water	101038	£10.49	Water usage
Information Commissioner's Office	Direct debit	£35.00	Annual data protection registration

43/13. Worth Exploring

Resolved:

To accept the draft wording for the Interpretative Panels at Keighley & Ingrow Stations along with the proposed images to be included on the Panels.

44/13. Marsh Common

Resolved:

To note the June Safety Inspection Report.

45/13. Festive Lighting

Resolved:

That Cllr Cameron obtain some quotes to purchase multi-coloured lights for the Christmas Tree in the Rose Garden.

46/13. Minor items and items for the next agenda

Minor items:

- a) Cllr Ashcroft's reworded foreword for the Annual Report was agreed.
- b) Cllr Hopkinson reported on his efforts to bait the rats at the allotments. Reimbursement of bait costs was agreed.

47/13. To note the date, time and venue of the next meeting

SIGNED 10th July 2013

1543

PAGE NUMBERING CHECKED.....

- Monthly meeting on Wednesday 10th July 2013 at 7.30 p.m. at Oxenhope Methodist Church.

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

SIGNED 10th July 2013
PAGE NUMBERING CHECKED.....