

Decisions of the Area Planning Panel (Keighley & Shipley) held on Wednesday 24 September 2014

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

DECISIONS:

1. CRAIGLANDS HOTEL, COWPASTURE ROAD, ILKLEY

Ilkley

Full planning permission for a residential development of nine dwellings on the existing car park and formation of spa facilities in the basement of the existing Craiglands Hotel, Cowpasture Road, Ilkley - 13/04578/FUL

Resolved –

That the application be approved subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 and for the reasons and subject to the conditions as set out in the Strategic Director, Regeneration and Culture’s technical report (Document “E”) and the additional and amended conditions below:

- 1. That the development should commence within a three year period.**
- 2. That Condition 1 – reference to [independent] be deleted**
- 3. That Condition 1 is re-worded to make it explicit that the spa can only be used by guests staying at the hotel.**
- 4. That Condition 4 – reference to [brought into use] be deleted**
- 5. That Condition 5 – reference to [brought into use] be deleted.**

ACTION: Interim Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)



2. **FLAT 3, STUBHAM COURT, 11 STUBHAM RISE, ILKLEY**

Ilkley

Full application for the installation of a balcony to an existing apartment Flat 3, Stubham Court, 11 Stubham Rise, Ilkley – 14/01767/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 “E”) and subject to the following additional condition:

- **That the development should commence within a three year period.**

ACTION: Interim Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

3. **FORMER GARAGES, CASTLE HILL, CASTLE ROAD, ILKLEY**

Ilkley

Demolition of existing lock up garage buildings and construction of five new dwellings in two and three unit blocks. Garage court at Castle Hill, Castle Road, Ilkley – 14/02116/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 “E”) and subject to condition 11 being amended to refer to two parking spaces per unit and the following additional condition:

- **That the development should commence within a three year period.**

ACTION: Interim Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

4. **LAND TO NORTH OF BACK SHAW LANE, HAINWORTH SHAW, KEIGHLEY**

Keighley East

An application for the construction of an agricultural building for housing of livestock on land at Back Shaw Lane, Hainworth Shaw, Keighley – 14/02281/FUL.

Resolved –

That the application be refused for the following reason:

The proposed access route to the site and increased use of said access will have an adverse impact on the amenity of occupants of the adjoining residential property . It would therefore be contrary to Policy UR3 of the Replacement Unitary Development Plan for the Bradford District.

ACTION: Interim Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

5. LONG MEADOWS, FYFE LANE, BAILDON

Baildon

Construction of detached dwelling and car port in grounds of existing residence at Long Meadows, Fyfe Lane, Baildon, BD17 6DP – 13/01663/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 “E”) and subject to the following additional conditions:

- 1. That details of the exact pruning specification proposed be submitted to the local planning authority before commencement of development and that any work carried out will be in accordance with BS: 3998 (2010) or its successor.**
- 2. That the development should commence within a three year period.**

ACTION: Interim Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

6. 4 FERN HILL ROAD, SHIPLEY

Shipley

Change of use to mixed use for the purpose of running a childminding business known as Westfield House from a residential property at 4 Fern Hill Road, Shipley – 14/01985/FUL

Resolved –

That the application be approved subject to the hours of operation of the business being from 7.30am to 6.00pm, Monday to Friday.

ACTION: Interim Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

7. 8 RYSHWORTH BRIDGE, KEIGHLEY ROAD, BINGLEY

Bingley

Full application for construction of retail unit with residential unit above.
8 Ryshworth Bridge, Keighley Road, Bingley – 14/01437/FUL.

Resolved –

That the application be refused for the following reasons:

- 1. The proposed development would result in an incongruous new building that would appear out of place in the street scene to the detriment of local visual amenity contrary to Policies UDP3, UR3 and D1 of the Replacement Unitary Development Plan.**
- 2. The height of the development in close proximity to neighbouring gardens, its massing and the blank appearance of the proposed building when viewed from neighbouring property would adversely affect the amenities and outlook of neighbours to an unacceptable degree contrary to Policies UR3 and D1 of the Replacement Unitary Development Plan.**
- 3. The use of the proposed external stairway as access to the upper floor would give rise to significant loss of privacy for neighbouring occupiers contrary to Policies UR3 of the Replacement Unitary Development Plan.**

ACTION: Interim Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

8. REQUESTS FOR ENFORCEMENT / PROSECUTION ACTION

(i) Denholme Business Centre, Halifax Road, Denholme Bingley Rural

This report relates to conditions 4 and 5 of the planning approval for the site ref: 13/0113/MAF and controls the operating hours and times of deliveries 12/00699/ENFCOU.

The breach relates to activities on site occurring outside of the approved hours.

An enforcement notice was authorised on 22 July 2014 by the Planning Manager (Enforcement and Trees).

(ii) Marsh Top Farm, Marsh Lane, Oxenhope Worth Valley

The enforcement action requires the dismantling of an inappropriately sited agricultural building currently located in close proximity to residential property – 13/00980/ENFUNA.

Planning permission has recently been granted for relocation of the building to a more appropriate location ref: 13/02662/FUL, however such relocation had not yet occurred.

An enforcement notice was authorised on 28 August 2014 by the Area Planning Manager.

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) Heights Farm, Heights Lane, Silsden Craven

Installation of one 50kW wind turbine with an overall height of 34.5m (i.e. to blade tip) - Case No: 13/02709/FUL.

Appeal Ref: 13/00127/APPFUL.

Appeals Withdrawn

(ii) 1 Moor Lane, Addingham

Appeal against Enforcement Officer - Case No: 13/01139/ENFCOU. Craven

Appeal Ref: 14/00064/APPENF.

Appeals Dismissed

(iii) 196 - 198 Leeds Road, Shipley Windhill and Wrose

Change of use of outbuilding to form 4 no flats including construction of two storey extension, altered roofline, new entrance and bin store - Case No: 14/01354/FUL

Appeal Ref: 14/00068/APPFL2.

(iv) 29 Sunset Drive, Ilkley Ilkley

Construction of new dwelling attached to the existing house, including demolition of the existing garage and utility - Case No: 13/03987/FUL.

Appeal Ref: 14/00058/APPFL2.

(v) Former Site of Wild Heather, Haworth Road, Cullingworth Bingley Bingley

Appeal against Enforcement Notice - Case No: 13/00527/ENFAPP.

Appeal Ref: 14/00042/APPENF.

(vi) **Land North Of Westwood Mount, Westwood Drive, Ilkley** **Ilkley**

Construction of dwelling with attached double garage and related external works - Case

No: 13/04845/FUL

Appeal Ref: 14/00063/APPFL2

Resolved –

That the decisions be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)

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

Committee Secretariat Contact: Adam Backovic – 01274 431182
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