

Decisions of the Area Planning Panel (Keighley) held on 18 December 2008

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

DECISIONS:

1. ENFORCEMENT ITEMS

(i) 25 East Parade, Ilkley

Ilkley

The unauthorised construction of a means of enclosure that exceeds the permitted height under the General Permitted Development Order – 07/01215/ENFCOU.

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

(ii) 10 Hillcrest Avenue, Silsden

Craven

The unauthorised change of use of a domestic garage for use for motor vehicle repairs – 08/00754/ENFCOU.

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

(iii) Land at Wayside Mews, Banklands Lane, Silsden

Craven

The unauthorised stationing of caravans – 08/00924/ENCOU.

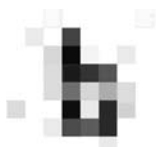
The site was now clear and the file has been closed.

(iv) The Grouse Inn, Keighley Road, Silsden

Craven

The unauthorised erection of a lighting column and lamp head – 04/01443/ENFUNA.

The Assistant Director Corporate Services (City Solicitor) has been instructed to issue an enforcement notice for the removal of the column and lamp.



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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



Resolved –

That the reports be noted.

(Martyn Burke – 01535 618071)

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

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

(i) **1 Bronte Street, Haworth** **Worth Valley**

Alleged non-compliance with a planning condition, 1 Bronte Street, Haworth
– 08/01170/ENFAPP.

Date enforcement file closed: 10 October 2008.

(ii) **3 & 7 Bridge Lane, Ilkley** **Ilkley**

Unauthorised low level decking in garden areas – 08/01069/ENFUNA.

Date enforcement file closed: 11 November 2008.

(iii) **110 Upper Hird Street, Keighley** **Keighley West**

Non-compliance with approved plan at 110 Upper Hird Street, Keighley
– 07/01435/ENFCON.

Date enforcement file closed: 17 November 2008.

Resolved –

That the reports be noted.

(Martyn Burke – 01535 618071)

NO ACTION

3. DECISIONS MADE BY THE SECRETARY OF STATE

APPEALS DISMISSED

(i) **14 Oakbank Drive, Keighley** **Keighley West**

Proposed detached dwelling - bungalow – 08/00267/FUL.

(ii) **Land South of Crofters Green, Hill House Lane, Oxenhope** **Worth Valley**

Construction of three storey detached house with integral garage and

attached garage with conservatory over – 07/08587/FUL

(iii) **The Sidings, Wheatley Lane, Ilkley**

Ilkley

Proposed 700mm increase in roof height to accommodate rooms in roof space – 08/02672/FUL.

(iv) **17 North View Street, Keighley**

Keighley Central

Proposed front and rear dormer windows – 08/03321/FUL.

Resolved –

That the decisions be noted.

(Martyn Burke – 01535 618071)

NO ACTION

4. **17A LAWKHOLME CRESCENT, KEIGHLEY**

Keighley Central

Full application for change of use of an existing second floor office to a use as a taxi/private hire booking office 17a Lawkholme Crescent, Keighley – 08/05940/COU.

Resolved:

That following the information provided by the applicant at the meeting concerning the proposed frequent and continuous use of the premises by taxi/private hire drivers and parking arrangements for said drivers, the application be refused for the following reason:

The proposals would result in substantially increased vehicular activity, manoeuvring and parking on highways surrounding the site to the detriment of highway safety, the free flow of traffic, existing servicing arrangements for nearby businesses and the residential amenities of occupiers of nearby flats. As such the proposals are contrary to Policies UR3, TM2 and TM19A of the Replacement Unitary Development Plan.

(Martyn Burke – 01535 618071)

ACTION: Strategic Director, Regeneration

5. **HAWTHORNE, OWLER PARK ROAD, ILKLEY**

Ilkley

Full application for demolition of existing house and construction of two detached houses at Hawthorne, Owler Park Road, Ilkley – 08/02385/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 conditions:

(i) That condition of approval No. 5 be amended to read as follows:

"That the development shall not commence until details of a scheme for the improvement of pedestrian safety and reduction of vehicle speeds at Owler Park Road complete with all necessary consents has been submitted to, and approved in writing by the local planning authority ("the Approved Scheme"); and the Approved Scheme shall be implemented as approved, or in accordance with such other details as may be agreed in writing by the local planning authority prior to the commencement of development; and once implemented the measures shall remain in place and shall not be removed except with the prior written permission of the local planning authority."

(ii) That condition of approval No. 6 be amended to read as follows:

"The hours of construction shall be restricted to 07.30 – 18.00 Mondays to Fridays and 07.30 – 13.00 Saturdays, with no working on Sundays and Bank Holidays and/or Public Holidays."

(2) That details of a drainage scheme shall be submitted to and approved in writing by the local planning authority prior to the commencement of development.

(Martyn Burke – 01535 618071)

ACTION: *Strategic Director, Regeneration*

6. **148 SKIPTON ROAD, ILKLEY**

Ilkley

Full application, as amended, for the erection of a one and a half storey side extension and removal of part of the existing garage at 148 Skipton Road, Ilkley – 08/04906/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 and the following condition:

The west elevation wall of the extension hereby permitted shall be faced in render materials coloured to match the render of the existing building.

(Martyn Burke – 01535 618071)

ACTION: *Strategic Director, Regeneration*

7. **90B BOLLING ROAD, ILKLEY**

Ilkley

A retrospective application for fencing fronting onto Bolling Road at 90b, Bolling Road, Ilkley – 08/06121/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.

(Martyn Burke – 01535 618071)

ACTION: Strategic Director, Regeneration

8. 1 THE CROFT, THWAITES, KEIGHLEY

Keighley East

A full planning application for construction of four detached dwellings on land at Croft Cottage, 1, The Croft, Keighley– 08/01569/FUL.

Resolved –

That the application be refused for the following reasons:

The proposed dwellings would be located immediately adjacent to an established boiler manufacturing factory and the Airedale railway line and in close proximity to the Aire Valley Road, all of which generate significant noise nuisance. The proposed residential dwellings are incompatible with the adjoining general industrial use and this location would not provide appropriate, quality setting for a residential development or offer a reasonable standard of amenity for prospective occupants who would be subject to noise nuisance, particularly when windows are open or they are using their gardens. The noise mitigation proposals suggested by the applicant are not considered sufficient to convince the local planning authority that noise nuisance problems can be satisfactorily overcome so as to ensure an adequate standard of amenity for future occupants. The proposal is unacceptable having regard to the guidance contained within PPG24 and Policies P7 and D1 of the Replacement Unitary Development Plan (2005).

(Martyn Burke – 01535 618071)

ACTION: Strategic Director, Regeneration

9. THE BRAMBLES AND THE ELMS OFF DAMEMS LANE, KEIGHLEY

Keighley West / Keighley East

Not for publication Document “T” relating to the planning applications for The Brambles and The Elms off Damems Lane, Keighley.

Resolved –

That the matter be referred to the Strategic Director, Regeneration to enable him to engage in further discussions with the applicant, and that a further report be brought back to the next meeting of this Panel, or, if discussions have been concluded sooner, to an earlier meeting of the Regulatory and Appeals Committee.

(Martyn Burke – 01535 618071)

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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