

Decisions of the Area Planning Panel (Keighley) held on 25 February 2009

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

DECISIONS:

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

(i) **Land at Green Lane, Newsholme, Keighley**

Worth Valley

Unauthorised tipping – 07/00815/ENFUNA.

Date enforcement file closed: 6 January 2009.

(ii) **Land at 67 Drewry Road, Keighley**

Keighley Central

Protected tree – 07/00602/TPOCN.

Date enforcement file closed: 23 December 2008.

(iii) **Land at Cragg House Farm, Fishbeck Lane, Silsden**

Craven

Unauthorised tipping – 07/01062/ENFUNA.

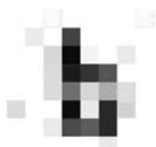
Date enforcement file closed: 9 January 2009.

Resolved –

That the reports be noted.

(Martyn Burke – 01535 618071)

NO ACTION



2006-2007
Improving Rural Services
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INVESTOR IN PEOPLE

Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



2. ENFORCEMENT ITEMS

(i) **18 Barley Cote Road, Riddlesden, Keighley** **Keighley East**

The unauthorised erection of a garage – 08/00417/ENFAPP.

The owner of the property had submitted an application to build a dwelling house on part of his garden that adjoins Barley Cote Avenue in 2004. This application – 04/01704/FUL – was granted on 27 July 2004.

In Spring 2008 the owner had built a double garage on the site of the proposed dwelling and on 21 April 2008 the Council requested that he submit a retrospective application for the retention of the garage. The owner had not submitted such an application, however, it was considered that if such an application were submitted it would be approved by the local planning authority. In the circumstances it was not considered expedient to take any further action.

(ii) **Sunderland Street Works, Sunderland Street, Keighley** **Keighley Central**

The unauthorised erection of a wall and gates – 07/00101/ENFUNA.

This was an industrial property and was adjacent to other industrial properties. The owner had erected a 1.8m high wall and installed 2m high gates along the frontage with Sunderland Street in order to secure his property. A retrospective application had been requested but not received. The wall and gates were in keeping with existing structures along Sunderland Street and required for the security of the premises. It was considered that if an application were submitted it would be approved by the local planning authority. In the circumstances it was not considered expedient to take any further action.

(iii) **67 Drewry Road, Keighley** **Keighley Central**

Unauthorised pigeon loft – 06/00957/ENFUNA.

An unauthorised pigeon loft was constructed at the dwelling in 2006. A retrospective application was subsequently submitted and refused. Despite negotiations with the owner the pigeon loft still remained unauthorised.

The Assistant Director, Corporate Services (City Solicitor) has been instructed to serve an enforcement notice.

Resolved –

That the reports be noted.

(Martyn Burke – 01535 618071)

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

3. DECISIONS MADE BY THE SECRETARY OF STATE

APPEALS DISMISSED

- (i) **Land at Cringles Park, Bolton Road, Silsden** **Craven**

Siting of a porta-cabin type building without planning permission – 08/00143/APPENF.

The appeal fails on grounds (b), (c) and (f) and succeeds in part on ground (g). The notice was upheld with an extension to the compliance period.

- (ii) **37 Valley View Close, Oakworth** **Keighley West**

The unauthorised carrying out of engineering operations involving the alteration of land levels and construction of retaining walls so as to form a hard surface area upon which surrounding timber fencing had been erected.

The appeal failed and planning permission was refused. The enforcement notice was upheld with extensions to the compliance periods.

- (iii) **Lower Turnshaw Farm House, White Lane, Oakworth** **Worth Valley**

A private access track and parking to an existing dwelling – 08/03643/FUL.

- (iv) **Whitehill Farm, Whitehill Road, Oakworth, Keighley** **Worth Valley**

Proposed garage and workshop – 08/03162/FUL.

- (v) **36 Albert Yard, Keighley** **Keighley Central**

Change of use of a dwelling to a waiting room (ground floor) for an adjacent private hire base – 08/00593/COU.

- (vi) **22 Moorfield Road, Ben Rhydding, Ilkley** **Ilkley**

Demolition of existing dwelling and construction of 4 No. detached dwellings – 08/01315/FUL.

- (vii) **Longlands, Skipton Road, Steeton with Eastburn** **Craven**

Construction of 12 No. apartment block and a 6 No. apartment plus 4 No. terrace house block plus associated works – 07/09911/FUL.

The appeal failed and no award of costs was made.

- (viii) **Land to the South West of Sheep Hills Farm, Whitehill Road, Oakworth, Keighley** **Worth Valley**

Construction of field shelter, hay barn and all weather paddock – 08/00833/FUL.

- (ix) **Parkwood House, Parkwood Street, Keighley** **Keighley East**

Proposed demolition of Parkwood House and the construction of 8 dwellings – 08/01571/FUL.

(x) **14 Daniel Close, Keighley**

Keighley East

Use of part of field to rear of property as garden area – 07/08899/CLE.

(Martyn Burke – 01535 618071)

NO ACTION

4. **LAND AT 5 OAKBURN ROAD, ILKLEY**

Ilkley

Consideration of four objections and a petition in relation to Tree Preservation Order - 08/00068/G. Section 201 Town and Country Planning Act 1990, Land at 5 Oakburn Road, Ilkley.

Resolved –

- (1) **That the objections be overruled and Tree Preservation Order 08/00068/G be confirmed without modification.**
- (2) **That officers from the local planning authority be asked to work proactively with residents on the issues of lighting and thinning of the dead wood.**
- (3) **That should residents produce a structural report showing damage to their properties/premises this issue be reconsidered by the Panel.**

(Martyn Burke – 01535 618071)

ACTION: Strategic Director, Regeneration

5. **LAND AT 5 THE GREEN, ADDINGHAM**

Craven

Consideration of three objections to Tree Preservation Order 08/00058/G, Section 201 Town and Country Planning Act 1990, Land at 5 The Green, Addingham.

Resolved –

That the objections be overruled and Tree Preservation Order 08/00058/G be confirmed without modification.

(Martyn Burke – 01535 618071)

ACTION: Strategic Director, Regeneration

6. **20 CRAIGLANDS PARK, ILKLEY**

Ilkley

Application under Tree Preservation Order (TPO) legislation to carry out works to a protected tree. Section 201 Town and Country Planning Act 1990, 20 Craiglands Park, Ilkley.

Resolved –

- (1) That consent to reduce and balance the tree as requested be refused as the proposed works would be detrimental to the health and visual amenity value of the tree.
- (2) That the applicant be advised to work with the local planning authority's tree officer to improve the shaping of the tree.

**7. KEIGHLEY TREE SERVICES LTD, WICKING CRAG SAWMILL,
HALIFAX ROAD, CROSS ROADS, KEIGHLEY Worth Valley**

Full application for erection of a log storage building at Wicking Crag Sawmill, Cross Roads, Keighley – 08/04991/FUL, (Departure Application).

Resolved –

That the Regulatory and Appeals Committee be recommended to approve the application for the reasons set out in the Strategic Director, Regeneration's technical report subject to a Section 106 Agreement requiring that no items be stored on the land alongside the A629 (the area to be identified clearly on a plan) at any time and subject to the conditions outlined in the Strategic Director, Regeneration's technical report and the following additional conditions:

- (i) That condition 3 be deleted
- (ii) That the building hereby approved should not be used for any retail sales activity.

(Martyn Burke – 01535 618071)

ACTION: Strategic Director, Regeneration

8. THE COACH HOUSE, MANLEY ROAD, ILKLEY Ilkley

Conservation Area Consent application to permit demolition of the existing Coach House to facilitate the construction of 2 No. new dwellings at Redgarth, 20 Manley Road, Ben Rhydding – 08/07149/CAC.

Resolved –

That Conservation Area Consent be granted to permit demolition of the existing Coach House, 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

9. **THE COACH HOUSE, MANLEY ROAD, ILKLEY**

Ilkley

Full application for the demolition of the Coach House and the construction of two semi detached dwellings at Redgarth, 20 Manley Road, Ben Rhydding – 08/07145/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 conditions:

- (i) **That the two parking spaces adjacent to property one as shown on the drawing be allocated to property one.**
- (ii) **That prior to the commencement of development a construction plan be submitted to and approved by the local planning authority and thereafter implemented as approved and that the hours of construction shall be restricted to 0730 – 1800 Mondays to Fridays and 0730 – 1300 Saturdays, with no working on Sundays and Bank Holidays and/or public holidays.**
- (iii) **That no parking takes place in front of the garage at 20 Manley Road, Ben Rhydding.**

(Martyn Burke – 01535 618071)

ACTION: Strategic Director, Regeneration

10. **NELL BANK CENTRE, DENTON ROAD, ILKLEY**

Ilkley

A full planning application for the erection of a single storey outdoor education/activity centre incorporating residential accommodation for disabled users at the Nell Bank Activity Centre, Denton Road, Ilkley – 08/06875/FUL.

This application must be determined by the Regulatory and Appeals Committee as it was a departure from the Replacement Unitary Development Plan.

Resolved –

That this application is commended by this Panel and therefore is recommended to the Regulatory and Appeals Committee for approval 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

Full application for construction of one detached house and a single storey extension to the existing house at 1 High Wheatley, Ilkley – 08/05016/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 subject to the following conditions:

- (i) That the beech hedge to the rear of the site be retained at its existing height.**
- (ii) That a boundary fence be installed on the north boundary to prevent overlooking.**
- (iii) That prior to commencement of development a construction plan including details of the storage location of on site materials be submitted to and approved by the local planning authority and thereafter implemented as approved and "the hours of construction shall be restricted to 0730 - 1800 Mondays to Fridays and 0730 - 1300 Saturdays, with no working on Sundays and Bank Holidays and/or public holidays".**
- (iv) That in respect of the parking areas different colours and surfaces be used to delineate between the parking and turning areas, and that where possible permeable surfaces be utilised in the development.**
- (v) That all turning areas within the development (as shown on the approved drawings) shall be kept clear of obstruction at all times and not used for other purposes.**
- (vi) That the existing bedroom annexe shown to be demolished on the approved drawings shall be removed prior to commencement of development.**
- (vii) That for the avoidance of doubt the "proposed future conservatory" as described in the plan shall not be included in this planning permission.**
- (viii) That all the permitted development rights be removed from the dwelling house to be approved as well as from the existing house at 1, High Wheatley.**
- (ix) That prior to the commencement of development a landscaping scheme be submitted to and approved by the local planning authority prior to commencement of development and thereafter be implemented as approved.**

(Martyn Burke – 01535 618071)

ACTION: Strategic Director, Regeneration

12. **PINFOLD HOUSE, 2 MOORSIDE LANE, OXENHOPE**

Worth Valley

Full application for the reconstruction of an existing derelict building to form a tractor shed and storage for agricultural machinery at Pinfold House, 2 Moorside Lane, Oxenhope – 08/06822/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 additional condition:

- (1) That samples of materials be submitted to and approved in writing by the local planning authority prior to commencement of development and thereafter implemented as approved.**

(Martyn Burke – 01535 618071)

ACTION: Strategic Director, Regeneration

13. **7 LISMORE ROAD, KEIGHLEY**

Keighley Central

Full application for a two storey side/rear and single rear extension to 7 Lismore Road, Keighley – 08/07239/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 particularly due to the fact that the application was only before the Panel due to a Parish Council objection which had been withdrawn.

FROM: S Hemingway
City Solicitor
City of Bradford Metropolitan District Council

Committee Secretariat Contact: Adam Backovic – 01274 431182
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