

Decisions of the Area Planning Panel (Keighley) held on 10 July 2008

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

DECISIONS:

1. DECISIONS MADE BY THE SECRETARY OF STATE

APPEALS ALLOWED

(i) **6 CRYER MEADOWS, HAWORTH**

Worth Valley

Decking – 07/04132/FUL.

(ii) **THE ROEBUCK, 372 SKIPTON ROAD, KEIGHLEY**

Keighley Central

Construction of covered timber terrace to form smoking shelter
- 07/08906/FUL.

APPEALS DISMISSED

(iii) **4 SYKE SIDE, UTLEY, KEIGHLEY**

Keighley Central

Conservatory to rear – 07/08902/FUL.

(iv) **31 WELLINGTON ROAD, ILKLEY**

Ilkley

Dormer and new first floor window to front (east) elevation
- 07/04813.

(v) **FORMER SCRAP YARD, LAND AT BECKS ROAD,
RAGLAN STREET**

Keighley West

Residential development – 07/00494/OUT.

Resolved –

That the decisions be noted.



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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



2. THE CROFT, HILL HOUSE LANE, OXENHOPE

Worth Valley

Full planning application for retrospective replacement of loose box railway carriage with stables at The Croft, Hill House Lane, Oxenhope, Keighley – 08/01387/FUL.

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 condition:

- (i) That a personal permission be granted to the occupier of The Croft, Hill House Lane, Oxenhope and that the stables is not used as a commercial operation.**

(Colin Waggett – 01535 618590)

ACTION: Strategic Director, Regeneration

3. ELIM HOUSE, WHARFE VIEW ROAD, ILKLEY

Ilkley

Full planning application for demolition of existing house and the construction of 4 new dwellings at Elim House, Wharfe View Road, Ilkley – 08/00179/FUL.

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 conditions:

- (i) That authority be delegated to the Assistant Director (Planning) to approve an amended plan that shows the carport openings replaced by garages with doors.**
- (ii) That the suggested condition regarding retention of the garages be amended to ensure that the garages are not to be used as habitable rooms or for any other purpose.**

(Colin Waggett – 01535 618590)

ACTION: Strategic Director, Regeneration

4. ELIM HOUSE, WHARFE VIEW ROAD, ILKLEY

Ilkley

Conservation Area Consent application to permit demolition of the existing house to facilitate the construction of 4 new dwellings at Elim House, Wharfe View Road, Ilkley – 08/00180/CAC.

Resolved –

That Conservation Area Consent be granted to permit the demolition of the existing

house to facilitate the construction of 4 new dwellings at Elim House, Wharfe View Road, Ilkley for the reasons and subject to the conditions set out in the Strategic Director, Regeneration's technical report.

(Colin Waggett – 01535 618590)

ACTION: *Strategic Director, Regeneration*

5. **'STONECROFT', TURNER LANE, ADDINGHAM**

Craven

Full planning application to demolish existing bungalow and redevelop site for two pairs of semi-detached houses, land at Stonecroft, Turner Lane, Addingham – 08/01003/FUL.

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) That obscured glass be used for the downstairs and upstairs landing windows of the property next to Homewood.**
- (ii) That British native species be used for shrub and tree planting to boundaries shown on the approved layout.**
- (ii) That all parking and driveway areas of the development will have permeable surfaces.**

(Colin Waggett – 01535 618590)

ACTION: *Strategic Director, Regeneration*

6. **'SOUTHWOOD', 51 CURLY HILL, ILKLEY**

Ilkley

Full planning application for extensions and alterations to the existing house and construction of two additional houses in the grounds of 'Southwood', 51 Curly Hill, Middleton, Ilkley – 08/01285/FUL

Resolved –

- (1) 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) That the Strategic Director, Regeneration be authorised to resolve, to the satisfaction of the local planning authority, the issue of overlooking of the development.**
 - (ii) That notwithstanding the proposed native species included in the Native Hedging Mix and Woodland Hedge Mix B of the revised landscaping**

scheme (plan W1810/1/Rev.C.), 40% of the remaining planting should be locally native species listed in the Natural History Museum's Postcode Plants Database.

(iii) That where possible the driveway and parking surfaces of the existing house and new houses will have permeable surfaces.

(2) That officers from the local planning authority be commended for using the Natural History Museum's Postcode Plants Database, that it be made available to Panel members and the Strategic Director, Regeneration be requested to promote it's use.

(Colin Waggett – 01535 618590)

ACTION: *Strategic Director, Regeneration*

7. GREENHEAD GRAMMAR SCHOOL, GREEN HEAD ROAD, KEIGHLEY

Keighley Central

Reserved Matters application for a new two school campus for special educational needs children and mainstream secondary children with associated access, parking and sports facilities on the existing site of Greenhead High School and neighbouring playing fields, Greenhead Road, Utley, Keighley – 08/01592/REM.

Resolved –

That consideration of the application be deferred until the next meeting of the Panel to enable the applicant to provide further details in relation to colour samples, drainage and ventilation plans.

(Colin Waggett – 01535 618590)

ACTION: *Strategic Director, Regeneration*

8. 13 GRAFTON ROAD, KEIGHLEY

Keighley West

Full planning application for construction of detached dwelling at 13 Grafton Road, Keighley – 08/02499/FUL.

Resolved –

(1) That the application be refused for the following reasons:

- (i) The proposed development would, by reason of its scale, massing, form, height and siting, represent an unwelcome and strident feature, visually incongruous with existing development patterns in the vicinity which are characterised by open space at the junctions of roads and standardisation and uniformity of building type, and would therefore be harmful to the visual amenity and character of the street scene. For this reason the proposal is unacceptable when measured against Policies D1 and UR3 of the Replacement Unitary Development Plan.

- (ii) The proposed development would, by reason of its scale, massing, form, height and siting forward of the established building line on Broomhill Way, represent an unwelcome and strident feature, visually incongruous with the existing buildings on Broomhill Way, and therefore harmful to the visual amenity and character of the street scene. For this reason the proposal is unacceptable when measured against Policies D1 and UR3 of the Replacement Unitary Development Plan.
- (iii) The proposed development fails to provide sufficient and suitable provision within the site for the accommodation of motor vehicles as recommended within the Supplementary Planning Guidance contained within the Council's approved Car and Cycle Provision Guidelines. In particular the depth of the parking spaces is substandard. As such the proposed development would result in greater on-street car parking to the detriment of the safe and free flow of traffic on the highway. For this reason the proposed development is unacceptable when measured against Policies TM12, TM2, D1 and UR3 of the Replacement Unitary Development Plan and the Council's supplementary Planning Policy on House Extensions.
- (iv) The proposal is unacceptable, as the local planning authority does not consider that the proposed boundary treatment would adequately secure the proposed dwellings private amenity area and the development would therefore not be in accordance with Policy D4 of the Replacement Unitary Development Plan.
- (2) That enforcement officers from the local planning authority be requested to ensure that the fencing around 13 Grafton Road, Keighley is reduced by 1 metre in height.

(Colin Waggett – 01535 618590)

ACTION: *Strategic Director, Regeneration*

9 KENSINGTON STREET, KEIGHLY

Keighley Central

A change of use application to convert an existing light industrial unit to a community resource centre at Kensington Street, Keighley – 07/09810/FUL.

Resolved –

That the application be refused for the following reasons:

The proposed change of use from B2 light industrial to D1 community centre would result in the introduction of a community use in a predominantly industrial area resulting in potential conflicts and pedestrian safety issues having regard to the nature of Kensington Street as a through route, service road for commercial properties and with on street parking. Additionally the proposal fails to provide sufficient and suitable provision within the site for the accommodation of motor vehicles as recommended within the Supplementary Planning Guidance contained within the Council's approved Car and Cycle Provision Guidelines. As such the proposed development would result in greater on-street car parking to the detriment of the safe and free flow of traffic on the highway. For these reasons the proposed

development is unacceptable when measured against Policies UR3, TM19A and TM2 of the Council's Replacement Unitary Development Plan.

(Colin Waggett – 01535 618590)

ACTION: Strategic Director, Regeneration

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

Committee Secretariat Contact: Adam Backovic – 01274 431182
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