

Decisions of the Area Planning Panel (Keighley) held on 26 March 2009

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

DECISIONS:

1. **ENFORCEMENT COMPLAINTS CLOSED BY THE PLANNING MANAGER (ENFORCEMENT AND TREES) AS NOT EXPEDIENT TO PURSUE**

(i) **2 The Harrows, East Morton**

Keighley East

Erection of a fence exceeding one metre in height adjacent to a highway at 2 The Harrows, East Morton – 08/00423/ENFUNA.

Date enforcement file closed: 4 December 2008.

(ii) **Land to the North of Ilkley Road, Burley in Wharfedale**

Wharfedale

Alleged unauthorised security fencing erected – 08/00089/ENFUNA.

Date enforcement file closed: 13 June 2008.

Note: The above item is to be considered by the Area Planning Panel (Shipley).

(iii) **Low Mills, Low Lane, Addingham**

Craven

The stairwell was not constructed in accordance with the approved plans. Details of landscaping and lighting had not been submitted to the local planning authority for approval – 07/00266/ENFAPP.

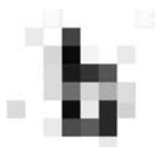
Date enforcement file closed: 27 February 2009.

(iv) **End of Bethel Street, East Morton**

Keighley East

The erection of two metre high gate piers and gates at the end of Bethel Street, East Morton (a cul de sac) to access Heathfield, Morton Lane, East Morton – 09/00009/ENFUNA.

Date enforcement file closed: 17 February 2009.



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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



(v) **Northfield Manor, View Road, Keighley**

Keighley Central

The introduction of a velux window as opposed to a dormer window as approved under 07/08463/FUL at Northfield Manor, View Road, Keighley – 08/00889/ENFAPP.

Date enforcement file closed: 17 February 2009.

Resolved –

That the reports be noted.

(Martyn Burke – 01535 618071)

NO ACTION

2. DECISIONS MADE BY THE SECRETARY OF STATE

APPEALS UPHELD

(i) **38 Haworth Road, Lees, Haworth**

Worth Valley

First floor extension – 08/04024/FUL.

APPEALS DISMISSED

(ii) **Land at Moss Carr Farm, Moss Carr Road, Long Lee,
Keighley**

Keighley East

The carrying out without planning permission of building operations involving the partial demolition of a former farm dwelling and the construction of a partially built structure – the appeal was dismissed and the notice was upheld without variation – 08/00191/APPENF.

Resolved –

That the decisions be noted.

(Martyn Burke – 01535 618071)

NO ACTION

3. SYKE HOUSE FARM, BOLTON ROAD, ADDINGHAM

Craven

A full application submitted concurrently with listed building consent application 08/06961/LBC for the construction of a single storey extension to the side of Syke House Farm, Bolton Road, Addingham – 08/06960/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.

(Martyn Burke – 01535 618071)

ACTION: Strategic Director, Regeneration

4. SYKE HOUSE FARM, BOLTON ROAD, ADDINGHAM Craven

A listed building consent application submitted concurrently with planning application 08/06960/FUL for the construction of a single storey extension to the side of Syke House Farm, Bolton Road, Addingham – 08/06961/LBC.

Resolved –

That a listed building consent be granted for the reasons and subject to the conditions set out in the Strategic Director, Regeneration's technical report.

(Martyn Burke – 01535 618071)

ACTION: Strategic Director, Regeneration

5. 72 CAVENDISH STREET, KEIGHLEY Keighley Central

Change of use from A1 (shop) to Class D1 drop in/advice centre with ancillary café and installation of a new shop front at 72 Cavendish Street, Keighley – 09/00027/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 conditions:

(i) That the opening hours of the premises shall be limited to the following hours:

0800 – 2200 – Mondays to Saturdays, for the protection of residential amenity

(ii) That unless any new or relevant objections be received by the local planning authority, authority to approve the shop front and listed building consent application be delegated to the Strategic Director, Regeneration.

Footnote - Listed building consent has not been granted by the above decision, and must be applied for and granted before any development commences.

(Martyn Burke – 01535 618071)

ACTION: Strategic Director, Regeneration

6. **GREYRIDGE, 25 BRAITHWAITE EDGE ROAD, KEIGHLEY** Keighley West

Full application for a detached garage to the rear of Greyridge, 25 Braithwaite Edge Road, Keighley – 09/00268/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:

- (i) **That condition 2 be amended to read as follows "the garage including its apron shall be used solely in connection with and ancillary to the enjoyment of the property as a single dwelling house and not for any business or commercial purpose.**

(Martyn Burke – 01535 618071)

ACTION: Strategic Director, Regeneration

7. **FAIRFAX COPPY FARM, MOSS CARR ROAD,
LONG LEE, KEIGHLEY** Keighley East

Full planning application for the construction of a first floor extension to the rear of Fairfax Copy Farm, Moss Carr Road, Keighley – 08/07043/FUL.

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

Resolved –

The Regulatory and Appeals Committee is recommended to refuse the application for the following reason:

- (i) **The site is located within the Green Belt as defined in the Replacement Unitary Development Plan (RUDP) and is subject to the Green Belt policies of the RUDP and Planning Policy Guidance Note 2 "Green Belts". The proposed extension is considered to be a disproportionate addition to the original dwelling, contrary to the character of that original dwelling and detracting from the openness of the Green Belt. The extension is therefore unacceptable as it would be contrary to Policies GB1 and GB5 of the RUDP. The applicant has not submitted sufficient evidence with this application to demonstrate that there are very special circumstances to justify departure from normal Green Belt restrictions.**

(Martyn Burke – 01535 618071)

ACTION: Strategic Director, Regeneration

FROM: S Hemingway
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