

## **Decisions of the Area Planning Panel (Keighley & Shipley) held on Wednesday 22 July 2015**

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

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### **DECISIONS:**

1. **24 FERN BANK AVENUE, KEIGHLEY** **Keighley West**

**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. **73 MAIN STREET, BINGLEY** **Bingley**

**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. **76 WHEATLEY LANE, ILKLEY** **Ilkley**

**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. **LAND ADJACENT TO ELECTRICITY SUB-STATION,  
WEST VIEW ROAD, BURLEY IN WHARFEDALE** Wharfedale

**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. **HAWCLIFFE WORKS, KEIGHLEY ROAD, OXENHOPE,  
KEIGHLEY** Worth Valley

**Resolved –**

**That the application be refused for the following reasons:**

- (i) **The proposed private hire office would lead to an increase in vehicle movements at the site, including vehicles undertaking reversing manoeuvres onto a major road (A6033). It would therefore be detrimental to highway safety contrary to Policy TM19A of the Replacement Unitary Development Plan.**
- (ii) **It is considered that there will be a detrimental impact upon the residential amenity of occupiers of nearby properties as a result of the likelihood of private hire vehicle movements and parking taking place on the private drive adjacent to the shared access point, including activity late at night. The proposal would not ensure a good standard of amenity for all existing and future occupants of the land and buildings and would therefore be contrary to Policy UR3 of the Replacement Unitary Development Plan and Paragraph 17 of the National Planning Policy Framework.**

(Mohammed Yousuf – 01274 434605)

6. **LAND TO THE SOUTH OF 112 BRADFORD ROAD,  
MENSTON, ILKLEY** Wharfedale

**Resolved –**

- (1) **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 together with an additional condition relating to:**

**No deliveries to be permitted between the hours of 2200 and 0600.**

- (2) That the grant of planning permission be subject also to the completion of a legal planning obligation under Section 106 of the Town and Country Planning Act 1990/Section 278 of the Highways Act 1980, or such other lawful mechanism for securing the heads of terms as may be agreed in consultation with the City Solicitor, in respect of:

The undertaking of associated highway improvement works, to include:

- (i) The construction of a 'PUFFIN' crossing and all associated signage, including two vehicle activated signs.
- (ii) Relocation of the existing bus stop
- (iii) Implementation of a Traffic Regulation Order along the site frontage on Bradford Road, to prohibit parking.
- (iv) The construction of a servicing lay-by, in accordance with the approved plans.
- (v) The installation of drop down bollards to protect the residential parking spaces located within the site.
- (vi) A commitment to the submitted Service/Delivery Management Plan by the developer and all subsequent retail operators,

the legal planning obligation to contain such other ancillary provisions as the Strategic Director, Regeneration and Culture (after consultation with the City Solicitor) considers appropriate.

***ACTION: Strategic Director, Regeneration and Culture***

(Mohammed Yousuf – 01274 434605)

7. VICTORIA HOTEL, CAVENDISH STREET, KEIGHLEY

Keighley  
Central

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. REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION

- (i) 17 Whitlam Street, Saltaire, Shipley Shipley
- (ii) 28 Oberon Way, Cottingley, Bingley Bingley Rural
- (iii) Land at 49 Cliffe Street, Keighley Keighley  
Central
- (iv) 55 Bingley Road, Saltaire, Shipley Shipley

(v) 73 Grafton Road, Keighley

Keighley  
Central

Resolved –

That the reports be noted.

**NO ACTION**

(Mohammed Yousuf – 01274 434605)

## 9. DECISIONS MADE BY THE SECRETARY OF STATE

### APPEALS ALLOWED

(i) 14 Progress Avenue, Harden, Bingley

Bingley Rural

(ii) Steeton Football Ground, Summerhill Lane,  
Steeton with Eastburn

Craven

### APPEALS DISMISSED

(iii) Westfield Farm, Tim Lane, Oakworth, Keighley

Worth Valley

Resolved –

That the decisions be noted.

**NO ACTION**

(Mohammed Yousuf – 01274 434605)

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