

**CLAYTON PARISH COUNCIL  
PLANNING COMMITTEE**

**MEETING HELD AT CLAYTON VILLAGE HALL  
Tuesday 21<sup>st</sup> September 2015 2015 at 6.30pm**

**Minutes - draft**

- 2015/198      **PRESENT**  
Councillors; Pitts (acting chair), Spencer, Hepton, Vasey
- 2015/199      **IN ATTENDANCE**  
Claire Hepton, Clerk
- 2015/200      **APOLOGIES FOR ABSENCE**  
Cllr Thirkill – apologies approved.
- 2015/201      **DISCLOSURES OF INTEREST**  
None
- 2015/202      **ADMISSION OF THE PUBLIC**  
(Public Bodies (Admissions of meetings) Act 1960, Local Government Act 1972 s100/100a,ss2/schedule 12a and Clayton Parish Council Standing Order No 67)  
  
None of the tabled items to be discussed were required to be held in closed sessions.
- 2015/203      **PUBLIC CONSULTATION AND QUESTION TIME**  
No questions/comments were received from the members of the public on any matter which was tabled for discussion on the Agenda.  
No questions
- 2015/204      **PREVIOUS MINUTES AND MATTERS ARISING**
- That the Minutes from the Planning Committee meeting held on the 3<sup>rd</sup> August be signed as an accurate record of that meeting.  
Proposed: Cllr Hepton                      Seconded: Cllr Spencer  
Resolved: Minutes from 3<sup>rd</sup> August be signed as a true and accurate record of the meeting.
- 2015/205      **PLANNING APPLICATIONS**  
The Planning Committee considered the following recently received Planning Applications and determined responses on behalf of Clayton Parish Council as noted:

<b>Planning No</b>	<b>Site Location</b>	<b>Brief description of proposal</b>	<b>Committee Recommendation</b>
<b>15/02277/FUL</b>	26 Brook Lane Bradford West Yorkshire BD14 6PH	26 Brook Lane Bradford West Yorkshire BD14 6PH	No objections assuming the same conditions are adhered to as per previous planning application 12/00038/ful
<b>15/03696/HOU</b>	11 Sandringham Road Bradford West Yorkshire BD14 6EA	Construction of single storey rear extension, garage to rear and dormer windows to front and rear	The council supports local residents concerns 1. The sketch plan of the development site appears to include the section of Back Sandingham Rd outside our own property as part of the "site", suggesting the occupants of No. 11 feel they own this part of the road. This is NOT the case, although in the past they have claimed owner ship of the road past all the properties as far as Bradford Rd! This is manifestly untrue as title deeds to all these properties show. 2, The new garage is to be built over their portion of the road. This should not be allowed as all the main service to houses 1 - 15 Sandringham Rd are situated under

			<p>this road and the drain needs to be unblocked from time to time, particularly under 11 Sandringham Rd . In addition the road (on paper at least) is supposed to give access to all the properties along the road although it is blocked from 11 and the occupants of 13 and 15 use the access to their front entrances, rather than the rear. 3, As the property is now up for sale I have worries that any new owners might not take any notice of any restrictions the Council planners may place on the development.</p>
<b>15/03716/HOU</b>	24 Pasture Lane Bradford West Yorkshire BD14 6JY	Construction of dormer to front	Ensure slate cheeks and stick to the plans.
<b>15/03888/HOU</b>	1A Pentland Avenue Bradford West Yorkshire BD14 6JG	Construction of single storey side extension and gable roof with dormer window to front and rear	The council objects to this proposed development. The property is already of a considerable size and this extension totally changes the building. Not in keeping with neighbouring properties.

2015/206

**DATE OF NEXT MEETING**

The date of the next meeting of the Planning Committee will be arranged as and when required.

**There being no further business the meeting closed at 7.15pm**