

## **Decisions of the Area Planning Panel (Keighley and Shipley) held on Thursday 16 October 2014**

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

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### **DECISIONS:**

**1. HOME VIEW, WESTVIEW GROVE, KEIGHLEY Keighley Central**

A householder planning application for the construction of an extension at 'Home View', 4a Westview Grove, Keighley, BD20 6JJ. – 14/03790/HOU

**Resolved –**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration and Culture's technical report.**

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

(Mohammed Yousuf – 01274 434605)

**2. LAND AT HAINWORTH WOOD ROAD, KEIGHLEY Keighley East**

Full application for construction of 8 no terraced houses on land at Hainworth Wood Road, Keighley – 14/03189/FUL

**Resolved –**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration and Culture's technical report (with an additional condition (13) and the amendment of conditions 2, 8, 9 and 11 as detailed below):**

- (2) No further development shall take place until such time as a Section 278 agreement under the Highways Act 1980 is completed by the developer and further that no occupation of any dwelling until the means of vehicular and pedestrian access and proposed highway improvement to Larch Street and Bracken Street including the provision of the parking spaces are completed as indicatively shown on drawing 201c.**

**Reason: To ensure that a suitable form of access is made available to serve the development in the interests of highway safety and to accord with Policies TM2 and TM19A of the Replacement Unitary Development Plan.**



- (8) No further development shall take place until details of a scheme for foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The scheme so approved shall thereafter be implemented prior to the commencement of further development.

**Reason:** To ensure proper drainage of the site and to accord with Policies UR3 and NR16 of the Replacement Unitary Development Plan.

- (9) No further development shall take place until such time as the developer has submitted and obtained written approval of a report to the Council that determines the extent of any land drainage network on the site and proposals for dealing with any watercourses, culverts, land drains, springs, existing within the site boundary so that surface water does not have an adverse impact on adjacent landowners. The recommendations of the approved report shall be carried out in their entirety during construction of the dwellings hereby approved.

**Reason:** To prevent surface water from the site having a detrimental impact on adjacent landowners and to accord with Policy NR16 of the Replacement Unitary Development Plan.

- (11) No further development shall take place until such time as a report, setting out the findings of an investigation and risk assessment to assess the nature and extent of any contamination affecting the site, has been submitted to and approved in writing by the Local Planning Authority. The report should include:

- (i) A survey of the extent, scale and nature of contamination.
- (ii) An assessment of the potential risks to all significant receptors including human health and controlled waters.
- (iii) An appraisal of remedial options.
- (iv) Identification of the preferred remedial option.

**Reason:** To ensure that risks from land contamination are appropriately investigated, in accordance with policies UR3, NR17 and NR17A of the Replacement Unitary Development Plan and paragraph 121 of the National Planning Policy Framework.

- (13) That construction works relating to the application be restricted to 0730 to 1800 hours Monday to Friday and Saturday am only. Construction works shall not be permitted on Sundays or Public Holidays.

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

(Mohammed Yousuf – 01274 434605)

**3. LAND AT THE REAR OF 1 TO 5 STATION ROAD, MENSTON Ilkley  
ILKLEY**

Full application for construction of two detached dwellings to the rear of numbers 1, 3 and 5 Station Road, Menston, LS29 6JL with formation of vehicular access between 3 and 5 Station Road – 14/02695/FUL.

**Resolved –**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration and Culture’s technical report.**

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

(Mohammed Yousuf – 01274 434605)

4. **MERCY MINISTRIES, CRAGG ROAD, LOWER TOWN, Worth Valley  
OXENHOPE, KEIGHLEY**

Full planning application for construction of new office and administration building and the extension and reconfiguration of existing car park at Mercy Ministries, Cragg Royd, Lower Town, Oxenhope, Keighley, West Yorkshire BD22 9JE – 14/03206/FUL

**Resolved –**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration and Culture’s technical report.**

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

5. **STREET HOUSE FARM, THE STREET, ADDINGHAM Craven**

Full planning application for residential development of three dwellings (Plots 1, 2 and 3) (as amended). Land at Street House Farm, The Street, Addingham, Ilkley – 13/03716/FUL

**Resolved –**

**That, with the deletion of Condition 7, the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration and Culture’s technical report.**

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

(Mohammed Yousuf – 01274 434605)

6. **THE GEORGE PUBLIC HOUSE, STATION ROAD, Bingley Rural  
CULLINGWORTH, BINGLEY**

Change of use of garden area to landscaped beer garden, including demolition of the existing garage and construction of a new storage garage at land adjacent to the George Public House, Station Road, Cullingworth, Bingley – 14/02313/FUL.

**Resolved –**

**That the application be refused for the reasons as set out in the Strategic Director, Regeneration and Culture’s technical report.**

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

(Mohammed Yousuf – 01274 434605)

7. **REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION**

(i) **34 CAROLINE STREET, SALTAIRE, SHIPLEY BD18 4PN** **Shipley**

Construction of timber outbuilding to the rear of the property – 13/00762/ENFUNA

On 4 September 2014 the Planning Manager (Enforcement & Trees) authorised the issue of a Listed Building Enforcement Notice under delegated powers.

(ii) **39 SOUTHWAY, ELDWICK, BINGLEY, BD16 3EW** **Bingley**

Unauthorised operation of a Children's Day Nursery – 13/00940/ENFCOU

The Planning Manager authorised the issuing of an Enforcement Notice under delegated powers on 17 September 2014.

(iii) **73 BINGLEY ROAD, SHIPLEY, BD18 4SB** **Shipley**

Removal of chimney stack. – 14/00579/ENFLBC

The Planning Manager (Enforcement and Trees) authorised the issuing of a Listed Building Enforcement Notice under delegated powers, on 4 September 2014.

(iv) **79 BINGLEY ROAD, SALTAIRE, SHIPLEY.** **Shipley**

Unauthorised display of an advertisement banner – 14/00162/ENFADV

Further to an investigation the occupier of the premises was summonsed to appear at Bradford Magistrates Court on 22 July 2014. These proceedings related to the continued unauthorised display of an advertisement banner at the above Grade II listed property this despite repeated warnings from the Council and letters sent in accordance with the Police and Criminal Evidence Act 1984.

The owner pleaded guilty advising that the advertisement banner had now been removed.

(v) **DENHOLME STORAGE, HALIFAX ROAD, DENHOLME, BRADFORD** **Bingley Rural**

Ongoing enforcement case relating to the above site with the current issue relating to delivery times and hours of operation controlled by planning conditions 4 and 5 of 13/01113/MAF - 12/00699/ENFCOU.

A Breach of Condition Notice was authorised on 24 September 2014 by the Planning Manager (Enforcement and Trees).

(vi) **LAND AT CRACK LANE, WILSDEN** **Bingley Rural**

The Planning Manager (Enforcement and Trees) had previously authorised the issuing of a Breach of Condition Notice at the above land in connection with the hours of construction - 13/01109/ENFCON.

Further to an investigation the developer of the land Harron Homes Ltd was summonsed to appear at Bradford Magistrates Court on 17 September 2014. The proceedings related to a breach of the hours of construction despite the developer being served with the

Breach of Condition Notice. Harron Homes Ltd pleaded guilty to the breach of the condition.

(vii) **THE GRANGE, WOODFIELD ROAD, CULLINGWORTH, BINGLEY, BD13 5JL** Bingley Rural

Unauthorised two storey outbuilding - 13/00774/ENFUNA

The Planning Manager authorised the issuing of an Enforcement Notice under delegated powers, on 10 September 2014.

**Resolved –**

**That the decisions be noted.**

**NO ACTION** (Mohammed Yousuf – 01274 434605)

## 8. DECISIONS MADE BY THE SECRETARY OF STATE

The Panel noted the following appeal decisions taken by the Secretary of State:

### APPEALS DISMISSED

(i) **12 ST PHILIPS WAY BURLEY IN WHARFEDALE ILKLEY LS29 7EW** Wharfedale

Appeal against Enforcement Notice - Case No: 12/00629/ENFAPP

Appeal Ref: 14/00055/APPENF

(ii) **SECOND FLOOR 17 LAWKHOLME CRESCENT KEIGHLEY BD21 3NR** Keighley Central

Removal of condition 3 of permission 09/03910/FUL allowed on appeal dated 18.8.10: Change of use of top floor from office to taxi control office - Case No: 14/00174/VOC

Appeal Ref: 14/00072/APPVO2

**Resolved –**

**That the decisions be noted.**

**NO ACTION** (Mohammed Yousuf – 01274 434605)

FROM: S Hemingway  
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