

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

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

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### DECISIONS:

1. **LAND AT ROMBALDS COTTAGE, CROSSBECK ROAD, ILKLEY** Ilkley

Consideration of an objection to Tree Preservation Order 08/00023/I. Section 201 Town and Country Planning Act 1990, Land at Rombalds Cottage, Crossbeck Road, Ilkley.

**Resolved –**

**That the objection be overruled and Tree Preservation Order 08/00023/I be confirmed without modification.**

(Colin Waggett – 01535 618590)

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

2. **LAND AT 9 DENBY COURT, OAKWORTH** Worth Valley

Consideration of two objections to Tree Preservation Order 08/00020/I. Section 201 Town and Country Planning Act 1990, Land at 9 Denby Court, Oakworth.

**Resolved –**

**That the objections be overruled and Tree Preservation Order 08/00020/I be confirmed without modification and that the owner of 9 Denby Court, Oakworth be asked to liaise with the local planning authority if he/she wants to carry out any work on the tree in question.**

(Colin Waggett – 01535 618590)

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



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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



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

(i) **5 WHARFE PARK, ADDINGHAM**

**Craven**

The construction of decking and rail across the beck to the rear of the property – 07/01164/ENFUNA.

The owners of 5 Wharfe Park, Addingham had built decking and a protective rail across the beck at the rear of their property. It was considered that the structure had an unacceptable impact on the local environment and that it created a situation where there may be an increased risk of flooding.

The Assistant Director, Corporate Services (City Solicitor) had now been instructed to prepare an enforcement notice in connection with this breach of planning control.

(ii) **THREE ACRES PUBLIC HOUSE, BINGLEY ROAD,  
CROSS ROADS**

**Worth Valley**

Unauthorised development – 07/00723/ENFUNA.

The owners of the property had submitted a planning application in 2007 which included setting out and tar-macadam surfacing the existing car park, creating a children's play area with associated apparatus and extending the car park into the adjoining green belt land. The application was refused on 30 May 2007. Despite the refusal the owners proceeded with the work.

The owners had indicated that it was their intention to appeal the refusal. No appeal had been received. Despite discussions with the owners they had refused to restore the land to its former state.

The Assistant Director, Corporate Services (City Solicitor) had now been instructed to issue an Enforcement Notice.

(iii) **LAND AT JUNCTION OF BROWN BANK LANE  
AND FISHBECK LANE, SILSDEN**

**Craven**

Unauthorised change of use – 08/00555/ENFUNA.

The land falls within the agricultural Green Belt. The owner had created a large area of hardstanding and had stationed three large stable blocks on it. It was also being used for the parking of vehicles for transporting horses.

The owners had claimed that the development was permitted. However it was the contention of the local planning authority that the development was contrary to Policies GB1, GB2, NE3A and D1 of the Replacement Unitary Development Plan and contrary to PPS7 and PPG2.

The Assistant Director, Corporate Services (City Solicitor) had now been instructed to issue an Enforcement Notice.

**Resolved –**

**That the reports be noted.**

**ACTION: Strategic Director, Regeneration**

**4. ENFORCEMENT COMPLAINTS CLOSED BY THE AREA PLANNING MANAGER AS NOT EXPEDIENT TO PURSUE**

(i) **13 Leeds Road, Ilkley** **Ilkley**

Unauthorised change of use from one flat to two flats above these commercial premises at 13 Leeds Road, Ilkley – 08/00088/ENFUNA.

Date of Enforcement file closed: 29 July 2008.

(ii) **'Rohan', Unit 11, Station Building, Station Road, Ilkley** **Ilkley**

Unauthorised sign to the front of 'Rohan', Unit 11, Station Building, Station Road, Ilkley. This sign replaces an existing sign of similar dimensions.

Date of Enforcement file closed: 29 July 2008.

(iii) **8 Lodge Hill, Addingham** **Craven**

Unauthorised fences to the side of 8 Lodge Hill, Addingham – 08/00312/ENFUNA.

Date Enforcement file closed: 1 August 2008.

**Resolved –**

**That the reports be noted.**

(Colin Waggett – 01535 618590)

**NO ACTION**

**5. 15 LEEDS ROAD, ILKLEY – 08/04469/COU** **Ilkley**

Change of use from garage/store room to a Hackney Carriage Booking Office - building to rear of 15 Leeds Road , Ilkley – 08/04469/COU.

The Council had received a number of letters of objection plus a petition signed by 71 people objecting to the above planning application on grounds of increased noise disturbance and concerns about road safety in what was already a very congested one-way street with very limited parking.

The application had now been refused under Officer's delegated powers on the grounds that the proposed taxi booking office would be introduced into a quiet back street close to a number of residential properties. Unacceptable disturbance would arise due to taxi activity and customers using the premises at unsocial hours. There was a lack of car parking at the site and highway safety problems would be caused due to lack of facilities for taxis to stop and turn on Weston Road - which was a residential one-way street. In addition, no measures were proposed for effective supervision, safety or control of

customers using the premises, especially late at night.

**Resolved –**

**That the petition be noted.**

(Colin Waggett – 01535 618590)

**NO ACTION**

6. **19 RICHMOND PLACE, ILKLEY**

**Ilkley**

Full application for alterations to allow creation of one additional, 1 bedroom apartment at basement level in property already converted into 3 x 1 bedroom apartments at 19 Richmond Place, Ilkley - 08/02859/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.**

(Colin Waggett – 01535 618590)

**ACTION: Strategic Director, Regeneration**

7. **44 WOODLANDS RISE, HAWORTH**

**Worth Valley**

Full planning application for construction of a three bedroom detached house with parking for two vehicles at land to the rear of 44 Woodlands Rise, Haworth - 08/02225/FUL.

**Resolved –**

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

- (i) **That Condition of Approval No. 4 in the report be deleted and replaced by the following Condition: "Prior to commencement of development, details of a plan for a separate system of drainage shall be submitted to and approved by the local planning authority and thereafter implemented.**
- (ii) **That prior to commencement of development a revised scheme for the proposed fencing be submitted to and approved in writing by the local planning authority and thereafter implemented and that such fencing shall not exceed one metre in height.**
- (iii) **That the access, parking and turning area of the proposed development shall have a permeable surface.**

(Colin Waggett – 01535 618590)

**ACTION: Strategic Director, Regeneration**

8. **AIRE VALLEY ROAD, KEIGHLEY**

**Keighley East**

Application for determination as to whether Prior Approval was required for the siting and appearance of a Telecommunications Installation at land in front of Magnet/Homebase, Aire Valley Road, Keighley. The proposal comprises the installation of a telecommunications monopole supporting six antennae within a shroud with a total height of 14.7m and an additional equipment cabinet (cabinet already installed) – 08/04987/PNT.

**Resolved –**

**That prior approval is not required for the siting and appearance of a Telecommunications Installation at land in front of Magnet/Homebase, Aire Valley Road, Keighley.**

(Colin Waggett – 01535 618590)

**ACTION: Strategic Director, Regeneration**

9. **LAND TO THE WEST OF WEAVERS HILL, HAWORTH**

**Worth Valley**

Outline application with access, layout and scale to be considered. Construction of residential development (18 apartments) and hotel complex, leisure facilities and associated works - Land to the west of Weavers Hill, Haworth – 08/04453/OUT.

This application was referred to the Panel so that it could advise the Regulatory and Appeals Committee on the local implications of the application. The application must be determined by the Regulatory and Appeals Committee as it was a departure from the Replacement Unitary Development Plan.

**Note: The applicant withdrew the application at the meeting.**

(Colin Waggett – 01535 618590)

**NO ACTION**

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**FROM:** S Hemingway  
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