

Decisions of the Area Planning Panel (Keighley & Shipley) held on Wednesday 17 December 2014

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

DECISIONS:

1. 3 HOLLINGWOOD GATE, ILKLEY

Ilkley

Construction of two storey side extension at 3 Hollingwood Gate, Ilkley - 14/04012/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. BRADFORD HEBREW CONGREGATION, SPRING HURST ROAD,
SHIPLEY**

Shipley

Outline planning permission (with all matters reserved) for a residential development of nine houses on the site of the Bradford Hebrew Congregation Synagogue, Spring Hurst Road, Shipley - 14/03667/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)



**3. SITE OF FORMER ASHTON COURT, LOWER HOLME PARK,
OTLEY ROAD, BAILDON**

Baildon

A full planning application for the construction of a class A1 retail unit (500 sq m) at land at Ashton Court, Baildon, Bradford - 14/04159/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 and subject to the amendment of the following three conditions:

Condition 1: “The scheme hereby approved by this permission shall be built in accordance with the following plans/details:

Location plan 253MAR/PL-01A

Site plan 253MAR/PL – 02A

Proposed elevations and floor plans 253MAR/PL- 03A

Reason: For the avoidance of doubt as to the terms under which this planning permission has been granted since amended plans have been received.”

Condition 4: “Before development commences on site, details of the type and position of all proposed external lighting fixtures to the building and its external areas shall first be submitted to and approved in writing by the Local Planning Authority. The lights so approved shall be installed in accordance with the approved details and maintained thereafter to prevent the light sources adversely affecting the safety of users of adjoining highways and the amenity of adjoining residents.

Reason: To ensure that the amenities of occupants of adjoining dwellings and highway safety are not duly affected and to accord with Policies TM19A and UR3 of the Replacement Unitary Development Plan.”

Condition 9: “Delivery hours to each of the proposed units shall only take place between the hours of 0700-2200 Monday to Saturday inclusive and there shall be no deliveries on Sundays or Public Holidays.

Reason: To protect the amenity of the occupants of nearby dwellings and premises and to accord with Policy UR3 of the Replacement Unitary Development Plan”

And also subject to the following two additional conditions:

(i) The retail use hereby permitted shall not be open to customers outside the hours of 0900 to 2200 Mondays to Saturdays and from 1000 to 1600 on Sundays.

Reason: In the interests of the amenities of the neighbouring properties and to accord with Policy UR3 of the Replacement Unitary Development Plan.

(ii) Before the retail unit is brought into use, the car parking spaces to the rear (North West) of the building shall be marked out into bays in a manner that clearly identifies that they are for the use of residents.

Reason: In the interests of highway safety and to accord with Policy TM19A of the Replacement Unitary Development Plan.

And that a footnote be placed on the application that future occupants of the building be advised that illuminated signage on the rear (North West) elevation of the building is not likely to be acceptable to avoid harm to the amenity of occupants of the adjoining dwellings.

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

4. UNIT 6 STATION PLAZA, STATION ROAD, ILKLEY Ilkley

Change of use from an A1 retail shop to A3 restaurant use at Unit 6 Station Plaza, Station Road, Ilkley - 14/04521/FUL

Resolved –

That the application be refused for the following reason:

The proposed change of use would have an adverse impact on the balance of retail and non retail uses at a unique position in this primary shopping street. This would be so great as to adversely affect the character of the shopping street and its attractiveness for shopping and so undermine the vitality and viability of Ilkley Town Centre contrary to Policy CT5 of the Replacement Unitary Development Plan.

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

5. DECISIONS MADE BY THE SECRETARY OF STATE

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

APPEAL ALLOWED

(i) 8 GLEN ROAD, ELDWICK, BINGLEY Bingley

Construction of detached dwelling and garage - Case No: 14/02028/OUT

Appeal Ref: 14/00103/APPFL2

APPEALS DISMISSED

(ii) 12 HALLOWES PARK ROAD, CULLINGWORTH, BINGLEY Bingley Rural

Construction of two storey extension to side of existing dwelling - Case No: 14/01360/HOU

Appeal Ref: 14/00093/APPHOU

(iii) **LAND NORTH OF FORMER SCHOOL, STATION ROAD,
CULLINGWORTH, BINGLEY**

Bingley Rural

Change of use from former blacksmiths (B2) to taxi booking office (Sui Generis) - Case No: 14/00551/FUL

Appeal Ref: 14/00075/APPFL2

Resolved –

That the decisions be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)

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