

## Decisions of the Area Planning Panel (Keighley) held on 11 June 2008

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

### DECISIONS:

1. **SUGDEN END HOUSEHOLD WASTE SITE, HALIFAX ROAD, CROSSROADS, KEIGHLEY** **Worth Valley**

Full application for the retention of an existing Household Waste Recycling Centre at a site within the former Sugden End Landfill Site, Halifax Road, Crossroads, Keighley – 06/09746/FUL.

The application must be determined by the Regulatory and Appeals Committee as it is a departure from the Replacement Unitary Development Plan.

#### Resolved –

**That the application be referred to the Regulatory and Appeals Committee ("the Committee") with a recommendation of approval for the reasons and subject to the conditions set out in the Strategic Director, Regeneration's technical report and the following additional conditions:**

- (i) **That a landscaping scheme which solely comprises native English species of plants be submitted to and approved by the local planning authority.**
- (ii) **That there shall be no obstruction to any visibility splays at the entrance of the site at any time.**

(Colin Waggett – 01535 618590)

**ACTION: Strategic Director, Regeneration**

2. **LAND AT 32 CLIFTON ROAD, ILKLEY** **Ilkley**

Full planning application for demolition of existing dwelling and garage and erection of a block of seven apartments and associated car parking and landscaping on land at 32 Clifton Road, Ilkley – 08/01241/FUL.



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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



**Resolved –**

That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration's technical report and the following additional conditions:

- (i) Notwithstanding the bin storage details shown on the approved plans which shall be disregarded, the development shall not commence until full details of the intended arrangements for bin storage, recycling and bin collection have been submitted to, and approved in writing by the local planning authority.
- (ii) No apartment within the development shall be occupied until the approved bin storage arrangements have been implemented.
- (iii) Details of a scheme of lighting for the proposed access and car parking areas of the development shall be submitted to, and approved in writing by the local planning authority prior to the commencement of development. Thereafter, the external lighting shall be installed and maintained solely in accordance with the approved scheme unless otherwise agreed in writing by the local planning authority.
- (iv) No apartment within the development shall be occupied until the approved scheme of lighting has been implemented.

(Colin Waggett – 01535 618590)

**ACTION:** *Strategic Director, Regeneration*

**3. FOUR WINDS, PANORAMA DRIVE, ILKLEY**

**Ilkley**

Consideration of one objection to the Tree Preservation Order 08/00006/IG Section 201 Town and Country Planning Act 1990 Four Winds, Panorama Drive, Ilkley.

**Resolved –**

That the objection be overruled and Tree Preservation Order 08/00006/IG be confirmed without modification and the local planning authority liaise with the objector to see what work can be done in respect of pruning the horse chestnut tree.

(Colin Waggett – 01535 618590)

**ACTION:** *Strategic Director, Regeneration*

**4. 20 CRAIGLANDS PARK, CROSSBECK ROAD, ILKLEY**

**Ilkley**

Consideration of one objection to Tree Preservation Order 08/00010/I Section 201 Town and Country Planning Act 1990, 20 Craighlands Park, Crossbeck Road, Ilkley.

**Resolved –**

**That the objection be overruled and Tree Preservation Order 08/00010/I be confirmed without modification.**

(Colin Waggett – 01535 618590)

***ACTION: Strategic Director, Regeneration***

**5. 14 YEWBANK TERRACE, ILKLEY**

**Ilkley**

Consideration of one objection to Tree Preservation Order 07/00083/G Section 201 Town and Country Planning Act 1990, 14 Yewbank Terrace, Ilkley.

**Resolved –**

**That the objection be overruled and Tree Preservation Order 07/00083/G be confirmed without modification and the local planning authority be asked to liaise with the owner/occupier of 14 Yewbank Terrace in respect of pruning of the two beech trees and the production of a suitable management scheme for said trees.**

(Colin Waggett – 01535 618590)

***ACTION: Strategic Director, Regeneration***

**6. DECISIONS MADE BY THE AREA PLANNING MANAGER  
AUTHORISATION OF LEGAL PROCEEDINGS**

**(i) LAND AT BRIDGE FARM, AIRE VALLEY ROAD, STEETON**

**Craven**

Unauthorised use of land for:

- deposit and storage of construction, demolition and excavation waste, stones, soils, rubble and hardcore
- parking and storage of HGVs, crushers and excavators.

An enforcement notice was authorised on 19 May 2008 including the requirement for the unauthorised use to cease in 28 days – 07/01431/ENFUNA.

**Resolved –**

**That the report be noted.**

(Colin Waggett – 01535 618590)

***ACTION: Strategic Director, Regeneration***

**(ii) LAND AT 32 BINGLEY ROAD, CROSSROADS, KEIGHLEY**

**Worth Valley**

Use of land in connection with the trading of motor vehicles and motor vehicle parts, the repair of motor vehicles and storage of tyres, vehicle parts, scrap metal and waste –

06/00441/ENFCOU.

The land continues to be used as set out in a breach, despite previous assurances that the unauthorised use would cease.

**Resolved –**

**That appropriate action be taken to ensure the cessation of unauthorised use of land at 32 Bingley Road, Crossroads, Keighley.**

(Colin Waggett – 01535 618590)

**ACTION: Strategic Director, Regeneration**

(iii) **WILDFELL, COLD KNOWLE EDGE ROAD, STANBURY**

**Worth Valley**

Construction of an unauthorised decking – 06/01147/ENFUNA.

The owner of the property has constructed a raised decking to the rear of the dwelling. The balcony was considered to be an over-dominant and intrusive feature and to be an adverse impact on the amenity of a sensitive mixed upland pasture landscape in the Green Belt.

The Department of Legal and Democratic Services have been instructed to issue an enforcement notice.

**Resolved –**

**That the report be noted.**

(Colin Waggett – 01535 618590)

**ACTION: Strategic Director, Regeneration**

## **7. DECISIONS MADE BY THE SECRETARY OF STATE**

### **APPEALS ALLOWED**

(i) **105 LEEDS ROAD, ILKLEY**

**Ilkley**

Demolition of garages and construction of a two storey apartment and car spaces – 07/03340/FUL.

### **APPEALS WITHDRAWN**

(ii) **DUNKIRK MILL, HAWSKBRIDGE LANE, OXENHOPE,  
KEIGHLEY**

**Worth Valley**

Construction of porch to mill house – 07/04627/LBC.

**Resolved –**

**That the decisions be noted.**

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**FROM:** S Hemingway  
City Solicitor  
City of Bradford Metropolitan District Council

**Committee Secretariat Contact: Adam Backovic – 01274 431182**  
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