

Decisions of the Area Planning Panel (Keighley & Shipley) held on Wednesday 25 February 2015

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

DECISIONS:

1. 15 PROD LANE, BAILDON

Baildon

Full application for erection of a new dwelling on land to the rear of 15 Prod Lane, Baildon - 14/04634/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)

2. 3 - 4 ELAM WOOD ROAD, RIDDLESDEN, KEIGHLEY

Keighley East

Full application for retrospective planning permission for the retention of a slope stabilising terrace, pedestrian steps, visitor parking spaces, a boundary wall and construction of a boundary wall at 3 - 4 Elam Wood Road, Riddlesden, Keighley - 14/03141/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. 56 VICTORIA AVENUE, ILKLEY

Ilkley

Householder application for the construction of a 2 storey rear extension at 56 Victoria Avenue, Ilkley - 14/04900/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)

4. **H.C.F POULTRY, STATION YARD, STATION ROAD,
CULLINGWORTH, BINGLEY**

Bingley Rural

Full application for proposed extension to an existing factory to form a new chiller and vac-pack room at HCF Poultry Ltd, Station Yard, Station Road, Cullingworth - 14/04449/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. **HOLLIN HALL BARN, SKIPTON ROAD, ILKLEY**

Ilkley

Full application for change of use of an agricultural building to a dwelling at Hollin Hall Barn, Skipton Road, Ilkley - 14/04181/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 condition:

Condition 1: “Prior to commencement of work to the dwelling, the adjoining highway retaining wall shall be strengthened through the construction of a new wall with mesh reinforcement, and the retaining wall shall be increased in height to 1.0 metres above the level of the adjoining pavement. These works shall be carried out in accordance with the agent’s methodology dated 13 February 2015 and the accompanying sectional drawing reference 5044-001 unless otherwise agreed in writing by the Local Planning Authority”.

Reason: To protect the stability of the highway in the interests of safety and to accord with Policies TM2 and TM19A of the Replacement Unitary Development Plan.

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

6. **LAND WEST OF MOORSIDE FARM, WELLINGTON ROAD, WILSDEN, BINGLEY,** **Bingley Rural**

Outline application for residential development on land to the west of Moorside Farm, Wellington Road, Wilsden - 14/04844/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 and subject to the amendment of the following condition:

Condition 6: Add “This scheme should investigate potential for use of sustainable urban design techniques for disposal of surface water, including appropriate percolation tests and flow balancing”.

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

7. **LINGMOOR, 56 KINGS ROAD, ILKLEY** **Ilkley**

Full application for replacement roof and a rear extension to form rooms within the roofspace at Lingmoor, 56 Kings Road, Ilkley - 14/04367/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)

8. **RIVER WHARFE SITE ADJACENT TO GREENHOLME FARM, LEATHER BANK, BURLEY IN WHARFEDALE, ILKLEY** **Wharfedale**

Full application for a new pedestrian footbridge across the River Wharfe at the end of Leatherbank, following the existing public right of way over 'The Stones' at River Wharfe site adjacent to Greenholme Farm, Leather Bank, Burley in Wharfedale, Ilkley - 14/03664/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)

9. **REQUEST FOR ENFORCEMENT/PROSECUTION ACTION**

- (i) **DAISY HILL FARM, BLACK HILL LANE, KEIGHLEY** Keighley West

Installation of security cameras to front, rear and side elevations of domestic property - 13/00184/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 15 January 2015.

Resolved –

That the decision be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)

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

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

APPEALS ALLOWED

- (i) **1 MENDIP HOUSE GARDENS, ILKLEY** Ilkley

First floor extension above existing garage/utility room and extend utility room to the line of the existing house to rear elevation, with a balcony above at first floor level - Case No: 14/03040/HOU

Appeal Ref: 14/00125/APPHOU

- (ii) **3 EDGE END, KEIGHLEY ROAD, DENHOLME** Bingley Rural

Construction of two storey extension - Case No: 14/02972/HOU

Appeal Ref: 14/00133/APPHOU

- (iii) **FORMER MARLANDS MILL, BINGLEY ROAD, KEIGHLEY** Bingley Rural

Construction of a dwelling house - Case No: 13/05331/FUL

Appeal Ref: 14/00099/APPFL2

APPEALS DISMISSED

- (iv) **2 GLEN RISE, BAILDON** Baildon

The conversion and extension of a double garage within the curtilage of 2 Glen Rise to form an annex to the house, comprising of a bedroom, bathroom and lounge. In addition a new access will be created to a single parking space. To be occupied by an elderly relative - Case No: 14/00404/CLP

Appeal Ref: 14/00044/APPCLP

(v) **3 CARMONA GARDENS, SHIPLEY** Heaton

Retrospective application for single storey rear extension - Case No: 14/02684/HOU

Appeal Ref: 14/00135/APPHOU

(vi) **3 FORSTER CLOSE, BURLEY IN WHARFEDALE, ILKLEY** Wharfedale

Construction of four bedroom detached dwelling on land adjacent to 3 Forster Close - Case No: 14/03348/FUL

Appeal Ref: 14/00128/APPFL2

(vii) **39 SOUTHWAY, ELDWICK, BINGLEY** Bingley

Change of use to mixed use for the purpose of running a child minding business (maximum 12 children under 8 years in attendance at any one time) from a residential property - Case No: 14/03371/FUL

Appeal Ref: 14/00116/APPFL2

(viii) **FAIRVIEW, PRIMROSE BANK, GILSTEAD, BINGLEY** Bingley

Construction of 2 no dwellings with detached garage - Case No: 14/01039/FUL

Appeal Ref: 14/00101/APPFL2

(ix) **LAND BEHIND MOORFIELD SCHOOL, BETWEEN BEECHWOOD AND 14 CLIFTON ROAD ILKLEY** Ilkley

Construction of detached split level dwelling on land off former access to Wharfedale Lodge, 15 Ben Rhydding Road, Ilkley - Case No: 14/01481/FUL

Appeal Ref: 14/00102/APPFL2

(x) **THE OLD TRAMSHED BAR AND BRASSERIE, 199 BINGLEY ROAD, SHIPLEY** Shipley

Variation of condition of planning approval 02/04139/COU Dated 19.06.2003) to allow opening of the premises between 08:00 to 01:30am Monday to Sunday - Case No: 14/01247/VOC

Appeal Ref: 14/00105/APPVO2

APPEAL ALLOWED IN PART/PART DISMISSED

(xi) **PIZZA EXPRESS, STATION PLAZA, STATION ROAD, ILKLEY** Ilkley

Installation of one non-illuminated post mounted sign - allowed on appeal and one parasol - dismissed on appeal. - Case No: 14/03215/ADV

Appeal Ref: 14/00137/APPAD2

Resolved –

That the decisions be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)

11. REQUEST FOR ENFORCEMENT/PROSECUTION ACTION

(i) LAND AT BACK SHAW LANE, HAINWORTH SHAW, KEIGHLEY Keighley East

The housing of cattle stock in a long established agricultural building which was approved in 2003 as a general purpose agricultural storage building under parts 6 and 7 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 - 14/00159/ENFCOU

It is recommended that no enforcement action should be taken and the enforcement file closed as 'not expedient to pursue'.

Resolved –

That the decision be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)

FROM: D Pearson
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