

# Bradford Metropolitan District Council

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## A meeting of the Area Planning Panel held on Thursday 11 September 2014 at 7.30pm, Keighley Town Hall

Commenced  
Adjourned  
Reconvened  
Concluded

### Councillors

<b>E</b>	<b>LABOUR</b>
	Lee
	Rowen

Councillor Shamin Akhtar

Councillor Arshad Hussain

## **ION OF REPORTS AND BACKGROUND PAPERS**

peals submitted by the public to review decisions to rest

## **QUESTIONS**

estions submitted by the public.

## **ROMBALDS COTTAGE, CROSSBECK ROAD, ILKLEY**

an objection to Tree Preservation Order 08/00023/I. S  
ning Act 1990, Land at Rombalds Cottage, Crossbeck R

ector, Regeneration reported that a Tree Preservation O  
ril 2008 as a result of a Notice of Intent within the C  
February 2008 to prune the beech tree. Due to the  
e extent of the pruning it was considered that this work  
the health and amenity value of the tree as the tree had  
maximum under a previous Notice of Intent in 2006. Fo

arge specimen of high visual amenity value next to a p  
Moor. The Council cannot refuse a Notice of Intent and

ector, Regeneration reported that a Tree Preservation Order was made in 2008 as a result of a request from a member of the public. The tree was one of few trees within the area with high value within the street scene. It was considered expedient to confirm the Lime tree could be removed or pruned and replaced to improve the street scene.

Two objections were made in relation to the Lime tree on the application for a Tree Preservation Order "H".

The Director, Regeneration recommended that the objections be dismissed without modification.

It was noted that the owner of 9 Denby Court, Oakworth should be consulted by the local planning authority if he/she wants to carry out any work on the tree.

**It is recommended that the objections be overruled and Tree Preservation Order "H" be granted without modification and that the owner of 9 Denby Court be consulted by the local planning authority if he/she wants to carry out any work on the tree in question.**

***Strategic Director, Regeneration***

indicated that it was their intention to appeal the refusal. Despite discussions with the owners they had refused to.

Director, Corporate Services (City Solicitor) had now been sent a Refusal Notice.

## **JUNCTION OF BROWN BANK LANE BECK LANE, SILSDEN**

Change of use – 08/00555/ENFUNA.

within the agricultural Green Belt. The owner had created a development and had stationed three large stable blocks on it. It was also used as a vehicle for transporting horses.

The owner claimed that the development was permitted. However, the local planning authority that the development was contrary to the policies of A and D1 of the Replacement Unitary Development Plan 2002.

Director, Corporate Services (City Solicitor) had now been sent a Refusal Notice.

**to be noted.**

at file closed: 1 August 2008.

**be noted**

## **ROAD, ILKLEY – PETITION**

from garage/store room to a Hackney Carriage Booking Office  
Road, Ilkley – 08/04469/COU.

received a number of letters of objection plus a petition  
to the above planning application on grounds of  
concerns about road safety in what was already a very  
very limited parking.

had now been refused under Officer's delegated powers.  
A taxi booking office would be introduced into a quiet ba  
idential properties. Unacceptable disturbance would  
customers using the premises at unsocial hours. There w  
e and highway safety problems would be caused due to  
and turn on Weston Road - which was a residential or

recommended approval of the application subject to conditions.

**ation be approved for the reasons and subject to the  
Strategic Director, Regeneration's technical report.**

***Strategic Director, Regeneration***

## **WOODLANDS RISE, HAWORTH**

Application for construction of a three bedroom detached house on a plot of land to the rear of 44 Woodlands Rise, Haworth - 08/02

Strategic Director, Regeneration gave a presentation setting out the proposed layout. He reported the Parish Council had no objections. He reported representations raised by members of the public. No written representations had been received in respect of the application. The representations received were as outlined in Document "I

Strategic Director, Regeneration reported that on page 19 of Document "I" should be deleted and replaced by "planning" and that condition 4 should be replaced by the following condition 4: "prior to completion of the details of a plan for a separate system of drainage shall be



## **LEY ROAD, KEIGHLEY**

determination as to whether Prior Approval was required for the proposed Telecommunications Installation at land in front of Magnet/Homebush Road, Keighley. The proposal comprises the installation of a 15m high monopole supporting six antennae within a shroud with an additional equipment cabinet (cabinet already installed) –

The Strategic Director, Regeneration reported that no objections or representations were received in respect of the application. Consideration had been given to the impact of the proposal on the local environment, local residents and highway safety and it was concluded that there would be any adverse impact on the highway of any importance. He recommended that Prior Approval was not required.

**Prior Approval is not required for the siting and application of the proposed Telecommunications Installation at land in front of Magnet/Homebush Road, Keighley.**

***Strategic Director, Regeneration***

## **THE WEST OF WEAVERS HILL, HAWORTH**



ing panel were requested to take account of the various o  
ents.

ector, Regeneration reported that 41 representations ha  
summary of representations received were as outlined  
d that the outline planning permission be refused for the

ector, Regeneration further updated the panel that three  
e of support of the application had been received. Memb  
nts:

jobs would the development create?

irector, Regeneration responded that there was no  
cal economy from the development.

or was present at the meeting and made the following po

using needs survey in 2005 had identified 21 persons w  
ed a flat and 18 flats had been built on a doctors surg

ts were needed for elderly persons but the develo  
e for them as it was on a steep hill and senior citizens  
carry shopping up a steep hill.

as a need for more flats then mills should be used  
dation.

was present at the meeting and he withdrew the application. The officers of the local planning authority withdrawing the application were advised in writing by his agent.

**Applicant withdrew the application at the meeting.**

(Colin Waggett)

Chair

**Minutes are subject to approval as a correct record at the next meeting of the committee.**