**MORLEY TOWN COUNCIL**

**MINUTES**

**PLANNING COMMITTEE NO. 434**

**COUNCIL CHAMBER, MORLEY TOWN HALL**

**TUESDAY, 21st JANUARY 2025, 7 PM**

**1. TO RECORD ATTENDANCE**

Cllrs Taylor (Chair), Finnigan, Irving and Kimberley attended the meeting

R Pickles (Town Clerk) also attended

# 2. TO RECEIVE APOLOGIES FOR ABSENCE GIVEN IN ADVANCE OF THE MEETING

 Apologies were received from Cllr Evans

# 3. TO CONSIDER THE APPROVAL OF REASONS GIVEN FOR ABSENCE

 The reason given for absence was approved

**4. DeclarationS of Disclosable Pecuniary and Other Interests**

To disclose or draw attention to any disclosable pecuniary interests for the purposes of Section 31 of the Localism Act 2011 and paragraphs 13-18 of the Members’ Code of Conduct. Also, to declare any other significant interests which the member wishes to declare in the public interest, in accordance with paragraphs 19 to 20 of the Members’ Code of Conduct.

Cllr R Finnigan declared an ‘other’ interest in any relevant items, as he is a member of LCC Plans Panel

**5. TO APPROVE MINUTES OF THE MEETINGS HELD ON 23/7/24 (DEFERRED) AND THE MINUTES OF 17/9/2024**

The Minutes of the meetings held on 23/7/24 and 17/9/24 were both agreed as a true and correct record

**6. CONSIDERATION OF PLANNING APPLICATIONS**

## Notation of Recommendations.

## O = Objection

## N = No Objection

## NC = No Objection (with comments)

## D = Deferred

RECEIVED 6/1/25

N 07277 RETROSPECTIVE APPLICATION FOR OUTBUILDING TO REAR:

 10 THE GALLOPS

RECEIVED 15/1/25

N 00006 OUTLINE APPLICATION WITH SOME MATTERS RESERVED FOR THE ERECTION OF DWELLING: LAND TO THE REAR OF BUTTERWORTH HALL 25 HIGH STREET

**7. TO NOTE PLANNING APPLICATIONS WITH DECISIONS MADE UNDER DELEGATED AUTHORITY TO TOWN CLERK – STANDING ORDER 15(c) (APPLICATIONS RECEIVED THAT DID NOT APPEAR ON 19/11/24 AGENDA OR THE AGENDA FOR 19/11/24 FOR WHICH THE MEETING DID NOT PROCEED. ALL APPLICATIONS WERE CIRCULATED TO ALL PLANNING COMMITTEE MEMBERS**

RECEIVED 13/9/24

O 04843 CONSTRUCTION OF SINGLE STOREY DWELLING AND ASSOCIATED EXTERNAL WORKS INCLUDING PAVED AREA AND LANDSCAPING: LAND TO EAST OF TOPCLIFFE LANE

Morley Town Council objects to this application on the grounds that the site is a greenfield site, not allocated for housing and of the potential highways issues with Topcliffe Grove

RECEIVED 16/9/24

O 05223 DORMER WINDOW TO REAR FIRMING HABITABLE ROOMS TO SECOND FLOOR; NEW ROOFLIGHTS AND BI-FOLD DOORS TO SIDE: 37 GRANGE PARK DRIVE

Morley Town Council objects to this application on the grounds of the impact of the rear dormer on the residential amenity of the adjoining property

RECEIVED 18/9/24

O 05260 SINGLE STOREY SIDE EXTENSION; ACCESS RAMP YO SIDE AND REAR; PATION AREA TO REAR; REPLACEMENT OF GROUND FLOOR REAR WINDOW WITH NEW ENTRANCE AND DOOR: 20 INGLE GROVE

Morley Town Council objects to this application on the grounds of inadequate parking provision for two or more cars

N 05289 SINGLE STOREY SIDE EXTENSION: 37 NEW PARK STREET

RECEIVED 26/9/24

N 05379 FIRST FLOOR SIDE EXTENSION; NEW CLADDING AND NEW SOLAR PANELS:

 28 ARTHINGTON CLOSE TINGLEY

RECEIVED 30/9/24

N 05363 SINGLE STOREY FRONT EXTENSION; REMOVAL OF DORMER WINDOW TO FRONT; NEW DORMER WINDOW TO FRONT; RENDERING TO ALL EXTERNAL WALLS:

288 WESTERTON ROAD TINGLEY

N 04735 RETROSPECTIVE APPLICATION FOR SINGLE STOREY EXTENSIONS TO REAR:

68 WOODCROSS

RECEIVED 1/10/24

N 05639 HIP TO GABLE LOFT CONVERSION WITH DORMER WINDOW TO SIDE AND REAR; ROOFLIGHT TO THE FRONT, REMOVAL OF WINDOW TO THE REAR: 10 DEANSWAY

RECEIVED 2/10/24

N 05428 SINGLE STOREY REAR EXTENSION : 36 WOODCROSS FOLD

RECEIVED 8/10/24

N 05648 CONVERSION OF DETACHED OUTBUILDING TO FORM SELF CONTAINED DWELLING WITH SINGLE STOREY SIDE EXTENSION; ALTERATIONS TO FENESTRATION AND ASSOCIATED HARD AND SOFT LANDSCAPING WORKS : 3 REIN ROAD TINGLEY

RECEIVED 9/10/24

N 05488 CHANGE OF USE FROM CLASS E (RESTAURANT) TO SUI GENERIS (RESTAURANT WITH WINE/COCKTAIL BAR) : DAWSON HOUSE DAWSON HILL

RECEIVED 14/10/24

N 05873 SINGLE STOREY SIDE EXTENSION; INCORPORATING RELOCATION OF THE PROPERTY’S MAIN ENTRANCE : 11 CROSSLAND ROAD CHURWELL

RECEIVED 15/10/24

N 03895 DEMOLITION OF EXISTING DWELLING AND OUTBUILDINGS AND ERECTION OF TWO NEW DWELLINGS WITH ASSOCIATED WORKS : HILL BROW SCOTCHMAN LANE

RECEIVED 23/10/24

N 05939 SINGLE STOREY FRONT EXTENSION : 9 CALIFORNIA MEWS

RECEIVED 25/10/24

N 05831 DEMOLITION OF EXISTING SIDE EXTENSIONS; ALTERATIONS INCLUDING NEW SHOP FRONTS TO FORM TWO GROUND FLOOR RETAIL UNITS AND CHANGE OF USE TO FORM SIX SELF CONTAINED DWELLINGS WITH INSERTION OF ROOF LIGHTS; ERECTION OF NEW TWO STOREY BUILDING TO FORM A FURTHER TWO SELF CONTAINED DWELLINGS; PARKING, BIN STORAGE AND SOLAR PROVISION AND ASSOCIATED WORKS : 37 COMMERCIAL STREET

O 02737 CONVERSION INVOLVING ALTERATIONS RO DWELLING HOUSE TO FORM TWO FLATS INCORPORATING DEMOLITION OF EXISTING ATTACHED DOUBLE GARAGE AND CONSTRUCTION OF A TWO STOREY SIDE/REAR EXTENSION TO ACCOMMODATE AN ADDITIONAL TWO FLATS, PARKING FOR FOUR CARS WITH EVCP CHARGING POINTS, PROVISION OF BIN STORAGE AND CYCLE STORAGE: 19 BRUNSWICK STREET

Morley Town Council objects to this application on the grounds of overdevelopment of the site

RECEIVED 30/10/24

N 06067 REMOVAL OF PORCH TO REAR; SINGLE STOREY REAR EXTENSION :

 10 FIELDING WAY

RECEIVED 01/11/24

N 06271 VARIATION OF CONDITION 2 (APPROVED PLANS) AND CONDITION 3 (MATERIALS TO MATCH THE EXISTING) TO PREVIOUSLY APPROVED PLANNING APPLICATION 24/00666/FU (TWO STOREY SIDE EXTENSION; SINGLE STOREY REAR EXTENSION; DEMOLITION OF EXISTING REAR EXTENSION AND CONSERVATORY) FOR CHANGE OF FACING MATERIALS TO REAR AND SIDE ELEVATION FROM BRICKWORK TO RENDER. LISTED APPROVED DRAWINGS TO BE UPDATED: 202 SCOTCHMAN LANE

RECEIVED 5/11/24

N 06332 SINGLE STOREY EXTENSION TO REAR AND SIDE: 25 MARGARET CLOSE

N 06256 LISTED BUILDING APPLICATION FOR ONE ILLUMINATED FASCIA SIGN TO EAST ELEVATION: DAWSON HOUSE DAWSON HILL

RECEIVED 11/11/24

N `05750 CONVERSION OF GARAGE TO FORM HABITABLE ROOM; REPLACEMENT OF GARAGE DOOR WITH UPVC WINDOW: 16 ALBERT RISE

RECEIVED 12/11/24

N 06362 VARIATION OF CONDITION 1 (APPROVED PLANS) OF PREVIOUS APPROVAL 24/00972/RM (VARIATION OF CONDITION 1 (APPROVED PLANS) TO PREVIOUSLY APPROVED PLANNING APPLICATION 19/01988/RM (RESERVED MATTERS APPLICATION

FOR THE LAYOUT, SCALE, APPEARANCE AND LANDSCAPING FOR 450 DWELLINGS, PURSUANT TO OUTLINE APPLICATION 16/02988/OT) TO AMEND SITE LAYOUT TO PLOTS 396-400 AND REPLACE INTERNAL LANDSCAPE BUFFER WITH BOUNDARY FENCE.) TO

SUBSTITUTE THE HOUSE TYPES OF PLOTS 22-25, 45-46, 75-76 AND 329-330 TO ENABLE M4(3) WHEELCHAIR ACCESSIBLE HOUSING COMPLIANCE AND FOR ALTERATIONS TO THE FENCE LINES, PATHS AND DRIVEWAYS OF PLOTS IMMEDIATELY SURROUNDING THE AFFECTED PLOTS: LANE SIDE FARM VICTORIA ROAD CHURWELL

RECEIVED 13/11/24

N 05608 VARIATION OF CONDITION 2 (APPROVED PLANS) TO PREVIOUSLY APPROVED PLANNING APPLICATION 22/03372/FU (NEW DETACHED DWELLING WITH GARAGE) FOR REMOVAL OF THE GAS BOILER AND REPLACEMENT WITH AN AIR SOURCE HEAT PUMP; ADDITION OF OUTDOOR AIR CONDITIONING UNIT TO THE SOUTH WEST ELEVATION; TO PIPE INTERNALLY TO LOFT BEDROOM ABOVE:

LAND ADJACENT TO HIGHFIELD HOUSE BRUNSWICK STREET

RECEIVED 15/11/24

N 05856 ERECTION OF FOUR DWELLING HOUSES INCLUDING BLOCKING UP EXISTING VEHICLE ACCESS AND CREATION OF NEW VEHICLE ACCESS AND PARKING AREA:

 LAND JUNCTION OF TOPCLIFFE LANE AND TEXAS STREET

RECEIVED 18/11/24

N 06507 ERECTION OF A SINGLE STOREY SIDE EXTENSION; ONE ROOF LIGHT TO EXISTING ROOFTOP: 34 HARWILL AVENUE CHURWELL

N 06291 ERECTION OF 45 RESIDENTIAL DWELLINGS WITH ASSOCIATED ACCESS AND LANDSCAPING: FORMER ALLOTMENTS OFF BRUNTCLIFFE ROAD

RECEIVED 26/11/24

N 06348 CHILLER UNIT LOCATED AT THE REAR OF THE PREMISES: 32 QUEEN STREET

RECEIVED 27/11/24

N 06776 DEMOLITION OF EXISTING CONSERVATORY; SINGLE STOREY EXTENSION TO THE SIDE AND REAR: 17 EARLSMERE DRIVE

RECEIVED 4/12/24

N 06813 RETROSPECTIVE APPLICATION FOR CHANGE OF USE GROUND FLOOR FROM DRIVER WAITING AREA AND VEHICLE SERVICING FOR PRIVATE HIRE BOOKING OFFICE TO A TYRE REPAIR AND REPLACEMENT WORKSHOP; FIRST FLOOR TO REMAIN AS PRIVATE HIRE BOOKING OFFICE: MORLEY TYRE ZONE UNIT 1 HUNGER HILL

RECEIVED 10/12/24

N 06864 DEMOLITION OF REDUNDANT INDUSTRIAL BUILDINGS AND CONSTRUCTION OF FIVE NEW DETACHED DWELLING HOUSES INCLUDING ACCESS ROAD:

 SCATCHERD WORKS SCATCHERD LANE

N 06990 CHANGE OF USE FROM CAFÉ (E) TO LICENSED CAFÉ BAR (SUI GENERIS) AND ALTERATIONS TO TRADING TIMES: 2 CHURCH STREET

RECEIVED 11/12/24

N 07046 SINGLE STOREY REAR EXTENSION: 15 LEYBURN AVENUE

RECEIVED 13/12/24

N 07057 ALTERATIONS TO FENESTRATION TO EXISTING OPENINGS AND NEW DOORS TO COURTYARD; NEW EXTERNAL RENDER TO COURTYARD; NEW RAMP AND STAIRS TO COURTYARD; NEW ROOF LANTERN; ADDITION OF ROOF-MOUNTED SOLAR PANELS:

 MORLEY HEALTH CENTRE CORPORATION STREET

O 07171 DEMOLITION OF REAR CONSERVATORY; CONSTRUCTION OF TWO STOREY SIDE EXTENSION; SINGLE STOREY REAR EXTENSION; RECONFIGURATION OF GARDEN WALL: 2 PEMBROKE CLOSE

MTC objects to this application on the grounds of inadequate parking and negative impact on the street scene

RECEIVED 17/12/24

N 07158 CONVERSION OF DETACHED GARAGE TO FORM HABITABLE ANNEXE ACCOMMODATION; ASSOCIATED NEW FENESTRATION TO FRONT; SIDE AND REAR; PARTIAL ALTERATIONS TO RENDER FINISH: MELROSE ASHFIELD ROAD

The above decisions made under Town Clerk’s delegated authority, were noted.

Members also noted that of the five objections, four were approved by LCC with one still awaiting decision.

**8. TO RECEIVE ITEMS OF CORRESPONDENCE (items for information only)**

There were no items of correspondence

**9. DATE AND TIME OF NEXT MEETING**

The next scheduled meeting is to be held on 18th March 2025

The meeting ended at 7.16 pm