

## Decisions of the Area Planning Panel (Keighley & Shipley) held on Wednesday 23 July 2014

These decisions are published for information in advance of the publication of the Minutes

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### DECISIONS:

1. **24 PARISH GHYLL ROAD, ILKLEY**

**Ilkley**

Full planning application for the construction of a single dwelling at 24 Parish Ghyll Road, Ilkley – 14/00559/FUL.

**Resolved –**

**That the application be refused for the following reason:**

**The scale and design of the proposed dwelling is not in keeping with the character or appearance of this part of the Ilkley Conservation Area and it is contrary to Policies BH7 and D1 of the Replacement Unitary Development Plan for the Bradford District.**

***ACTION: Strategic Director, Regeneration and Culture***

(Mohammed Yousuf – 01274 434605)

2. **BROCKLEIGH MILL HILL, HAWORTH, KEIGHLEY**

**Worth Valley**

Householder application for increase to roof pitch to form first floor extensions at Brockleigh, Mill Hill, Haworth, Keighley – 14/01399/HOU.



**Resolved –**

**That the application be approved for the reasons and subject to the conditions as set out in the Strategic Director, Regeneration and Culture’s technical report (Document “C”).**

***ACTION: Strategic Director, Regeneration and Culture***

(Mohammed Yousuf – 01274 434605)

**3. EXHIBITION BUILDING, EXHIBITION ROAD, SALTAIRE, SHIPLEY**

**Shipley**

Full planning application for the demolition of 4 greenhouses, shed and boiler house. With the construction of a high needs vocational centre and greenhouse with associated landscaping including reconfiguration of access and external social space and landscaping. Exhibition Building, Exhibition Road, Saltaire, Shipley – 14/01137/FUL.

**Resolved –**

**That the application be approved for the reasons and subject to the conditions as set out in the Strategic Director, Regeneration and Culture’s technical report (Document “C”) and subject to additional environmental health conditions.**

***ACTION: Strategic Director, Regeneration and Culture***

(Mohammed Yousuf – 01274 434605)

**4. HOLMFIELD, MANOR ROAD, KEIGHLEY**

**Keighley Central**

Full planning application for construction of 4 x four bedroom detached dwellings with integral garages, gardens and demolition of existing garages to form new private driveway access at Holmfield, Manor Road, Keighley – 13/04890/FUL.

**Resolved –**

**That the application be approved for the reasons and subject to the conditions as set out in the Strategic Director, Regeneration and Culture’s technical report (Document “C”).**

***ACTION: Strategic Director, Regeneration and Culture***

(Mohammed Yousuf – 01274 434605)

5. **MIDDLE ISLE FARM, ISLE LANE, OXENHOPE, KEIGHLEY**

**Worth Valley**

Householder planning application for two storey extension to rear and enclosure of open porch to the front of the building at Middle Isle Farm, Isle Lane, Oxenhope, Keighley - 13/04278/HOU.

**The Strategic Director, Regeneration and Culture reported that the above application was withdrawn.**

6. **9 GREENACRES DRIVE, KEIGHLEY**

**Keighley Central**

Householder application for additional floor to existing detached bungalow with front face extension and entrance porch with rear infill extension to kitchen at 9 Greenacres Drive, Keighley – 14/01043/HOU.

**Resolved –**

**That the application be approved subject to the following condition:**

**That the materials used for the roof match those used in surrounding properties.**

***ACTION: Strategic Director, Regeneration and Culture***

(Mohammed Yousuf – 01274 434605)

7. **LOW LODGE, BELGRAVE ROAD, KEIGHLEY**

**Keighley Central**

Full application for the construction of a pair of semi-detached dwellings on land at Low Lodge, Belgrave Road, Keighley – 14/01427/FUL.

**Resolved –**

**That the application be refused for the following reasons:**

1. **Any new development in the context of the Laurel Mount estate would be visually intrusive, detracting from the setting of the gatehouse lodge and the relationship between the lodge and the villa. The development would interrupt the landscaped setting of the listed building and compromise the openness of the estate. The proposed development here would therefore cause substantial harm to the setting of the listed building and the interpretation of the heritage assets.**

**Accordingly the principle of the proposed development within the grounds of Laurel Mount and its gatehouse is contrary to Policies UDP3, UR3, D1 and BH4A of the Replacement Unitary Development Plan and contrary to Paragraphs 132, 133, 134 and 137 of the National Planning Policy Framework (2012).**

2. The application site and associated grounds are situated in the Devonshire Park and Cliffe Castle Conservation Area, and are identified as making a positive contribution to the quality and character of the conservation area. There are key views towards the Grade II listed Laurel Mount from the main entrance, and there are key trees across the site.

The proposed development would appear as a most incongruous addition that would fail to preserve, enhance or enable better interpretation of the conservation area. As such the proposed development does not satisfy Policies UDP3, UR3, D1 and BH7 of the Replacement Unitary Development Plan and fails to accord with the National Planning Policy Framework

3. The tree survey is out of date and there is no methodology for tree protection or retention during the proposed construction. The proposed development would involve alterations to site levels, which would affect root protection areas and so damage or kill mature trees on the site, to the detriment of the visual quality and character of this part of the Devonshire Park and Cliffe Castle Conservation Area, and the setting of the nearby Grade II Listed Building. Accordingly the proposals fail to satisfy Policies UR3, NE4, NE5, NE6, BH4A, BH7 and BH10 of the Replacement Unitary Development Plan, and fails to accord with the National Planning Policy Framework.
4. The proposed garden spaces that are proposed on this cramped site would be dominated and overhung by mature trees. The shade cast would be excessive and would adversely affect the living conditions of occupiers of the properties, resulting in pressure to remove the trees once the proposed dwellings are in use. The likely tree losses would be damaging to the visual quality and character of the Devonshire Park and Cliffe Castle Conservation Area, and would harm the setting of the Grade II listed Laurel Mount.

The proposed development is therefore contrary to Policies UR3, NE4, NE5, NE6, BH4A, BH7 and BH10 of the Replacement Unitary Development Plan, and fails to accord with the National Planning Policy Framework.

***ACTION: Strategic Director, Regeneration and Culture***

(Mohammed Yousuf – 01274 434605)

## 8. REQUESTS FOR ENFORCEMENT / PROSECUTION ACTION

- (i) 37 Hospital Road, Riddlesden, Keighley Keighley East

Construction of garage outbuilding and timber and mesh aviary structure to rear of property – 14/00225/FUNA.

The garage and aviary was challenged as unauthorised and the owner advised to take action to rectify the breach of planning control. To date no application has been submitted and a recent site inspection confirms that the garage and aviary structure remain in situ.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 25 June 2014.

**(ii) 447 Kings Road, Wrose, Bradford**

**Windhill & Wrose**

Unauthorised motor vehicle repairs – 14/00084/ENFCOU.

The owner and occupier of the property have been requested to cease the unauthorised activity, however complaints continue to be received.

On 2 June 2014 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised use of the property for motor vehicle repairs is detrimental to residential amenity, contrary to Policies UR3 and P7 of the Council's adopted Replacement Unitary Development Plan.

**(iii) 9 Cliffe Avenue, Baildon**

**Baildon**

Siting of a Metal Storage Container – 13/00963/ENFUNA

The metal storage container is considered to be detrimental to the visual amenity of the surrounding area contrary to Policies UR3, UDP3 and D1 of the Councils Replacement Unitary Development Plan.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 1 May 2014.

**Resolved –**

**That the decisions be noted.**

***ACTION: Strategic Director, Regeneration and Culture***

(Mohammed Yousuf – 01274 434605)

**9. DECISIONS MADE BY THE SECRETARY OF STATE**

**Appeals Allowed**

**(i) Tarn Laddy, Tarn Lane, Laycock, Keighley**

**Keighley West**

Siting of one 24m high (hub) wind turbine with tip height of 34.2m - Case No: 13/01802/FUL

Appeal Ref: 13/00098/APPFUL

**Appeals Withdrawn**

**(ii) Former Site Of Ingrow Corn Mill, Ingrow Lane, Keighley Keighley West**

Residential development to construct 6 houses and 3 flats - Case No: 13/04597/OUT

Appeal Ref: 14/00031/APPNO2

**Appeals Dismissed**

**(iii) 2 Glen Rise, Baildon**

**Baildon**

Conversion and extension of existing double garage to form accommodation ancillary to main house for an elderly resident - Case No: 14/01361/HOU

Appeal Ref: 14/00062/APPHOU

**(iv) 62 Woodside Drive Cottingley, Bingley**

**Bingley Rural**

Two storey side extension to provide larger kitchen and additional two bedrooms - Case No: 14/00165/HOU

Appeal Ref: 14/00047/APPHOU

**(v) 7 Clarendon Road, Eldwick, Bingley**

**Bingley**

Part single and part two storey extension - Case No: 14/00461/HOU

Appeal Ref: 14/00048/APPHOU

**(vi) Bank End Farm, Bank Lane, Silsden**

**Craven**

Two 20kW wind turbines to produce electricity to power the applicant's farm and dwelling, with any surplus to be redirected back to the national grid. - Case No: 13/00095/FUL

Appeal Ref: 13/00089/APPFUL

**(vii) Land At Grid Ref 406719 438498, Ryecroft Road,  
Harden, Bingley**

**Bingley Rural**

50kw monopole wind turbine. 24.6m hub - Case No: 13/01616/FUL

Appeal Ref: 13/00105/APPFUL

**(viii) Land Off Fyfe Lane, Baildon**

**Baildon**

Construction of one detached dwelling - Case No: 13/00733/FUL

Appeal Ref: 14/00036/APPFL2

**(ix) Land to North And East of 13 The Bank, Leeming,  
Oxenhope, Keighley**

**Worth Valley**

New vehicular access - Case No: 13/02143/FUL

Appeal Ref: 13/00152/APPFUL

**(x) Moorside Farm Broad Head Lane, Oakworth, Keighley Worth Valley**

Siting of one 30m high (hub) wind turbine and associated equipment - Case No: 13/01799/FUL

Appeal Ref: 13/00114/APPFUL

**Resolved –**

**That the decisions be noted.**

***NO ACTION***

(Mohammed Yousuf – 01274 434605)

**10. LAND TO REAR OF 25-29 GRANGE ROAD, RIDDLEDSEN, KEIGHLEY**

**Keighley East**

Full planning application for construction of two detached houses to the rear of 25-29 Grange Road, Riddlesden – 14/01603/FUL.

**Resolved –**

**That the petition be noted.**

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**FROM:** S Hemingway  
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City of Bradford Metropolitan District Council

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