

REPORT TO AREA PLANNING PANEL (KEIGHLEY)

REPORT OF THE STRATEGIC DIRECTOR OF REGENERATION TO THE MEETING OF
THE AREA PLANNING PANEL (KEIGHLEY) TO BE HELD ON 18th DECEMBER 2008

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SUMMARY STATEMENT - PART ONE

Items include:

- ◆ Items deferred from a previous Sub-Committee
 - ◆ Applications subject to approval under Section 106 Agreement of the Town and Country Planning Act 1990
 - ◆ Applications with Petitions
 - ◆ Requests for Enforcement/Prosecution Action
 - ◆ Regulation 3 of the Town and Country Planning General Regulations 1992
 - ◆ Decisions by the Secretary of State
 - ◆ Miscellaneous Items
- The sites concerned are:
- 25 East Parade, Ilkley.
 - 10 Hillcrest Avenue Silsden
 - Land at Wayside Mews, Banklands Lane, Silsden.
 - The Grouse Inn, Keighley Road, Silsden.
 - 1 Bronte Street, Haworth.
 - 3 and 7 Bridge Lane, Ilkley.
 - 110 Upper Hird Street, Keighley
 - 14 Oakbank Drive, Keighley.
 - Land south of Crofters Green, Hill House Lane, Oxenhope.
 - The Sidings, Wheatley Lane, Ilkley
 - 17 North View Street, Keighley
 - 17a Lawkholme Crescent, Keighley

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ENFORCEMENT ITEM

Date: 18 Dec 2008

Item Number: 1

Ward: Ilkley

Recommendation: That the report be noted.

Enforcement number: 07/01215/ENFCOU

Site Location: Property known as 25 East Parade, Ilkley.

Alleged breach of planning control: Unauthorised construction of a means of enclosure that exceeds the permitted height under the General Permitted Development Order.

CIRCUMSTANCES:

The owner/occupier of the property has erected a fence exceeding the permitted height. Despite requests to remove or reduce it in height to within that permitted the owner/occupier has failed to do so. The department of Regeneration has therefore been instructed to issue an enforcement notice.

ENFORCEMENT ITEM

Date:- 18 Dec 2008

Item Number: 1A

Ward: Craven

Recommendation: That the report be noted.

Enforcement number: 08/00754/ENFCOU

Site Location: 10 Hillcrest Avenue, Silsden

Alleged breach of planning control: The unauthorised change of use of a domestic garage for use for motor vehicle repairs.

CIRCUMSTANCES:

Complaints have been received that the owner is using his domestic garage for motor vehicle repairs. It is understood that repairs are regularly undertaken at the property. Despite writing to the owner of the property he has failed to contact the Local Planning Authority. The use is considered to be inappropriate in a residential area.

The department of Legal and Democratic Services have therefore been instructed to serve an enforcement notice.

ENFORCEMENT ITEM

Date: 18 Dec 2008

Item Number: 2

Ward: Craven

Recommendation: That the report be noted.

Enforcement number: 08/00924/ENFCOU

Site Location: Land at Wayside Mews, Banklands Lane, Silsden

Alleged breach of planning control: The unauthorised stationing of caravans.

CIRCUMSTANCES:

The owners removed the caravans from the land prior to a site visit on 5th November 2008.

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

ENFORCEMENT ITEM

Date: 18 Dec 2008

Item Number: 3

Ward: Craven

Recommendation: That the report be noted.

Enforcement number: 04/01443/ENFUNA

Site Location: The Grouse Inn, Keighley Road, Silsden

Alleged breach of planning control: The unauthorised erection of a lighting column and lamp head.

CIRCUMSTANCES:

An application for planning permission was refused on 24 May 2005 and a subsequent appeal dismissed. A further application was submitted and refused on 12 August 2008. The owner has been asked to remove the lighting column and lamp but failed to do so.

The Department of Regulation has therefore been instructed to serve an enforcement notice for the removal of the column and lamp.

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

Date: 18 December 2008

Item No: 4

Ward: Worth Valley

Complaint Ref No: 08/01170/ENFAPP

Recommendation: That the report be noted

Description and Address: Alleged non compliance with a planning condition.
1 Bronte Street, Haworth.

Reason: It is not considered that the breach of planning control would cause significant amenity issues to warrant enforcement action.

Date File Closed: 10 October 2008

Date: 18th December 2008

Item No: 5

Ward: Ilkley (14)

Complaint Ref No: 08/01069/ENFUNA

Address: 3 & 7 Bridge Lane Ilkley

Recommendation: That the report be noted

Description: unauthorised low level decking in garden areas

Reason:

It is considered that the breach of planning control would not cause significant amenity issues to warrant Enforcement (Legal) Action.

Date Enforcement File Closed: 11th November 2008

Date: 18 December 2008

Item No: 6

Ward: Keighley West

Complaint Ref No: 07/01435/ENFCON

Recommendation: That the report be noted

Description and Address: Non compliance with approved plan at 110 Upper Hird Street, Keighley

Reason: The non compliance would have been accepted as a minor amendment to the approved plan. The developer was requested to submit an amended plan but failed to do so.

Date File Closed: 17 November 2008

MISCELLANEOUS ITEM

APPEAL DECISIONS BY SECRETARY OF STATE

ITEM NO: 7
WARD: Keighley West
SITE: 14 Oakbank Drive, Keighley.
APPLICATION NO: 08/00267/FUL
PROPOSAL: Proposed detached dwelling – bungalow.
DECISION: Dismiss

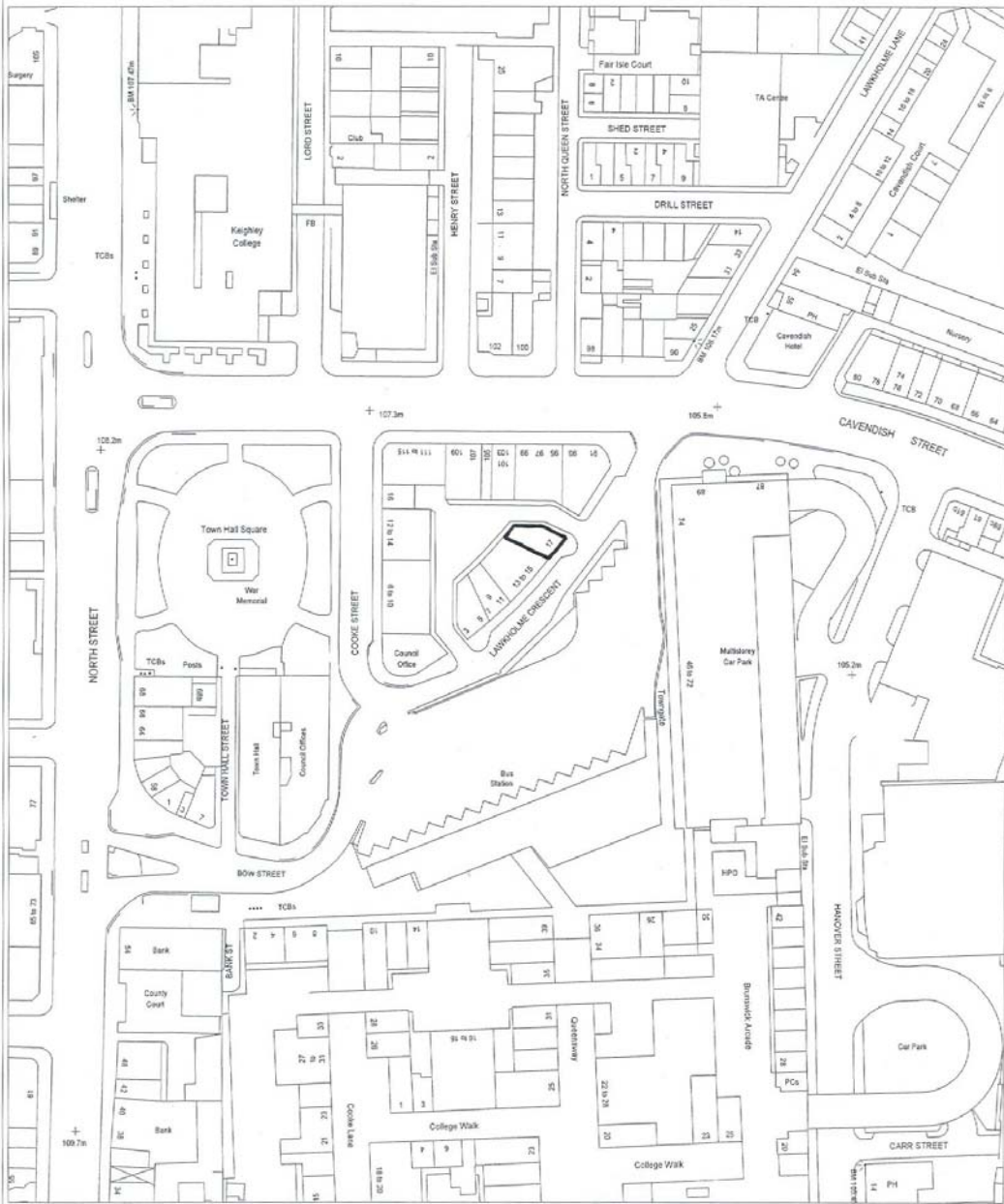
ITEM NO: 8
WARD: Worth Valley
SITE: Land south of Crofters Green, Hill House Lane, Oxenhope.
APPLICATION NO: 07/08587/FUL
PROPOSAL: Construction of three storey detached house with integral garage and attached garage with conservatory over.
DECISION: Dismiss

ITEM NO: 9
WARD: Ilkley
SITE: The Sidings, Wheatley Lane, Ilkley.
APPLICATION NO: 08/02672/FUL
PROPOSAL: Proposed 700mm increase in roof height to accommodate rooms in roof space.
DECISION: Dismiss

ITEM NO: 10
WARD: Keighley Central
SITE: 17 North View Street, Keighley.
APPLICATION NO: 08/03321/FUL
PROPOSAL: Proposed front and rear dormer windows.
DECISION: Dismiss

KEIGHLEY AREA PLANNING PANEL

DATE
18 December 2008



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LOCATION

ITEM No.

2nd Floor 17 LAWKHOLME CRESCENT, KEIGHLEY

DATE: 18 DECEMBER 2008

ITEM No: 11

WARD: KEIGHLEY CENTRAL

RECOMMENDATION: TO GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS

APPLICATION No: 08/05940/COU

Type of Application/Proposal & Address

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

APPLICATION WITH PETITION

Site Description

This existing business office is located within the second floor of a building fronting onto Lawkholme Crescent and the Keighley bus station beyond. The site is within the town centre in a terrace that is commercial in character and is not within an area that is known to contain residential accommodation.

Relevant Site History

99/00230/COU – hot food outlet (at ground floor). Granted 24.3.99

Replacement Unitary Development Plan (UDP) Proposals & Policies

Within the Town Centre as shown on the RUDP Proposals Map
Keighley Town Centre Conservation Area
Relevant RUDP Policies:

UDP3 – quality of built development
UR2 – urban renaissance
UR3 – local planning considerations
BH7 – Conservation Area
CR1A – Central Shopping Area
TM2 – mitigation of transport impact
TM19A – highway safety

Town Council

Keighley Town Council have no objections

Publicity and Number of Representations

Advertised by neighbour letters, press and site notice. Expiry 6 November 2008.
Petition in objection received
No individual letters have been received.

Summary of Objections

1. There is no need for a further booking office in the town centre
2. The attraction of further taxis into the area will cause traffic mayhem

Summary of Main Issues

Principle of the use at this location

Impact on local amenity

Impact on highway safety

Appraisal

Principle of the use at this location

The principle of bringing into productive use the vacant upper floors in town centre buildings is one that is supported – especially since it is also part of the town centre conservation area. A taxi booking office would support and enhance the general commercial activity of the town centre and complement the bus station across the road.

In this case the booking office will not be at street level and will serve private hire vehicles, with no provision for visiting members of the public/customers. It should cause no significant implications for the local area or for traffic conditions in the surrounding network of streets.

Accordingly, and in principle, the proposal would merit support.

Impact on local amenity

There are no known residential flats within the terrace in question. Moreover, the location is within the town centre and opposite the bus station, where there is a good deal of activity and general vibrancy including activity during the hours of darkness. The proposals would not therefore give rise to direct adverse effects upon any neighbouring occupiers.

Indeed the applicant points out that there should be an improvement in security of other town centre users within and around the application site as a result of 24 hour occupation of the booking office. This is acknowledged and would be in accordance with Policy D4 of the Replacement UDP.

The proposals indicate that the booking office would involve solely a telephone and radio set with which the operator may communicate with his private hire drivers.

No external changes are proposed to the building so there will be no adverse effects on the Conservation Area arising from the use itself. However, a radio antenna may be necessary and no details are given of this. It is suggested that a Condition be imposed to require approval of the size and siting of any such antenna. Otherwise, the proposals would have no implications for local visual amenity or for the character of the Keighley Town Centre Conservation Area.

Accordingly the proposals are considered to satisfy Policies UDP2, UDP3, UR3 and BH7 of the Replacement Unitary Development Plan

Highway safety issues

As noted above, the intention with this proposal is for the premises to be used solely for telephone and radio communications to vehicles operating around Keighley. The use would not therefore attract vehicles for the purposes of collection of customers. As the office is proposed at 2nd floor level it is also unlikely that customers would try to obtain a taxi ride from the site itself. There is parking on the street outside the premises, but this is limited in extent and serves other businesses. To prevent parking associated with the taxi office affecting other businesses and road safety, it is suggested that a Condition be imposed to prevent facilities being provided at the site for customers because problems could arise for other users of Lawkholme Crescent if the highway was blocked by taxis picking up customers from the site.

There is a hot food takeaway in the ground floor of this building and it is probable that this business already results in the attraction of additional vehicles to Lawkholme Crescent particularly during the evening but there appear to be no significant issues with respect to traffic movement on the crescent and the proposal here would not add to current traffic levels or give rise to additional road safety problems.

On the basis of the proposal as set out in the planning application therefore, there appear to be no grounds upon which refusal of the proposal would be justified on highway safety grounds.

Accordingly the proposals are satisfactory in light of Policies TM2 and TM19A of the Replacement Unitary Development Plan.

Community Safety Implications

There are no community safety implications.

Reasons for Granting Planning Permission

The reuse of vacant upper floor accommodation within the town centre improves the apparent vibrancy of, and activity within, the town to the benefit of local economic and social regeneration and is in accordance with Policies UDP3 and UR3 of the Replacement Unitary Development Plan.

Occupancy of this building throughout the hours of darkness also assists in ensuring security for surrounding properties in accordance with Policy D4 of the Replacement Unitary Development Plan.

The booking office does not provide a waiting room or other facilities for visiting customers to await collection and therefore there are no implications for highway safety or the free flow of traffic in Lawkholme Crescent or surrounding streets.

Recommendation

1. Commence development within 3 years
2. The use hereby approved shall involve a radio/telephone base only and no facilities shall be provided at the site for customers to await collection.
3. Details of any necessary radio mast or antenna must be submitted and
4. approved prior to commencement.