

Decisions of the Area Planning Panel (Keighley & Shipley) held on Wednesday 8 April 2015

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

DECISIONS:

1. 120 MAIN STREET, MENSTON, ILKLEY Wharfedale

Full application for the change of use of the premises from offices (B1) to a Pilates clinic (D1) at 120 Main Street, Burley in Wharfedale - 14/04989/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. 18 BARLEY COTE AVENUE, RIDDLESDEN, KEIGHLEY Keighley East

Full application for construction of detached dwelling land at 18 Barley Cote Avenue, Riddlesden, Keighley - 14/04831/FUL

Resolved –

That the application be refused for the following reasons:

- (1) The proposal would intensify the residential use of the site and the proposed dwelling is dependent on the forming of off-street parking spaces within part of the public highway and be contrary to Policies TM12 and TM19A of the Council’s Replacement Unitary Development Plan.**
- (2) The proposal would be over dominant on the street scene and on the properties at a lower level to the site on Barley Cote Grove. It would adversely affect the amenity of occupiers of adjoining properties and the street scene, contrary to Policies UR3 and D1 of the Council’s Replacement Unitary Development Plan.**

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)



3. **2 OLD MILL CLOSE, BURLEY IN WHARFEDALE, ILKLEY** **Wharfedale**

Construction of two-storey side extension with single storey rear extension and a single storey garage extension on the front of the dwelling at 2 Old Mill Close, Burley in Wharfedale - 14/04184/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. **32 GRANGE ROAD, RIDDLESDEN, KEIGHLEY** **Keighley East**

Householder application for the construction of a dormer window and a porch to the front elevation of 32 Grange Road, Riddlesden, Keighley - 15/00100/HOU

Resolved –

That the application for the dormer window be refused for the following reason:

The introduction of the dormer window to the front elevation would have a detrimental effect on the street scene due to no other such dormer windows existing in the vicinity. It would harm the character of the area and be contrary to Policies UR3 and D1 of the Council’s Replacement Unitary Development Plan

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

5. **BLACK HAT PUBLIC HOUSE, 11 CHURCH STREET, ILKLEY** **Ilkley**

Full planning application for the retention of three sheds to the rear beer garden/courtyard area for drinking and/or dining use and replacement fence with gate at Black Hat Public House, 11 Church Street, Ilkley - 14/05357/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)

6. **SILSDEN GOLF CLUB, BRUNTHWAITE LANE, SILSDEN** **Craven**

Change of use from function and changing rooms to detached dwelling and alterations to club facilities at Silsden Golf Club, Brunthwaite Lane, Silsden - 14/05160/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)

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

(i) **130 MAIN STREET, WILSDEN, BINGLEY** **Bingley Rural**

Untidy Land - 14/00575/215DS

The Planning Manager (Enforcement and Trees) authorised the issuing of a Notice under Section 215 of the Town and Country Planning Act 1990 requiring the land to be cleared under delegated powers on 3 March 2015.

(ii) **16-18 KIRKGATE, SILSDEN** **Craven**

Installation of solar photovoltaic equipment upon the front roof slope of the property - 14/01041/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 04 March 2015.

(iii) **LAND AT 178 SKIPTON ROAD, KEIGHLEY** **Keighley Central**

The construction without planning permission of dormer windows to the front and rear elevations of the property - 12/00723/ENFAPP

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 11 March 2015.

(iv) **7 CLAREMONT GROVE, WROSE, SHIPLEY** **Windhill and Wrose**

Unauthorised front dormer window - 14/00847/ENFUNA

The unauthorised front dormer window remains in place and on 9 March 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(v) **LAND AT GRID REF 402827 434490, HEBDEN BRIDGE ROAD, OXENHOPE, KEIGHLEY** **Worth Valley**

Construction of two outbuildings and a shelter - 14/01072/ENFCOU

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 24 February 2015.

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 ALLOWED

(i) 1 FAIRWAY, SHIPLEY

Shipley

Resubmission of 14/00504/HOU - Construction of two storey side and rear extension with part single storey rear extension - Case No: 14/01675/HOU

Appeal Ref: 14/00076/APPHOU

(ii) 117 EMILY STREET, KEIGHLEY

Keighley Central

Retrospective application for dormer window to the front elevation - Case No: 14/01076/HOU

Appeal Ref: 14/00078/APPHOU

(iii) 19 THORNACRE ROAD, SHIPLEY

Windhill and Wrose

Two-storey side extension - Case No: 14/04323/HOU

Appeal Ref: 15/00021/APPHOU

(iv) 2 GREENWOOD ROAD, BAILDON

Baildon

Construction of garage within front garden - Case No: 14/04131/HOU

Appeal Ref: 15/00022/APPHOU

(v) 3 PEASBOROUGH VIEW, BURLEY IN WHARFEDALE, ILKLEY

Wharfedale

Construction of two storey side and single storey front and rear extension - Case No: 14/03505/HOU

Appeal Ref: 15/00017/APPHOU

**(vi) THE OLD BARN, BECK HOUSE, BECK ROAD, MICKLETHWAITE,
BINGLEY**

Bingley

Construction of double domestic garage and log store - Case No: 14/02009/HOU

Appeal Ref: 14/00089/APPHOU

APPEALS DISMISSED

(vii) **1 SHANNON CLOSE, ILKLEY**

Ilkley

Construction of double garage - Case No: 13/05211/HOU

Appeal Ref: 14/00071/APPHOU

(viii) **11 ROCKLANDS AVENUE, BAILDON**

Baildon

Two dwellings in existing vacant plot - Case No: 14/00846/FUL

Appeal Ref: 14/00097/APPFL2

(ix) **22 KINGS ROAD, BINGLEY**

Bingley

Construction of a new three-bedroom terrace house - Case No: 14/02722/FUL

Appeal Ref: 15/00007/APPFL2

(x) **36 WEST LANE, BAILDON**

Baildon

First floor extension - Case No: 14/03478/HOU

Appeal Ref: 15/00020/APPHOU

(xi) **38 ROSE MEADOWS, KEIGHLEY**

Keighley West

Construction of single storey rear extension - Case No: 14/02879/HOU

Appeal Ref: 14/00141/APPHOU

(xii) **49 DALE VIEW ROAD, LONG LEE, KEIGHLEY**

Keighley East

Retrospective application for conservatory, retaining wall, raised yard and timber fencing -
Case No: 14/01994/HOU

Appeal Ref: 14/00115/APPHOU

(xiii) **6 MOORFIELD AVENUE, MENSTON, ILKLEY**

Wharfedale

Construction of two-storey extension - Case No: 14/01037/HOU

Appeal Ref: 14/00074/APPHOU

Resolved –

That the decisions be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)

9. **OMBUDSMAN COMPLAINT REFERENCE 14 007 171**

Resolved –

- (1) That the Ombudsman’s conclusions and recommendations in relation to Complaint number 14 007 171 be noted and accepted.**
- (2) That the need to ensure that Planning Members (including alternates) give adequate reasons for decisions, particularly where they wish to go against officers’ advice, be re-emphasised in the forthcoming Members’ training programme.**
- (3) That it be noted that the Assistant City Solicitor has apologised to the Complainant, on behalf of the Council, for the need to make the complaint.**

**ACTION: *Assistant Director, Planning, Transportation and Highways*
*Assistant City Solicitor***

(Frank Suadwa - 01274 432183)

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

Committee Secretariat Contact: Claire Tomenson – 01274 432457

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