

Decisions of the Area Planning Panel (Keighley & Shipley) held on Thursday 27 November 2014

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

DECISIONS:

1. 21 FAIRY DELL, COTTINGLEY, BINGLEY

Bingley Rural

An application for outline planning permission for the construction of one detached dwelling in the garden of an existing dwelling at 21 Fairy Dell, Cottingley, Bingley - 14/03782/OUT

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. 35 PARISH GHYLL DRIVE, ILKLEY

Ilkley

Full planning application for the demolition of two houses (35 Parish Ghyll Drive and 10 Parish Ghyll Lane) and construction of seven new houses at Land at 35 Parish Ghyll Drive Ilkley - 14/03398/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)



3. **9 MANSFIELD ROAD, BURLEY IN WHARFEDALE, ILKLEY** **Wharfedale**

Full application for the construction of a detached dwelling on land at 9 Mansfield Road, Burley in Wharfedale - 14/03863/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. **BEGGARS ROOST, 2 HEATHER VIEW, ELDWICK, BINGLEY** **Bingley**

Full planning application for the construction of a detached bungalow and access at Beggars Roost, 2 Heather View, Eldwick, Bingley - 14/04043/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)

5. **STEETON FOOTBALL GROUND, SUMMERHILL LANE,
STEETON WITH EASTBURN** **Craven**

Retrospective application for advertisement consent for advertising boards fixed to pitchside perimeter fencing at Steeton Football Ground, Doris Wells Memorial Field, Summerhill Lane, Steeton with Eastburn - 14/03890/ADV

Resolved –

That the application for advertising consent be approved subject to the following condition:

(i) That the advertising boards be displayed on match days only.

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

6. **OLD OXENHOPE FARM, OLD OXENHOPE LANE, OXENHOPE, Worth Valley
KEIGHLEY**

Full application for the installation of two x 11kW wind turbines on 18 metre high masts at Old Oxenhope Farm, Old Oxenhope Lane, Oxenhope, Keighley - 14/03122/FUL

Resolved –

That the application be approved for the following reason:

The proposal is acknowledged to be for inappropriate development in the Green Belt, but the provision of renewable energy and the contribution this will make to the viability of this farm business, and the ability of the business to maintain milk contracts, are also acknowledged to be significant benefits that favour the development. The Local Planning Authority considers that very special circumstances have been demonstrated which, in this instance, and subject to the imposed conditions, outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm.

And that the application be subject to the following conditions:

- (i) If Old Oxenhope Farm ceases to be a dairy farm enterprise, the wind turbines shall be dismantled and removed from the site and the land reinstated to agricultural use in accordance with details which have previously been submitted to and approved in writing by the local planning authority.**

Reason : To maintain the openness of the Green belt in accordance with Policy GB1 of the Replacement Unitary development Plan, having regard to the fact that permission is granted on the basis of the very special circumstances in relation to the applicant's business.

- (ii) If the wind turbines hereby permitted ceases to be operational for the production of energy for a continuous period of 6 months, within 6 months of it becoming nonoperational the wind turbines shall be dismantled and removed from the site and the land reinstated to agricultural use in accordance with details which have previously been submitted to and approved in writing by the local planning authority.**

Reason : To maintain the openness of the Green belt in accordance with Policy GB1 of the Replacement Unitary development Plan, having regard to the fact that permission is granted on the basis of the very special circumstances in relation to the applicant's business.

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

7. REQUEST FOR ENFORCEMENT/PROSECUTION ACTION

- (i) **79 MANOR ROAD, COTTINGLEY, BINGLEY** **Bingley Rural**

Construction of dormer windows to both front and rear elevations - 14/00460/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 23 October 2014.

Resolved –

That the decision 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:

APPEAL ALLOWED

- (i) **34 WROSE ROAD, SHIPLEY** **Windhill and Wrose**

Construction of a two storey side extension - Case No: 14/00114/HOU

Appeal Ref: 14/00111/APPHOU

APPEALS DISMISSED

- (ii) **3 THORNEYCROFT ROAD, EAST MORTON, KEIGHLEY** **Keighley East**

Construction of porch and WC to front and dormer window to front - Case No: 14/01452/HOU

Appeal Ref: 14/00069/APPHOU

- (iii) **42 SPRINGFIELD ROAD, KEIGHLEY** **Keighley Central**

Two storey side and rear extension and single storey porch roof to front elevation - Case No: 14/01617/HOU

Appeal Ref: 14/00090/APPHOU

- (iv) **ELDER HOUSE, LEE LANE, WILSDEN, BINGLEY** **Bingley Rural**

Single storey side extension including removal of existing sheds - Case No: 14/02233/HOU

Appeal Ref: 14/00108/APPHOU

(v) **GARAGE, ELM GROVE, SHIPLEY**

Windhill and Wrose

Conversion of existing garage with additional first floor extension to form two storey dwelling - Case No: 14/01844/FUL

Appeal Ref: 14/00091/APPFL2

(vi) **UPPER BRADSHAW HEAD FARM, LONG CAUSEWAY
DENHOLME**

Bingley Rural

Installation of one medium scale 250kW turbine on a 30m monopole mast - Case No: 13/03033/FUL

Appeal Ref: 14/00017/APPFUL

Resolved –

That the decisions be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)

9. **VARIATION TO THE SECTION 106 AGREEMENT -
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 Craiglunds Hotel, Cowpasture Road, Ilkley - 13/04578/FUL

Resolved –

That the variation to the Section 106 Agreement's Heads of Terms be endorsed.

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

FROM: D Pearson
Assistant City Solicitor
City of Bradford Metropolitan District Council

Committee Secretariat Contact: Claire Tomenson – 01274 432457

i:\decsheets2014-15\areaplanpanel/plks27Nov