

CLAYTON PARISH COUNCIL - PLANNING COMMITTEE
MEETING HELD AT CLAYTON VILLAGE HALL– 22nd June 2026 AT 6.30PM

Minutes - draft

2026/038 **PRESENT**
 Councillors; Cllr Thirkill (Chairman), Cllr Hanif, Cllr Gudgeon, Cllr Wadsworth & Cllr Lord

2026/039 **IN ATTENDANCE**
 Cllr Houldsworth – taking the minutes in the clerk’s absence
 4 members of the public

2026/040 **APOLOGIES FOR ABSENCE**
 Cllr Ilyas & C Hepton, Clerk- apologies approved

2026/041 **DISCLOSURES OF INTEREST**
 None

2026/042 **ADMISSION OF THE PUBLIC**
 N/A

2026/043 **PREVIOUS MINUTES AND MATTERS ARISING**
 The minutes of the meeting on 11th June 2026 were approved and signed by the chairman.

Proposed: Cllr Thirkill **Seconded:** Cllr Wadsworth

All in favour

Resolved: That the minutes are approved.

2026/044 **PLANNING APPLICATIONS**
 The Planning Committee considered the following recently received Planning Application and determined responses on behalf of Clayton Parish Council as noted:

Planning application	Site Location	Brief description of proposal	Committee Recommendation
26/01318/H OU	The Lodge Chrisharben Park Bradford West Yorkshire BD14 6AE	Two storey side extension, roof replacement with loft conversion, off-street parking and boundary railings	The planning committee object to this proposed application as submitted. While the application as presented and submitted is not acceptable. Residents acknowledge the need for a substantial upgrade and refurbishment of the property. This proposed application and plans are far beyond what the site and the original building can accommodate in this conservation area. This building has in the opinion of the local established community significant value to the conservation area as it stands today. This site and the existing building are of interest, and significance to the history of the community. This application would damage and have an adverse impact on the neighbourhood and the residents to their enjoyment of their homes around Chrisharben Park, Park Road, Clayton an established and private access for residents and visitors to the villas of Chrisharben park as detailed in the deeds of the homes in Chrisharben Park in the Conservation area. This application if granted and endorsed as submitted would impact on the visual

			amenity of the area to the residents of Clayton. This historical sight of Clayton has a significant visual identity to the community. The parking of this proposal will impact on the access and egress of the surrounding properties. There is insufficient parking to the proposed application. The traffic of several parking spaces proposed would increase and impact the access to the private access of Chrisharben Park Villa homes. The consideration of highway safety of an entrance to a very busy Primary school location would cause further concerns to pedestrian and vehicular safety as this proposed parking at this application. Design appearance and layout of this application would be a significant change to the surrounding properties. The application as it is proposed would detract from the existing street scene and the local environment. It is inappropriate in design and layout and would have harmful impact of the street scene. Impact on Trees listed buildings and conservation areas. The trees within the area have TPOs attached because of the significance of the trees to the area. The trees of the park area may be harmed by the effect of the size and construction of this development. The potential loss of established trees through the proposed construction via roots systems and the long term health of the trees would raise concerns regarding the potential impact to trees and the street scene of the local environment and street scene. This application if granted as proposed would seriously impact on the conservation area and have significant impact to the surrounding buildings and visual street scene and amenity of the area.
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2026/045 **PUBLIC CONSULTATION AND QUESTION TIME**
None.

2026/046 **DATE OF NEXT MEETING**
The next meeting will be arranged by the clerk.

There being no further business the meeting closed at 7.15pm