

## Decisions of the Area Planning Panel (Keighley) held on 7 August 2008

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

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### DECISIONS:

#### 1. DECISIONS MADE BY THE SECRETARY OF STATE

##### APPEALS DISMISSED

(i) **BUILDING C, STOCKBRIDGE WHARFE, RIDDLESDEN** Keighley East

Refurbishment of a derelict redbrick warehouse into 42 residential units – 07/07517/FUL.

(ii) **GOFF WELL FARM, GOFF WELL LANE, KEIGHLEY** Keighley East

Outdoor ménage( private use only) – 07/07594/FUL.

(iii) **10 BARLEY COTE AVENUE, RIDDLESDEN** Keighley East

Conservatory to rear of house - 07/09933/FUL.

(iv) **THE PIGGERY, HADFIELD FARM, ILKLEY** Ilkley

Change of use of redundant agriculture building to office – 07/07278/FUL.

##### APPEALS ALLOWED

(v) **12 CRYER MEADOW, HAWORTH** Worth Valley

Decking to the rear garden area - 07/04893/FUL.

**Resolved –**

**That the decisions be noted.**



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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



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

**(i) MOSS CARR FARM, MOSS CARR ROAD, LONG LEE Keighley East**

Construction of an unauthorised dwelling – 07/01224/ENFUNA.

The owner of the property had demolished the original farmhouse and started new build on a larger footprint. Planning permission was refused – 06/04112/FUL on 12 December 2006 and a retrospective application – 07/09153/FUL was refused on 5 February 2008.

The Department of Legal and Democratic Services had been instructed to issue an Enforcement Notice.

**Resolved –**

**That the Assistant Director Corporate Services (City Solicitor) and the Strategic Director of Regeneration be instructed to issue a Section 215 notice to have the land tidied up.**

(Colin Waggett – 01535 618590)

**ACTION: Assistant Director, Corporate Services (City Solicitor)/  
Strategic Director, Regeneration**

**3. GREENHEAD SCHOOL, GREENHEAD LANE, 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.

**Resolved –**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration's technical report (Documents "C" and "E") and the following conditions:**

- (i) That if the polycarbonates to be used in the development are not suitable a substitute be submitted to and approved in writing by the local planning authority prior to commencement of development.**
- (ii) The development should comprise only those materials approved in writing by the local planning authority.**

(Colin Waggett – 01535 618590)

**ACTION: Strategic Director, Regeneration**

4. **34 EXLEY MOUNT, KEIGHLEY**

**Keighley West**

Full application for two storey side extension at 34 Exley Mount, Keighley – 08/02817/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 the car parking spaces within the development shall at all times be used solely for that purpose and in connection with the use of the dwelling house, no. 34 Exley Mount.**
- (ii) That upon implementation of the permission all refuse bins shall be stored in the area between the extension and the original dwelling as indicated on the amended plan and shall be retained in that location thereafter.**

(Colin Waggett – 01535 618590)

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

5. **EBOR MILLS, EBOR LANE, HAWORTH**

**Worth Valley**

Full application for the change of use, alteration and extension of existing industrial buildings to create 102 residential units and construction of 18 houses with car parking and access road at Ebor Mills, Haworth – 08/02224/FUL.

**Resolved**

- (1) That the application be approved for the reasons set out in the Strategic Director, Regeneration's technical report ("the Report") subject to the following:**

- (A) The conditions set out in the Report, save that condition 22 of the Report be amended to read as follows:**

**" Hours of Operation - no construction except for between the following 0700-1800 Mondays to Fridays and 0730-1300 Saturdays. No activities except for emergency repairs shall be carried out at all on Sundays, Bank Holidays and/or Public Holidays"**

- (B) An additional condition requiring that a plan detailing the proposed works to the Ebor Lane, access to the site be submitted to and approved in writing by the local planning authority prior to the commencement of development and thereafter implemented as approved.**

- (C) That an agreement under Section 278 of the Highways Act 1980 be entered into to enable a traffic regulation order to be made extending the existing yellow lines on Ebor Lane to a new position outside of the existing listed cottages at Ebor Lane.**

(D) That a section 106 agreement be entered into to provide for an overage agreement which will require that certain commuted sums be paid to the council once the profit return from the development exceeds 20% and that authority be delegated to the Assistant Director Corporate Services (City Solicitor) and the Assistant Director (Planning) to formulate the detailed terms of the overage agreement with the applicant and that such agreement shall provide as follows:

- (i) That the Education and Recreation contributions required as set out in the Report as amended be recovered simultaneously in accordance with the following percentage split: 60% for education, 40% for recreation.
- (ii) That when both the Education and Recreation contributions have been fully paid any excess of this amount should go towards meeting the commuted sum due for Affordable Housing until this is fully paid.
- (iii) That no Metro element of contributions as set out in the Report be sought from the applicant.

(Colin Waggett – 01535 618590)

**ACTION:** *Strategic Director, Regeneration/Assistant Director (Planning)  
Assistant Director Corporate Services (City Solicitor)*

**6. EBOR MILLS, EBOR LANE, HAWORTH**

**Worth Valley**

Listed building application for the part demolition, extension, internal and external alterations of Grade 11 listed industrial buildings to form 102 residential units at Ebor Mills, Ebor Lane, Haworth – 08/02209/LBC.

**Resolved –**

**That listed building consent be granted 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*

**7. BRIDGEHOUSE MILL, BRIDGEHOUSE LANE, HAWORTH**

**Worth Valley**

Full application for the proposed refurbishment and extension to the existing employment building (B2), construction of a new employment building (B2 and B1 use), construction of 40 dwellings (C2) and eight live work units and highway improvements at the junction of Station Road and Bridgehouse Lane at Bridgehouse Mills, Bridgehouse Lane, Haworth - 08/01477/FUL.

**Resolved —**

- (1) That authority be delegated to the Assistant Director (Planning) to approve the application following the expiry of the publicity period (“the Period”) in the event that no new issues are raised from any representations received within the Period; for the reasons set out in the Strategic Director, Regeneration’s technical report (“the Report”) and subject to the following:
- (A) The conditions set out in the Report, save that condition 60 of the Report be amended to read as follows:
- “Hours of Operation – no construction except for between the following 0730-1800 Mondays to Fridays and 0730-1300 Saturdays. No activities except for emergency repairs shall be carried out at all on Sundays, Bank Holidays and/or Public Holidays”
- (B) An additional condition requiring that a plan of the proposed highways works to the junction off Station Road/Brow Road and Stationhouse Lane be submitted to and approved in writing by the local planning authority prior to the commencement of development and thereafter implemented as approved.
- (C) That an agreement under Section 278 of the Highways Act 1980 be entered into to secure the proposed highways works to the junction off Station Road/Brow Road and Station Road Lane and a raised roundabout with signage at Station Road/Brow Road. The works carried out under item B shall also form part of the Section 278 works agreement if the access works are on an adopted highway, if the highway is not adopted it will form part of an agreement under Section 38 of the Highways Act 1980.
- (D) That a section 106 agreement be entered into to provide for an overage agreement which will require that certain commuted sums be paid to the council once the profit return from the development exceeds 20% and that authority be delegated to the Assistant Director Corporate Services (City Solicitor) and the Assistant Director (Planning) to formulate the detailed terms of the overage agreement with the applicant and that such agreement shall provide as follows:
- (i) That the Education and Recreation contributions required as set out in the Report as amended be recovered simultaneously in accordance with the following percentage split: 60% for education, 40% for recreation.
- (ii) That when both the Education and Recreation contributions have been fully paid any excess of this amount should go towards meeting the commuted sum due for Affordable Housing until this is fully paid and
- (iii) That no Metro element of contributions as set out in the Report be sought from the applicant.

(Colin Waggett – 01535 618590)

**ACTION:** *Strategic Director, Regeneration/Assistant Director (Planning)*  
*Assistant Director Corporate Services (City Solicitor)*

8. **WYEDEAN WEAVING, BRIDGEHOUSE LANE, HAWORTH** Worth Valley

Full application for the change of use of mill from employment use (B2) to residential use (43 flats), re-instatement of original floor above existing arch, removal of external fire escapes and toilet blocks, replacement of windows and roof glazing, improvement of existing car park and construction of new car park at Bridgehouse Mill, Bridgehouse Lane, Haworth – 08/03781/FUL.

**Resolved —**

- (1) That authority be delegated to the Assistant Director (Planning) to approve the application following the expiry of the publicity period (“the Period”) in the event that no new issues are raised from any representations received within the Period; for the reasons set out in the Strategic Director, Regeneration’s technical report (“the Report”) and subject to the following:
- (A) The conditions set out in the Report, save that condition 85 of the Report be amended to read as follows:
- “Hours of Operation – no construction except between the following 0730-1800 Mondays to Fridays and 0730-1300 Saturdays. No activities except for emergency repairs shall be carried out at all on Sundays, Bank Holidays and/or Public Holidays”
- (B) That a section 106 agreement be entered into to provide for an overage agreement which will require that certain commuted sums be paid to the council once the profit return from the development exceeds 20% and that authority be delegated to the Assistant Director Corporate Services (City Solicitor) and the Assistant Director (Planning) to formulate the detailed terms of the overage agreement with the applicant and that such agreement shall provide as follows:
- (i) That the Education and Recreation contributions required as set out in the Report as amended be recovered simultaneously in accordance with the following percentage split: 60% for education, 40% for recreation.
- (ii) That when both the Education and Recreation contributions have been fully paid any excess of this amount should go towards meeting the commuted sum due for Affordable Housing until this is fully paid and
- (iii) That no Metro element of contributions as set out in the Report be sought from the applicant.

(Colin Waggett – 01535 618590)

**ACTION:** *Assistant Director Corporate Services (City Solicitor)/  
Strategic Director, Regeneration / Assistant Director (Planning)*

9. **WYEDEAN WEAVING, BRIDGEHOUSE LANE, HAWORTH** Worth Valley

Listed building application for the alteration of the mill to create a residential use comprising 43 flats, re-instatement of original floor above existing arch, removal of external fire escapes and toilet blocks and replacement of windows and roof glazing at Bridgehouse Mill, Bridgehouse Lane, Haworth – 08/03782/LBC.

**Resolved –**

**That authority be delegated to the Assistant Director (Planning) to grant listed building consent subject to the conditions set out in the report of the Strategic Director, Regeneration, following the expiry of the publicity period and provided that no new issues have been raised from any representations received within the relevant period.**

(Colin Waggett – 01535 618590)

***ACTION: Strategic Director Regeneration/Assistant Director (Planning)***

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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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