

**MINUTES OF THE MONTHLY MEETING OF OXENHOPE PARISH COUNCIL HELD ON
WEDNESDAY 9TH SEPTEMBER 2015 AT OXENHOPE METHODIST CHURCH,
COMMENCING AT 7:30 PM**

Present: Cllr Tony Maw
Cllr Penny Cusdin
Cllr David Ashcroft
Cllr Ken Eastwood
Cllr Derrick Hopkinson
Cllr Joyce Harrop
Cllr Peter McManus

In attendance: Miran Rahman, Keighley News Reporter
Two members of the public (7.30 – 8.47)

84/15. Apologies consented to

Cllr Jonathan Gill (work commitments)

85/15. Disclosures of Interest

Cllrs Harrop, Maw & Cusdin declared disclosable pecuniary interests re planning application 15/01555/FUL – Construction of four flats at land south west of 22 Denholme Road.

86/15. No applications for Dispensation

87/15. No Guest Speakers

88/15. Minutes of meetings

The minutes of the Parish Council meetings held on 12 th & 26 th August were proposed as a correct record by Cllr Ashcroft and were signed by the Chairman.

No matters arising

The September Outstanding Issues Report was duly noted.

No matters arising

89/15. Public question time

No matters raised.

90/15. Planning

Resolved:

15/03540/HOU – Demolition of existing porch and construction of two storey rear extension at Mount Pleasant Farm, Black Moor Road. The Parish Council raised no objections.

15/03567/HOU – Demolish existing conservatory and replace with new conservatory and decking area at 5 Moorhouse Close. The Parish Council raised no objections.

15/03655/FUL – Resubmission of 15/01485/FUL for change of use of land to allow siting of one camping pod and removal of timber store at Upwood Park, Black Moor Road. The Parish Council raised no objections.

15/02854/FUL – Installation of 250kw wind turbine on a 30m mast and 48m to tip at Naylor Hill Quarry, Black Moor Road. The Parish Council supported the objections already submitted by Haworth, Stanbury and Cross Roads Parish Council as per appendix 1.

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[Cllr Ashcroft then chaired this part of the meeting whilst Cllrs Maw, Cusdin & Harrop left the meeting.]

15/01555/FUL – Construction of four flats at land south west of 22 Denholme Road. The Parish Council raised the following objections (1) site access – it was established re planning application 13/01943/FUL that the access is substandard particularly in the critical direction to the right where only a 9m visibility splay can be achieved. Whilst this was accepted by Bradford Council for the level of traffic generated by one dwelling, the traffic generated by four dwellings would lead to conditions prejudicial to highway and pedestrian safety. (2) Car parking - the RUDP maximum car parking standard is 1.5 spaces which equates to 6 spaces for four flats. The proposed level of car parking provision is one space per unit, a shortfall of two spaces. While the site is along a bus route, it is situated in a rural area with low bus frequency. Therefore parking to the maximum level should be provided. There is also no visitor parking provided. While there is some parking space across the site frontage on Denholme Road, parking space is at a premium in this part of Leeming due to local housing being predominantly terraced cottages with no on-site parking facilities. It is therefore recommended that at least one visitor parking space is provided on-site. (3) Highway safety – the site is located within close proximity of a garage with a petrol pump and a nursery. The increased traffic generated by four dwellings will seriously jeopardise highway and pedestrian safety. (4) Design – whilst it is appreciated that the 2012 Planning Framework encourages futuristic design, the glass frontage is south facing and rather than mirroring the reservoir it will instead have the potential of blinding people walking on the public footpath around Leeming reservoir. Furthermore, the glass frontage and flat roof is not in keeping with neighbouring properties and not in line with Oxenhope Village Design Statement. (5) Potential of further development of the site – as the four flats are to be located in one corner of the site this leads to concern that the rest of the site is open to further development. 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.

[Cllrs Maw, Cusdin & Harrop rejoined the meeting and Cllr Maw resumed chairing the meeting.]

91/15. Oxenhope Neighbourhood Development Plan

Resolved:

That the decision whether or not the Parish Council pursues a Neighbourhood Development Plan be deferred until the November monthly meeting.

92/15. Millennium Green

Resolved:

Not to authorise the application to Bradford Council to make the Millennium Green a community asset as the land is owned by a Charitable Trust, held in perpetuity for the benefit of the local community and cannot be sold. Cllr Hopkinson confirmed that the Oxenhope Cricket Club had a similar situation.

93/15. Safety Inspection Report

Resolved:

To note the August Safety Inspection Report for the Allotments.

94/15. Correspondence

Resolved:

- a) To note the e-mail dated 28th August received from Kevin Whitaker, Highways Department, re roadside vegetation. Cllr Maw confirmed that he and the Clerk would be having an on-site meeting with Mr Whitaker on Friday 25th September.

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- b) To note the e-mail dated 3rd September received from a concerned parishioner re Yate Lane. Agreed that the Parish Council would support the installation of access only and 20 mph signs on Yate Lane. The Clerk to write to Highways Department confirming this and to stress that this work was to rectify what was missed when Bradford Council installed 20 mph signage in the village a few years ago. Cllr Ashcroft recommended that each Yate Lane resident individually write to Bradford Council supporting the installation of this new signage.

95/15. Reports

- a) School Governors. Cllr Ashcroft confirmed that the start of the new term had commenced but due to his work commitments he hadn't been in School to comment how this had gone. As the next School Governors meeting would take place in a fortnight's time, Cllr Ashcroft confirmed he would give a report on this meeting at the Parish Council's October monthly meeting.
- b) Oxenhope Youth Club. Cllr Cusdin reported that the Youth Club would reopen on Friday 11th September and that old and new members were looking forward to this.
- c) Allotments. Cllr Harrop reported that Plot 1 had been well cleared of rubbish and Cllr Hopkinson confirmed that raised beds had been constructed over the weekend.
- d) Rights of Way. Cllr Hopkinson confirmed that the next Local Access Forum would be held on 8th October.
- e) Oxenhope Community Centre. Cllr Maw reported that there was to be a Management meeting on 10th September and that the toilet refurbishment work would commence the week-end of 12th & 13th September.
- f) Perseverance Mill s106 monies. Cllr Maw reported that he was still chasing Mick Priestley, Bradford Council, for a meeting to discuss the future spending of these section 106 monies.

96/15. Financial Matters

Resolved:

- a) To authorise the following accounts for payment:

Payee	Cheque no.	Amount	Description
Three	Direct Debit	£25.00	Monthly mobile phone bill
Gratuity Account	Transfer	£30.08	Monthly transfer
Elaine Pearson	Standing Order	£786.52	Monthly salary
Yorkshire Water	101143	£58.77	Water usage at the allotments

- b) To note the following trial balance:

	A/c				Budget
Analysis	Current	Deposit	Gratuity	Grand Total	remaining
001. Balance b/fwd	1723.92	30442.65	3137.00	35303.57	
002. Transfer	-4180.48	4000.00	180.48		
01. Precept	15330.00			15330.00	
04. Bank Interest Business Base Rate		4.11		4.11	
08. Rent Allotment Holders	337.00			337.00	
09. Bank Interest - Gratuity Account			0.42	0.42	
119. PAYE & NIC	-144.92			-144.92	
120. Clerk's monthly salary	-4589.56			-4589.56	£5,350.44
121. Subscriptions	-561.00			-561.00	£239.00
122. Insurance	-470.75			-470.75	£24.25
123. Audit Fee	-50.00			-50.00	
124. Room Hire	-90.00			-90.00	£230.00
125. Stationery & printing	-459.4			-459.4	
126. Postage	-0.95			-0.95	
128. Christmas Lights	-497.13			-497.13	

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129. Travel & subsistence	-143.51	-143.51	
130. Grants via Participatory Budgeting	-1000.00	-1000.00	£1,000.00
131. Allotments	-598.29	-598.29	
134. Reserves	-1207.00	-1207.00	
135. Mobile phone	-180.27	-180.27	£104.73
138. Training	-250.00	-250.00	
139. Outreach	-125.00	-125.00	£250.00
142. Contribution towards the 812 service	-500.00	-500.00	
145. Website	-875.99	-875.99	
Grand Total	£1,466.67	£34,446.76	£3,317.90
			£39,231.33

97/15. Minor items and items for the next agenda

Minor items:

- a) Agreed that the Clerk write to the owner of the Green Room to investigate whether the appearance of half of the spare land adjacent to the Green Room could be improved. Similarly Cllr McManus would speak to owner of the other half of the land.
- b) Agreed that the Clerk chase up the owner of Whinn Knoll to trim the overhanging branches on Hebden Bridge Road
- c) Agreed that the Clerk contact Mel Smith, Bradford Council Recreation Department, to request that the perimeter tennis court fencing be repaired
- d) Cllr Ken Eastwood confirmed that progress was being made to erect a sign at the Horseshoe Dam to indicate what wild life had been spotted there.
- e) Cllr McManus reported the recent repair works on Hill House Edge Lane were under threat of being undone as huge waggons were using the Lane as the quarry at Nab Hill had reopened and the digging of open cast stone had commenced.
- f) Cllr Maw confirmed that he had attended the launch of the leaflet 'Hebden Bridge to Haworth and back footpath'
- g) Agreed that Cllr Hopkinson contact the owner of the land adjacent to Pawsons Mill as the bamboo growing on the land would soon prevent the use of the public footpath.
- h) Cllr Maw confirmed that wild fowl signs would be installed near Christmas time at the junction of Station Road and Jew Lane.
- i) Cllr Ashcroft suggested that Community Groups, such as St. Mary's Church, the Millennium Green Trustees, Keighley & Worth Valley Railway, the Straw Race Committee, should be invited once a year to a Parish Council meeting to allow these groups to give an update on their activities and to provide members of the Parish Council better 'joined up thinking'. Agreed that the Clerk invite a representative from the Railway to the October Parish Council meeting. Cllr Ashcroft agreed to co-ordinate these invites with the Clerk.

Items for the next agenda:

- j) To discuss how the Parish Council conducts this year's Participating Budgeting.
- k) To review the Haworth, Cross Roads & Stanbury Neighbourhood Plan Policy Intention Document 2015.

98/15. To note the dates, times and venue of the next meetings

Planning meeting on Wednesday 23rd September at 7.30 p.m. at Oxenhope Methodist Church. A Staffing Committee meeting to commence immediately after the closing of the Planning meeting.

Monthly meeting on Wednesday 14th October at 7.30 p.m. at Oxenhope Methodist Church.

The Chairman closed the meeting at 21.00 p.m.

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Appendix 1

As a result of a full Council meeting of Haworth, Stanbury and Crossroads Parish Council on the 2nd September 2015 a decision was made to strongly oppose this application for another Wind Turbine located at Naylor's Hill Quarry..

Listed below are the reasons why we are objecting to this application

1. In our opinion the current Wind Turbine is not in keeping with the area which Bradford Council state is a heritage site. The current wind turbine dominates the skyline and to build another wind Turbine at the same location would be an eyesore.

We are disappointed with the visual impact report attached to this application especially the series of photographs. At each location where the photograph has been taken there is one showing the current wind turbine, and a second which has a superimposed picture of the two turbines together. The reason we are disappointed is that all the photographs have been taken from quite a distance away from the proposed development. We believe the report should include photographs which are closer to the development, these should have included Brow Top Road, Hebden Bridge Road and Central Park this would show the planning committee the clear impact this proposed development would have on the residents of Haworth

2. The developers stated there is not an issue regarding noise, again we would disagree with this assessment. The current turbine is fairly close to housing on the edge of the village and on certain days the noise from the blades is quite loud. A couple of councillors live in the area and have reported noise from the blades rotating when the wind is blowing in a certain direction. A second turbine would double the noise and become a noise nuisance for local residents. As I said it does depend on the way the wind is blowing. I am surprised that the proposed developers have stated there is no issue, but what they appear not to have taken into account is that the turbine is on top of a hill and the sound will travel when the right weather conditions prevail. I would like to point out that a person who has made a comment on this application in favour of the wind turbine states he occasionally hears the noise of the blades, we would like to point out that this person lives on the opposite side of the valley from the development, so you can imagine the noise nuisance for residents living nearby.

In November 2014 the Department of Energy and Climate Change (DECC) first admitted that wind turbines noise can adversely affect local resident as a result they have commissioned an independent investigation to assess the levels of sound wind farms produce and the extent of disturbance caused as a result and would be reporting back this year on the subject but stated it would impact on the installation of wind turbines near residential homes

3. We would like to highlight the next issue, when Bradford Council granted planning for quarrying at Naylor Hill Quarry, we believe a condition was to restore the land when the quarrying finished. We are aware that in 2009 Bradford Council extended the rights to quarrying till for another 15 years until 2025. In 2011 Bradford Council agreed the latest plan to restore the land after the quarrying finished. This includes the planting of a number of variety of trees. Now with the proposed Wind Turbine on the site will this never happen?. How can you have trees growing next to such a development. Also the site plan shows a proposed road/ track across the land which is supposed to be restored to service the new wind turbine.

4. The application states the new wind turbine will be linked to the National Grid, and the current one disconnected to be used to power the quarry which has a current extension of another 10 years. If this is correct the Council have concerns why would you require a medium size wind turbine to power a small industrial unit.

The owners of this site have previously applied for planning permission to install two and three wind turbines which were not granted. The Parish Council is concerned that if you allow another wind turbine at this location then you are making a planning precedent for further development in the future.

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5. We would ask why Bradford Planning Department why they have not requested EIA Screening Opinion. The DAS statement states 'A formal Screening Opinion has not been requested from the Local Planning Authority despite it being above the **height threshold of 15m** to hub height as detailed in Schedule 2 of the Regulations. Given the scale of the development proposed and after assessing potential environmental impacts it is our opinion, based on previous experience, that this is not an EIA Development'. Surely this decision is not made by the developer but by the Planning Department. You will be fully aware that the EIA document highlights the heritage impact regarding wind turbines. A document published by renewable energy UK in 2011 states 'The requirement for further assessment of potential visual effects should be considered on a case by case basis, dependent upon whether:

- A turbine is located in key sight lines or vistas of a designated heritage asset, or otherwise may affect its setting.
- A turbine is in the setting of a designated cultural heritage resource and of a scale greater than the elements of built and natural environment around it, e.g. higher than trees and built form in vicinity.
- A turbine is likely to visually dominate a heritage asset in the landscape.

The Parish Council believe a second wind turbine will have a visual effect on the area . You will have noted the objection from the Bronte Society which states it is extraordinary that the supporting data for this projected wind turbine, particularly the landscape visual aspect assessment, takes no heed of the special character of Haworth village or its surrounding moorland. The visual impact of the existing turbine which is situated close to the proposed site of the turbine that is the objective of this application, is a stark and intrusive addition to the landscape above Haworth. We fully agree with these comments . As a Parish Council we would also highlight the fact that Haworth is a heritage site and the current wind turbine is not in character with the area. The tourist trade is vital for the economy of the area, if we allow anymore wind turbines then you are changing the character of the area as the visual impact will change

6. Our finally point relates to recent changes in Planning Law in relation to Wind Turbines. On 18 June 2015 the Government announced, in a [written ministerial statement](#) , that new considerations were to be applied to proposed wind energy development so that "local people have the final say on wind farm applications. These considerations took effect from 18 June 2015 and should be taken into account in planning decisions. When determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:-

- the development site is in an area identified as suitable for wind energy development in a local or neighbourhood plan; and
- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing

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