

Haworth with Stanbury Village Council

Clerk: Lisa Balderstone

Telephone Number: 07944 298124

Minutes of a Meeting of Haworth with Stanbury Village Council

To be held at 7.30pm on Monday 30th October 2023
at West Lane Baptist Church, Haworth

Present:

Councillor Trudy Mahon [Chair];
Councillor Jamie Cooper;
Councillor David Mahon;
Councillor Gary Swallow;
Councillor Alan Woodward;
District Councillors Brown [to 8.40pm], Herd and Poulsen;
David Pearson – Deputy Lieutenant for West Yorkshire [to 7.50pm];
Ian Andrews-Swales – Saltaire Festival [to 7.50pm];
Lisa Balderstone - Clerk to the Parish Council.
2 members of the public.

73.23	Apologies None.
74.23	Recording of Council Meetings The rules of the Recording of Council Meetings was noted.
75.23	To record any declarations of interest on the agenda None.
76.23	Invited Guests 76.23.01 The West Yorkshire Lieutenancy David Pearson introduced himself to the meeting as one of the 73 Deputy Lieutenants supporting the Lord Lieutenant in West Yorkshire. Mr Pearson provided an overview of the work of The West Yorkshire Lieutenancy and explained that representatives have been asked to attend local Parish Councils to raise awareness of the roles and responsibilities of the Lord-Lieutenants. 76.23.02 Ian Andrews-Swales – Saltaire Festival Mr Andrews-Swales introduced himself to the meeting explaining that he is currently responsible for the very popular Saltaire Festival and has been speaking to local Parish Councils regarding an idea to spread Bradford 2025 across the whole District. The meeting heard of the concept of a 'Dot to Dot Festivals' which could be held in specific localities and bring together a wide range of ideas. Baildon and Bingley are committed to getting involved and it is hoped that Haworth might too. The Parish Council welcomed the idea and looked forward to receiving further information on the concept and exploring how this might work locally. 76.23.02 Worth Valley Ward District Councillor District Councillor Poulsen reported on having undertaken a speedwatch exercise at Brow Top Road, following concerns received from residents of drivers speeding up the hill. Unfortunately, Bradford Highways do agree with a proposal that a 40mph speed limit should be imposed on that road. The Police intend to undertake further speedchecks in the area.

	<p>It was noted that Bradford Council is currently looking a deficit budget position, which is likely to affect the provision of services going forward.</p> <p>District Councillor Brown reported that the Village Hall Open is due to take place on Saturday 18th November.</p> <p>District Councillor Herd reported on having undertaken a speedwatch exercise from Moorside Lane in Oxenhope, towards Stanbury.</p> <p>District Councillor Herd has been working with the Community Payback Team in other areas of the Worth Valley and is currently looking at options for how they might be best utilised in Haworth.</p> <p>District Councillor Herd further reported on work being undertaken to develop access to Penistone Country Park. In response to questioning regarding the future of the former Penistone Hill Toilet Block, it was explained that a sale of the building has not been progressed due to uncertainty around ownership of the building and the adjacent land.</p>
77.23	<p>Adjournment for Public Enquiries Two members of the public attended the meeting to raise issues regarding the West Lane allotments site. It was agreed that the Clerk would meet them to fully understand the issues raised.</p>
78.23	<p>Minutes of the Previous Meetings Proposed by Councillor T Mahon, Seconded by Councillor Cooper, and Resolved: That the minutes of the meeting held on Monday 27th September 2023 be approved as a true and accurate record of proceedings to be signed by the Chair.</p>
79.23	<p>Finance 79.23.01 Payment Schedule 5 Proposed by Councillor T Mahon, Seconded by Councillor Cooper, and Resolved: That payments be approved as stated in Payment Schedule 5.</p> <p>79.23.02 Haworth Bowling Club Grant Application Proposed by Councillor Cooper, Seconded by Councillor Woodward, and Resolved: That £150 be awarded to Haworth Bowling Club.</p>
80.23	<p>Planning 80.23.01 Planning Application: 23/03323/FUL - Conversion of building to create 2 three-bedroomed terraced properties; construction of 4 three-bedroomed terraced properties at 32 Portland Street, Haworth, BD22 8JP. Resolved: The Village Council has concerns that the proposed development would be an overdevelopment of the current site. We also believe it will have an adverse impact on neighbouring properties.</p> <p>This is the second application relating to land at the back of Lord Street in the past 3 years. Haworth, Cross Roads and Stanbury Parish Council previously expressed concerns in 2021 when the applicant applied for planning permission (21/04579/FUL) to build a detached house in the rear garden. At the time the previous Parish Council considered it was not a suitable location and expressed concerns although Bradford Planners did approve the application.</p> <p>This new application is a complete change and the proposed application must be considered as overcrowding, into what was a small garden belonging to a property in Lord Street. Currently 32 Portland Street is a three bedroom detached house plus the proposed three bedroom detached</p>

house in the rear garden of Lord Street. This new application would create 6 new properties with a total number of 18 bedrooms. It is clear to the Village Council that this is overcrowding in a very small piece of land with absolutely no consideration given to the residents living in the area.

The claim that this proposed development will have a positive affect on the area is clearly not correct in fact it will have the opposite particularly on the landscape and on the capacity of the roads.

The Village Council have discussed this proposed development at length and have highlighted the issues we have with this proposed development

1. Lack of parking and highway safety:

The plan highlights that 32 Portland Street will be divided into two separate properties, it appears that one property will have use of the current garage and the second property will have two spaces at the rear of the property but this is not clear in the application. These two spaces are not inline with the property therefore it reduces the lack of surveillance for the owners of the cars parked there, it is more likely the owner of the property will either park next to the rear of the building or park on the road. It would be possible to park at the rear of the building which the present owners do but if this was to occur with this development it would restrict the entrance.

Although there will be 11 parking spaces for this development, the Village Council is concerned that there is no allocation for visitor parking. This will be an issue as the roads in the vicinity of the proposed development are always extremely busy with residential parking. We already have seen an increase in illegal parking on pavements and grass verges which causes unnecessary obstructions. The Village Council have photographic evidence which we will be available to Bradford Officers and at the Area Committee Meeting.

The Village Council is disappointed that the developer has failed to make any reference to the Neighbourhood Plan in any of the documents they have submitted with this application.

The Village Council spent a large amount of time and effort in consultation with residents in the Parish over the last 4 years . Early consultation have shown road traffic issues to be a key area of community concern which included parking problems. There are a number of aims and policies in the document including ensuring that all new housing and commercial sites are developed in the best possible way.

For this reason the Village Council would like to refer to the local Neighbourhood Plan which was adopted by Bradford MDC in 2021.

We would like to highlight Policy H5, which refers to New Housing Developments, key points include the avoidance of adverse impacts on local road safety and traffic congestion, a further point states the provision of in-carriage, off street parking at a level which does not add to any existing local parking problems, in the immediate vicinity of the new development. The Village Council believes this development will fail to achieve the key principles of this Policy and create more congestion of the roads around this proposed development .

2. Undercroft Parking

In terms of designing out of crime the provision of undercroft parking at ground level below buildings, is the least satisfactory arrangement for compact urban developments, as it tends to sterilise the space facing the parking. In this case there will be a lack of a ' capable guardian' , once vehicles are parked. Householder's will be unable to view their motor vehicles unless they come out of their properties, this is totally unsatisfactory in terms of crime prevention unless other measures are put

into place at the build stage.

One further concern we have regarding the proposed undercroft parking is the area in front of it, we inspected the proposed site plans published with this application, the area in front of the undercroft appears to be very tight, which could cause an issue for potential householders parking their vehicles. If this happens then owners will will park on the already congested residential roads

3. EV points

The Village Council is concerned that there is also a lack of information relating to EV points on this development, as from 2022 all new build homes must have electric vehicle charging facilities for each associated parking space that is equal to the total number of dwellings. Extra fire safety must be considered with the installation as fire risk levels are increased with EV installations especially when fitted in undercroft areas.

4. Frontage of Development onto Portland Street

The Village Council would like to refer to a document published on the previous planning application in 2021 where Highways stated that 'Portland Street is a no-through road and is essentially a single track access, which provides vehicular access to six existing dwellings. Highways has an established practice of not supporting more than five dwellings off a 'private drive'. The Village Council agree that is an adopted road but it is not a standard road, measuring 3.8m in width. We believe that this section of the road was constructed around 30 years ago as a service road for the six properties.

It is clear to the Village Council, that placing the frontage of all the properties on Portland Street is not ideal as it changes the whole dynamics of the current road, we believe vehicles making deliveries will block the road and will either, have to reverse out into Dean Street or turn around in the section of road which is private, this is not acceptable to the owners of these properties. The Village Council, would also like to point out that opposite this proposed development are two large semi-detached properties which have fairly large areas at the front of their properties for their own parking. The owners of these properties have highlighted to the Village Council that on occasions they have had incidents of unauthorised parking on their property from visitors in Dean Street. We believe this will increase, anti social behaviour, if this planning application is agreed.

Conclusion :- From inspecting the location It is clear to the Village Council that this development will interfere with the current residents getting in and out of their homes. The Village Council believes Bradford MDC Highways needs to be consulted on this application as on the previous application in 2021 they expressed certain issues which we believe are now relevant in relation to this application.

5. Design Concept

The Design and Access Statement states the site location ensures the proposal would not overshadow existing properties and that privacy of the neighbouring residents will not be compromised. The Village Council would disagree with this conclusion. The frontage will be looking straight at the two semi-detached houses located across the road therefore reducing their privacy. At the rear of the development due to the topography the four new build will overlook properties in Victoria Road therefore they could reduce their privacy.

The Design and Access document states the new builds are the same size, again this is not correct, you can clearly see from the drawings the 4 new properties are higher than the property at No 32, it is clear the increase is to

	<p>accommodate the third bedroom in each of these proposed new build properties.</p> <p>6. Communal Garden & Hedges</p> <p>The application states part of the original garden will be developed to what will be a communal garden, there is a lack of information relating to who will maintain this area . Without the lack of maintenance it could become an eyesore.</p> <p>The Village Council would also like to refer to the application form states that there are no hedges or trees that would be affected, this is not correct as on two sides of the site are covered by hedges.</p> <p>Finally the area is known to have large amount of BATS especially in the area of the Bronte Cinema.</p> <p>Conclusion</p> <p>We request this planning application is dealt with by the Area Planning Committee.</p> <p>80.23.02 Planning Application: 23/03363/FUL - Modifications to planning permission 17/03065/FUL - Construction of end-terraced dwelling at Land Adjacent 62 Sun Street, Haworth, BD22 8AL. Resolved: That the Village Council has no objections to this application.</p>
80.23	<p>Allotments & Environment Issues</p> <p>80.23.01 Allotments Update Councillor Cooper provided an overview of the current position regarding the Village Council's allotments. It was noted that new tenants at Rawdon Road have settled very well and are already beginning to make great progress. Councillor Cooper has spent a considerable amount of time continuing the barking of the footpaths at Rawdon Road.</p> <p>80.23.02 Consideration of arrangements for Christmas 2023 and approval of spend Councillor T Mahon confirmed that the Christmas Tree at the bottom of Main Street in Haworth is due to be installed week commencing 13th November. This tree and the tree in Haworth Central Park will both be lot.</p> <p>80.23.03 Footpaths across the Parish No further updates brought forward.</p> <p>80.23.04 Stanbury Environmental Issues Councillors Cooper and Swallow reported on having undertaken a recent inspection of the village in respect of any environment issues. It was noted that a large pothole has appeared in one of the parking bays adjacent to the bus turn around. District Councillor Poulsen agreed to ensure that this issue is raised with Bradford Highways and also to seek clarification on when the stolen paving stones on Main Street might be replaced with a more long term solution.</p> <p>80.23.05 Worth Valley In Bloom No further information brought forward regarding this matter.</p>
81.23	<p>To receive an Update on the Review of Haworth 1940s Weekend The meeting noted that the current Haworth 1940s Committee have recently announced that they will not be arranging the event in 2024.</p>

82.23	<p>Issues relating to the formation of the new Village Council It was agreed that the Village Council now needs to look at updating its signage. It was agreed that the Clerk would pull together a list of all relevant signage before obtaining a quotation for this work.</p> <p>The Clerk was asked to ensure that Alice Bentley, Bradford Ward Officer is invited to attend the next Full Council Meeting to update on the ongoing issue regarding the Wards within the Village Council area.</p>
83.23	<p>To confirm arrangements for Remembrance Day in Haworth and Stanbury Councillor T Mahon reported that a further meeting is due to be held with Rev Oli Preston to confirm arrangements for Remembrance Sunday. Councillor T Mahon will lay the Village Council wreath in both Haworth and Stanbury.</p> <p>Councillors Cooper and D Mahon agreed to assist with road closure in Haworth. The Clerk confirmed that volunteers have been recruited from the community to assist with this. Confirmation of the road closure is awaiting from Bradford MDC.</p>
84.23	<p>To receive an update on the Toilet Development Project and agree any action as appropriate Councillor D Mahon reported that new windows are to be fitted in the Ladies Block at West Lane Toilet Block next week.</p> <p>Proposed by Councillor T Mahon Seconded by Councillor Cooper, and Resolved: That £125.80 be committed to a service contract for the CCTV at the Toilet Block.</p>
85.23	<p>Date of the next meeting: Monday 30th October 2023.</p>

There being up further business to be transacted, the Chair thanked all for their attendance and closed the meeting at 9.15pm.