



## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

held at Baildon Library  
on Wednesday 13<sup>th</sup> July 2022 at 7.30pm

**Present – Councillors;** Cllr S Hewitson, Cllr G Jennison, Cllr G Dixon

**Officers –** Emma Heal - Admin Officer

**Members of the public –** 1 Present

### **PC2223/016 Chair's Comments**

Cllr Hewitson welcomed all those attending the meeting.

### **PC2223/017 Approve reasons for absence**

Apologies were received Cllr Foster.

It was **resolved** to accept these apologies.

### **PC2223/018 Disclosures of interest**

There were no disclosures of interest.

### **PC2223/019 Minutes of the previous meeting**

It was agreed that the content was a correct and true reflection of the meeting, and it was **resolved** unanimously to accept the minutes of the previous Planning Committee Meeting

### **PC2223/020 Clerk's report**

The admin officer reported that the Clerk had been made aware of a report, presented at the last Shipley Area Committee, which indicated Baildon Town Council would be paying for a new traffic order for Hallcliffe. The admin officer explained that this was an incorrect interpretation, by Bradford Council Highways Department, of a resolution passed by BTC in September 2021 and that it was the understanding of the Clerk that Bradford Council were supposed to have conducted a public consultation exercise on issues surrounding Hallcliffe. It was noted that the Clerk had discussed the misunderstanding with Simon D'Vali, Senior Highways Officer for Bradford North who has offered to attend a future meeting of Baildon Town Council in order to discuss this and other highways matters for Baildon. Mr D'Vali had been informed of the date of the September meeting but was told that we would confirm details of the meeting with him in due course. It was **agreed** that the admin officer would send an email to Mr D'Vali thanking him for his offer and extend an invitation to him to attend the next Planning Meeting on 7th September.

**PC2223/021 Public participation**

The Chair opened the floor to the public. A local resident introduced themselves and expressed their concerns regarding highways issues in and around the Jenny Lane and Moorlands area of Baildon. Specifically they were concerned with: The willow tree on Jenny Lane, parking on Jenny Lane and the speed indicator on Moorgate.

**The willow tree on Jenny Lane.** The resident expressed concerns that the willow tree near the playground was dangerous because the branches were overhanging into the road and obscuring the view of oncoming traffic. They were also concerned that it looked likely to fall over in the near future. It was noted that the tree currently has a tree preservation order in place and was owned by the Diocese of Leeds. The committee **agreed** to ask the BTC council warden to look at the tree in question and follow up with the Catholic Diocese regarding its maintenance.

**Parking on Jenny Lane: controls and access to and from Jenny Lane for residents of Moorlands Crescent and Moorland Ave and other streets.** The resident informed those present that Jenny Lane is the only access route to over one hundred homes as a number of streets leading on to Jenny Lane were cul-de-sacs. The resident was concerned that there were a considerable number of highways problems relating to the area. In particular it was their belief that according to highway code bus stops should not have parking around them (although they did on Jenny Lane), and parking places should have a gap of 10+ metres from a junction (which they did not). As such they felt that the current regulations were non-compliant with the highway code. The resident acknowledged that the highway code had recently been altered but expressed a concern that sightlines were restricted, and it was lucky there had not been an accident to date.

Cllr Jennison acknowledged the residents concerns regarding access to Jenny Lane from and agreed that the area was congested, as were many other areas in Baildon.

It was noted that parking problems might be alleviated if users of the playground parked in the car park for the rugby club as it was the understanding of the committee that this had been made available to them. Councillors discussed the possibility of relocating the gate into the playground, closing the existing gateway from Jenny Lane and creating a new gate on the side of the playground leading into the pathway/rugby car park area. It was noted that in previous discussions the Jenny Lane Playground working group (Environment Committee) had also discussed the possibility of extending the playground into the derelict parcel of land that sat to the side of the playground which was currently overgrown. It was **resolved** to ask the Economy Committee's Jenny Lane playground working group to consider moving the playground gateway so that it is no longer positioned on Jenny Lane but into the lane with direct access to the rugby club car park and to look into the option of extending the playground into the overgrown parcel of land that abuts the playground.

**The speed indicator on Moorgate:** it was noted that the speed indicator on Moorgate seemed to be positioned pointing the wrong way. At present the indicator is pointing so that it measures the speed of cars leaving Baildon and entering the Moorland when it should in fact be pointed towards people driving from the moor area into Baildon village centre as a measure to reduce speed. The committee agreed that the indicator was pointed in the wrong direction, and it was **resolved** that the admin officer email Allison Coates regarding the speed indicator on Moorgate and ask if Bradford council if they could turn the indicator around 180 degrees as the council had received a number of complaints and felt that it had been in the pointed in the wrong direction for a number of years.

Cllr Hewitson (Chair) Acknowledged the importance of the residents concerns but pointed out that in terms of highways the planning committee at BTC were limited in what they could do in. Cllr Hewitson informed the resident that usually the first port of call would be Bradford ward councillors and Mr D'Vali from highways but acknowledged that the resident had already corresponded with them over this matter for some period of time. In summary Cllr Hewitson concluded that the committee would consider all that had been said and put their concerns to Mr D'Vali and it was **resolved** to invite Mr D'Vali to attend the next planning meeting to discuss concerns regarding highways around Jenny Lane and Moorlands.

Finally the committee **resolved** that the admin officer contact Bradford Highways Department to raise concerns of the BTC planning committee that the highways measures in place around Jenny Lane and Moorland do not meet highway code regulations and ask that Bradford Council undertake a specific review and consultation regarding traffic measures around Jenny Lane, Moorlands and Hallcliffe areas.

The resident was thanked for his time and the committee continued with the meeting.

**PC2223/022 Important information from councillors and staff**

None

**PC2223/023 Highways**

***To consider issues relating to the Station Road junction:***

Cllr Hewitson notified the committee that she had spoken to Cllr Debbie Davies and Simon D'Vali from Bradford Highways Department regarding the junction but that there was still no progress on the matter.

Cllr Dixon stated that she had personally witnessed a delivery van going down the wrong side of the road at the junction. She noted that now the only post office in Baildon was at the junction and it was expected that the McColl's would soon become a Morrisons it was likely that usage of the junction would increase. Cllr Dixon felt that there really needed to be an assessment of the area by a highways engineer and the possibility of using the extra land outside the post office more effectively.

It was **resolved** that Cllr Hewitson would contact Debbie Davies again regarding the junction.

The committee also **resolved** that the admin officer send an email to Simon D'Vali expressing the following: In light on new and increased retail usage around the station road junction (through Morrisons and the post office ) BTC feel the junction with station road is dangerous and requires a complete overhaul.

***To receive correspondence from a Baildon resident detailing highway concerns regarding Moorland Ave, Moorland Crescent, and the Jenny Lane Area***

It was acknowledged that this matter had been discussed under public participation and as such no further discussion needed to be undertaken.

***To receive correspondence from a Baildon resident regarding parking on Hallcliffe***

The admin officer presented photos recently sent to the council by a local resident complaining about irresponsible and dangerous parking along Hallcliffe, and in particular outside St Johns Church. It was noted that the image showed a car having difficulty driving along the street between cars that had been double parked. It was highlighted that this caused problems for residents accessing Hallcliffe from side streets as visibility was low (Angel St, Perseverance St etc.).

It was acknowledged by councillors that residents may want to park outside their own homes on the street, but it was pointed out that any highways officer/ highway department would say that there is no automatic right to park on the street outside your house. Councillors agreed that there was an absolute need for something to be done about parking if Hallcliffe was to remain a two way system.

It was **agreed** that the admin officer forward the complaint with the photos on to Simon D’Vali at Bradford Council and then contact the original complainant to inform her that BTC had agreed unanimously with them and that their email had been forwarded on to Bradford Council.

#### **PC2223/024 Neighbourhood Development Plan**

The admin officer informed the group that the Clerk was currently applying for funding and that he was in the process of arranging a meeting with Michael Wellock. It was agreed that Cllr Dixon would circulate provisional dates for the meeting. It was also agreed that once a meeting had been set up with Michael Wellock a prep-meeting would be set up with the working group for late July/ early August.

The admin officer confirmed that she had invited Cllr Foster to the join the NDP working group but that she would ask her again.

#### **PC2223/025 Baildon Mills Development**

It was noted the development was now back up for sale and that the chair had been contacted by a resident with concerns regarding safety of the site.

It was agreed that the admin officer would contact planning enforcement re Baildon Mills and the residents’ complaints. It was agreed that Baildon Mills should continue to be tracked.

#### **PC2223/026 Baildon Action Plan**

It was noted that there were no issues regarding the action plan and the item would be removed from the next agenda.

#### **PC2223/027 To consider current applications on CBMDC web site and to agree actions (see [planning4bradford.com](http://planning4bradford.com))**

Councillors considered the applications listed on the agenda and document and it was the following were identified and discussed further:

- Ref. No: 22/01973/OUT | Westwood Stubbings Road Baildon West Yorkshire BD17 5DZ Outline application for demolition of detached bungalow and construction of four detached dwellings requesting consideration of access and layout: It was noted that there was little the planning committee could object to, but it was **resolved** that the item be tracked.
- Ref. No: 22/02233/FUL | Sabe Showroom Baildon Bridge Otley Road Baildon West Yorkshire BD17 7HP Installation of 2M high steel, weld mesh boundary fence and gate to the front of property forecourt: Councillors questioned the height of the fence, and it was noted that the area could be considered a gateway to Baildon. It was **resolved** that the admin officer would submit the following consultation comment : *This development is on an important gateway to Baildon, and we note there are no drawings for this application. We would therefore like to see drawings before making further comment.*

- Ref. No: 22/02639/HOU |58 Welwyn Drive Baildon West Yorkshire BD17 6PH Double storey first and second floor extension above single storey lower ground floor extension; hip to gable roof conversion; front and rear dormers; front porch extension: It was noted that the application was to convert one side a semi-detached bungalow of a into a 3 storey home. It was noted that there are only a small number of bungalows with many being converted. It was **resolved** that the admin officer submit the following consultation comment: *Baildon Town Council is concerned about the new development being in keeping with the area*

**PC2223/028 To identify any applications to be tracked and to receive an update on past applications**

The admin officer informed the group that there had been no further changes to the applications since the last meeting.

The committee agreed unanimously to remove Martins' newsagents and the social club and to add the Stubbing Road development.

It was **resolved** that a new section be added to the document keeping track of all new developments in the area that may be taking into account. At present the tally should include:

- Ref. No: 22/02502/FUL | 2 Baildon Road Baildon West Yorkshire BD17 6AE: Construction of detached dwelling
- Ref. No: 22/01973/OUT | Westwood Stubbings Road Baildon West Yorkshire BD17 5DZ: Outline application for demolition of detached bungalow and construction of four detached dwellings requesting consideration of access and layout
- Ref. No: 22/02389/FUL | 5-7 The Staithes Browgate Baildon West Yorkshire BD17 6DB: The demolition of 2 single storey commercial units located on the existing site and the construction of a single building containing 3 flats with parking.
- Ref. No: 20/02985/FUL Land at Cliffe Lane Baildon West Yorkshire: Construction of 4 detached dwellings

**PC2223/029 Budget**

It was noted there was no requirement to discuss budget

**PC2223/030 Promotional Opportunities**

It was noted there were no further opportunities

**PC2223/031 To notify the Clerk/Admin Assistant of any item for future agenda**

There were no additional items to add

**PC2223/032 Next meeting date**

The next Planning Committee meeting will be held on 13<sup>th</sup> September 2022 at 7.30pm at a venue to be decided

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