

Decisions of the Area Planning Panel (Keighley & Shipley) held on Wednesday 29 April 2015

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

DECISIONS:

1. 18 REINS AVENUE, BAILDON

Baildon

Householder planning application for construction of a two storey side extension; single storey side and rear extensions; conversion of the roof space to form an additional bedroom and the addition of a rear dormer at 18 Reins Avenue Baildon - 15/00560/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. 5 ELM GROVE, SILSDEN

Craven

Householder application for the construction of a single storey extension to the rear at 5 Elm Grove, Silsden - 15/00460/HOU

Resolved –

That it be noted that the applicant had withdrawn the application.

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)



3. **SALTS MILL WEIR, DOWNSTREAM OF FOOTBRIDGE/ Shiple
ROBERTS PARK, VICTORIA ROAD/HIGHER COACH ROAD, SALTAIRE,
SHIPLEY**

A full planning application for the construction of an Archimedes screw hydropower scheme and associated fish passes at Salts Mill weir, downstream of the footbridge to Roberts Park, Victoria Road/Higher Coach Road, Saltaire, Shiple - 15/00040/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 following additional conditions:

(i) No demolition or other works shall commence until a programme of archaeological work including a 'Written Statement of Investigation' has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of significance and research questions and:

- 1. the programme and methodology of site investigation and recording;**
- 2. the programme for post investigation assessment;**
- 3. provision to be made for analysis of the site investigation and recording;**
- 4. provision to be made for publication and dissemination of the analysis and records of the site investigation;**
- 5. provision to be made for archive deposition of the analysis and records of the site investigation; and**
- 6. nomination of a competent person or persons/organisation to undertake the works set out within the 'Written Scheme of Investigation'.**

No demolition or works shall take place other than in accordance with the 'Written Scheme of Investigation' so approved. The works shall not be occupied until the site investigation and post- investigation assessment has been completed in accordance with the approved 'Written Scheme of Investigation' and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In the interests of recording historic detail and ensuring historic assets are retained to safeguard the appearance of the Saltaire World Heritage Site and Saltaire Conservation Area in which the site is located, the setting of listed buildings and Roberts Park and to accord with policies UR3, BH4A, BH7, BH9, S/BH14 and BH16 of the Replacement Unitary Development Plan.

(ii) Notwithstanding any details required by the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the development shall not begin until a written interpretation strategy has been submitted to and approved in writing by the Local Planning Authority. The interpretation strategy shall include (i) a signage scheme with details of their location, design, materials and content, and (ii) locations and drawings for webcams and quick response (i.e. 'QR') codes at key locations in the site. The details so approved shall be implemented in full prior to the first operation of the development hereby approved.

Reason: Interpretive signage for the development would assist visitors to the site in the appreciation and understanding by maximising learning about water power generation, providing information about the historical context of the location and conveying the outstanding universal value of the World Heritage Site in compliance with policies UR3, D1, BH4A, BH7, S/BH14 and BH16 of the Replacement Unitary Development Plan.

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

4. THE LODGE, ROBERTS PARK, COACH ROAD, SALTAIRE

Shipley

An application for listed building consent for temporary dismantling of three stone pillars, associated metal railings and stone plinth, and formation of temporary pedestrian access in boundary wall to Coach Road associated with construction of new hydropower scheme at 'The Lodge' and Roberts Park, Coach Road, Saltaire, Shipley - 15/00044/LBC

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 following additional conditions:

- (i) **Further to the requirements of Condition 3, the works hereby permitted shall only be undertaken in the 28-day period immediately prior to the substantive building works associated with the housing structure that accommodates the hydropower system at Saltaire Weir.**

Reason: In the interests of the character and appearance of the site's historic context in accordance with policies BH4, BH4A, BH9, S/BH14 and BH16 of the Replacement Unitary Development Plan.

- (ii) **Further to the requirements of Condition 3, works to reinstate the structures hereby permitted to be dismantled shall commence no later than 28 days from substantial completion of construction of the associated hydropower scheme at Saltaire Weir and the reinstatement works shall be completed within six months of their commencement.**

Reason: In the interests of the character and appearance of the site's historic context in accordance with policies BH4, BH4A, BH9, S/BH14 and BH16 of the Replacement Unitary Development Plan.

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

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

(i) **12 CHURCH STREET, KEIGHLEY**

Keighley Central

Installation of externally mounted roller shutter - 14/00983/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 14 April 2015. The notice requires the removal of the shutter.

(ii) **LAND AT 12 HIGHFIELD LANE, KEIGHLEY**

Keighley Central

Construction of white UPVC clad dormer windows to the front and rear elevations of the property - 13/00574/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 14 April 2015. The Notice requires either removal of the dormer windows or works to re-clad using matching materials.

(iii) **12 MANLEY ROAD, ILKLEY**

Ilkley

Construction of an unauthorised raised patio - 13/01079/ENFAPP

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

(iv) **274-276 SKIPTON ROAD, KEIGHLEY**

Keighley Central

Construction of platform with storage void and stepped access to the roof - 14/00775/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 14 April 2015.

(v) **LAND AT 5 EDENSOR ROAD, KEIGHLEY**

Keighley Central

Dormer windows to the front and rear elevations of the property - 14/00318/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 14 April 2015. The notice requires removal of the dormer windows from both front and rear roof slopes.

(vi) **50S GRILL, 5C ALICE STREET, KEIGHLEY**

Keighley Central

Installation of new shop front and timber cladding - 13/00406/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 14 April 2015.

(vii) **LAND AT LIME KILN HOUSE, MORTON LANE, CROSSFLATTS, BINGLEY** **Bingley**

Construction of timber boundary fencing - 12/00714/ENFCON

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 14 April 2015.

(viii) **60 THE GROVE, ILKLEY** **Ilkley**

Construction of timber shelter to the rear of the premises - 13/00994/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 1 April 2015.

(ix) **LAND AT SILSDEN BECK, ST JOHNS STREET, SILSDEN**

Construction of flood defence mechanism - 14/00654/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 12 February 2015.

Resolved –

That the decisions be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)

6. DECISIONS MADE BY THE SECRETARY OF STATE

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

APPEAL ALLOWED

(i) **AIRE VIEW FARM, HARDEN ROAD, LONG LEE, KEIGHLEY** **Keighley East**

Installation of one medium scale 50kW Endurance wind turbine on a 24m monopole mast - Case No: 14/01561/FUL

Appeal Ref: 14/00100/APPFL2

APPEAL DISMISSED

(ii) **LIGHT BANK HOUSE, BROWN BANK LANE, SILSDEN** **Craven**

Two storey extension to form additional accommodation - Case No: 14/00631/HOU

Appeal Ref: 14/00080/APPHOU

Resolved –

That the decisions be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)

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