

**Minutes of the monthly meeting of Sandy Lane Parish Council
held on 12th January 2026 at Bethel Baptist Church, Sandy Lane**

Present:

Councillors Sajid Hussain (Chair), Sue Ledger, Geoff Pounds, Sandra Shallcross

Clerk Eve Haskins

In attendance 13 members of the public were present

Meeting commenced at 6.00pm.

66/2526 Apologies

Apologies received, and the reasons for absence approved, from Councillors Sughra Nazir and Bev Porter.

67/2526 Declarations of interest

None.

68/2526 Minutes of previous meetings

Resolved to approve the minutes of the previous meeting held on 12th November 2025 as a true and correct record.

69/2526 Public forum

1. Outline application for residential development of land for 120 dwellings at Florida Road, Sandy Lane

Councillor Hussain introduced the 'Public forum', confirming at the outset that Sandy Lane Parish Council is a mandatory consultee on all local planning matters as the lowest tier of local government, and, as such, we can make comments and recommendations on the outline application for the residential development of land for 120 dwelling at Florida Road, Sandy Lane, however the final decision lies with Bradford Council; he also emphasised that all objections to the above application need to be appropriate material considerations to the plans.

Several residents expressed concerns regarding the outline application for the residential development of land for 120 dwelling at Florida Road, Sandy Lane, including on the following:

- Traffic issues, including insufficient parking and access concerns, and including highlighting flawed modelling for traffic (undertaken during school holidays etc.).
- Infrastructure inappropriate (road not wide enough for this development, junction not suitable, pavement outside school insufficiently wide etc.).
- Too many 'desk' studies (e.g. ecological report) which are flawed and biased as they were commissioned by the developers.
- 'Affordable housing' clumped together on proposed site, meaning the play/green area is not central.
- Extensive flooding risks.
- Lack of time provided for comments, due to Christmas season.
- Flawed modelling for amenities (no nearby doctors, shops, takeaways etc.).
- Limited public transport locally.
- In opposition to green belt policies, and subsequent impact on wildlife.
- Flawed modelling for requirement for school places.
- Planning portal did not accept photographs as objection evidence.
- Potential developments in Wilsden and Cottingley also, which will provide additional impact on the village re traffic etc.

2. Greenwood Park sign

It was reported that the sign at Greenwood Park is now virtually unreadable: agreed that the Clerk to contact Bradford Council once more to request a new sign.

3. Community litter pick

It was suggested that the Parish Council could organise a community litter pick: agreed to include this on the next agenda for further discussion.

70/2526 Representation from Ward Officer/Ward Councillors

None present.

71/2526 Ongoing issues

a) Cul de sac sign on Grasleigh Avenue/Grasleigh Way

It was confirmed that this sign, previously sited erroneously, has now been moved to the correct location.

b) Parking issues in the village

It was agreed to decline the offer to join in the high visibility patrol at the school, as Councillors do not feel it is appropriate for them to take part in this, which is a police matter, as they have no authority over parking issues; also queried whether traffic/Council wardens could be involved instead – Clerk to respond to the police representative accordingly.

72/2526 Planning issues

a) **Resolved** to agree the following regarding the current planning applications:

- (i) 23/04430/MAO: Outline application for residential development of land for 120 dwellings requesting consideration of access at 14 Florida Road, Sandy Lane: Sandy Lane Parish Council object to this application on the following grounds:
- Scale too large, out of character with the village area, overdevelopment in a semi-rural village.
 - Concerns regarding the impact on highways safety and traffic in an already busy village, with narrow residential roads; associated concerns regarding the barriers this would therefore create limiting the access to emergency vehicles; associated concerns regarding parking, which would cause overspill into neighbouring villages.
 - Concerns that the transport and access assessment reports were commissioned by the developers, rather than being undertaken independently – these are therefore biased; also, the modelling exercises for traffic were undertaken during the school holidays, which does not provide a realistic picture of the traffic in the village and is the conclusions are therefore based on flawed data. Additionally, the approximate number of 88 cars that it is proposed the development will bring is certainly erroneous – 120 dwellings would bring at least a further 200 cars into the village.
 - Concerns regarding several of the reports being desk studies (e.g. ecological and environmental report) rather than based on witness data, therefore the data and conclusions are flawed.
 - Concerns regarding the unsuitability of the location, with associated walking risks especially on the narrow pavement outside/on the way to the school.
 - Concerns regarding the risk from much increased traffic to children playing on the green triangle/island of the public green.
 - Lack of amenities locally (no village doctors, or shops, or take aways etc., which are all over 1 mile away).

- Loss of countryside and associated wildlife, including badgers, deer, bats, foxes etc.
 - Drainage concerns, as outlined by the Bradford Lead Local Flood Authority in their consultee comments; in addition to the latter, there is a significant flood risk: a spring fed stream flows along the rear of the houses on Florida Road overlooking the proposed site - this beck flows all year round, causing several residents of Florida Road to build their own culverts to control the position of this water flow through their gardens at their own cost, and during heavy rain fall the water flow can be up to 25cm deep, sufficient to overflow and flood the gardens, and residents have even had land drains fitted professionally at a cost of £7,000; after the stream passes the house at 30 Florida Road, all the water dissipates into the field, which is part of the development plan for a stream fed bog, however if the development causes a change in the spring at the top of the development site and an increase of water flow occurs, the flooding of the houses is highly probable, and, significantly, the water is dispersed into the proposed development site. As far as we are aware, there has been no inspections of this water flow.
 - Concerns regarding the heavy machinery which would need to travel through the narrow village roads onto the site, and the potential problems the vibration would cause to existing infrastructure (house/flats/roads), as well as access problems entering the site through very narrow gaps.
- b) Notifications of planning decisions by Bradford Council:
- (i) 25/03567/HOU: Side dormer window and front porch elevation at 11 Grasleigh Way, Sandy Lane – refused (the Parish Council had no objection).
 - (ii) 25/03965/HOU: Hip to gable roof enlargements with raised ridge height, front and rear dormer windows; single storey rear extension with additional side projection; works to facilitate the conversion of garage to additional heritage space at 10 Grasleigh Way, Sandy Lane – granted (the Parish Council had no objection to most of the aspects of this application, however they did object to the front dormer on the following grounds: out of keeping with the area).
 - (iii) 25/03912/HOU: Demolition of existing garage and replacement with proposed outbuilding at 76 Dale Croft Rise, Sandy Lane – granted (the Parish Council had no objection).
- c) Local Development Plan: no updates.

73/2526 Financial matters

Resolved to agree the following:

- a. To approve the following accounts for payment at the meeting:
 - (i) Bradford Council for salaries for January 2026 (£750.06 – to be paid via Direct Debit).
 - (ii) Clerk’s reimbursement for travel (£22.79).
 - (iii) Gardener for defibrillator cleaning/checking (£33.00).
- b. To ratify the following accounts for payment made between meetings:
 - (i) Bradford Council for salaries for November and December 2025 (£750.06 and £750.06 respectively – paid via Direct Debit).
 - (ii) Clerk’s reimbursement (£459.34) for travel (£28.85) and laptop (£430.49).
 - (iii) Gardener for defibrillator checking/cleaning (£32.00).
 - (iv) Bethel Baptist Church for annual rent (£360.00).
 - (v) Charlestown Ltd for Christmas lights installation/de-installation (£369.60).
 - (vi) Carlton Nurseries for Christmas tree (£660.00).

- c. To note the bank balance as per the most recent statement (22nd December 2025: £13,510.72).
- d. To agree the budget for Sandy Lane Parish Council for 2026-27 as £20,230, and to set the precept for 2026-27 as £23,790, which is £27.10 for a Band D property (0% increase on last year's figure): Clerk to send the precept demand to Bradford Council prior to the deadline of 16th January 2026.

74/2526 Correspondence received

- a. Emails from YLCA re White Rose publication, training etc.: acknowledged.
- b. Email from Bethel Baptist Church re involvement in summer activity day this year: acknowledged, agreed that Councillor Pounds to liaise with Bethel Baptist Church to request that they liaise with the local Scouts group prior to sending the Parish Council further information on this potential event.
- c. Emails from resident and Ward Councillor Duffy re gate locking at Chellow Dene car park: acknowledged.
- d. Emails from residents re concerns over the proposed housing development at Florida Road/Acacia Drive, Sandy Lane, including request for photocopying costs: acknowledged, see item 69/2526/1 above.
- e. Email from resident, Bradford Council Ward Officer and local policing team re concerns re parking issues locally: acknowledged, see item 71/2526b above.
- f. Email from Bradford Council re Notice of Adoption – Statement of Community Involvement (SCI) 2025-2030: acknowledged.
- g. Email from Employer Engagement Officer at Carers' Resource re introduction: acknowledged.
- h. Email from gardener/defibrillator checker re damage to defibrillator phone box: acknowledged, agreed that as defibrillators do not need to be housed then it should be requested that the damaged panes are removed rather than repaired.

75/2526 Minor items and items for next agenda

Agreed that a community litter pick to be discussed at the next meeting.

76/2526 To note the date, time and venue of next meeting

Next meeting of the Parish Council due to be held on Monday 9th February 2026 at Bethel Baptist Church at 6.00pm.

There being no further business, the Chair closed the meeting at 7.10pm.