

City of Bradford Metropolitan District Council

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Minutes of a meeting of the Area Planning Panel (Keighley) held on Wednesday 22 April 2009 in the Council Chamber, Keighley Town Hall

Commenced 1007
Concluded 1025

PRESENT – Councillors

CONSERVATIVE	LABOUR
Greaves	Pullen
Hill	
Ellis	

Apologies: Councillor Lee

Councillor Greaves in the Chair

145. DISCLOSURES OF INTEREST

During the meeting Councillor Pullen disclosed a personal interest in Minute 153 for matters relating to 24 Malvern Crescent, Riddlesden, Keighley as he had been asked to represent the applicant's neighbour in respect of this item. As the interest was prejudicial he withdrew from the meeting and as a result the Panel was no longer quorate and it was therefore not possible to consider the above application.

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

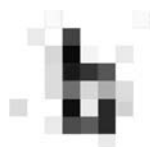
146. MINUTES

Resolved -

That the minutes of the meeting held on 25 February 2009 be signed as a correct record.

147. INSPECTION OF REPORTS AND BACKGROUND PAPERS

There were no appeals submitted by the public to review decisions to restrict documents.



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INVESTOR IN PEOPLE

Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



148. PUBLIC QUESTIONS

There were no questions submitted by the public.

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

(i) **30A Brook Street, Ilkley** **Ilkley**

Unauthorised display of advertising sign at 30A Brook Street, Ilkley - 08/01487/ENFADV.

Date enforcement file closed: 17 March 2009.

(ii) **Grey Scar Farm Barn, Wide Lane, Oakworth, Keighley** **Worth Valley**

The stationing of a calor gas tank at Grey Scar Farm Barn, Wide Lane, Oakworth, Keighley – 08/00275/ENFUNA.

Date enforcement file closed: 1 April 2009.

(iii) **Car Park to the Rear of the Bridge Inn, Stockbridge,
Keighley** **Keighley Central**

Unauthorised car wash in the car park to the rear of the Bridge Inn, Stockbridge, Keighley – 08/01141/ENFUNA.

Date enforcement file closed: 1 April 2009.

(iv) **145 – 147 Main Street, Addingham** **Craven**

The attaching of a standard size satellite dish to the rear elevation of 145 – 147 Main Street, Addingham – a Grade II listed building – 08/00730/ENFUNA.

Date enforcement file closed: 1 April 2009.

(v) **60 Long Lee Lane, Keighley** **Keighley East**

A porch had been erected to the side elevation of 60 Long Lee Lane, Keighley. It exceeded the permitted height of 3 metres by virtue of the dwelling lying on a sloping site – 08/01302/ENFUNA.

Date enforcement file closed: 1 April 2009.

Resolved –

That the reports be noted.

NO ACTION

150. **DECISIONS MADE BY THE SECRETARY OF STATE**

APPEALS DISMISSED

- (i) **Land and premises opposite 2 Myrtle Drive, Cross Roads, Keighley** **Worth Valley**

Change of use of garage / store to dwelling including rear extension– 07/07141/FUL.

APPEALS ALLOWED

- (ii) **McDonalds Restaurants Ltd, Hard Ings Road, Keighley** **Keighley Central**

Two rotating illuminated double / triple-sided menu display units, two rotating illuminated single / triple sided menu display units, 1 order unit – 08/03491/ADV.

Resolved –

That the decisions be noted.

NO ACTION

151. **LAND AT LANE ENDS, SUMMERHILL LANE, STEETON** **Craven**

Consideration of an objection to Tree Preservation Order (TPO) 08/00082/I at Land at Lane Ends, Summerhill Lane, Steeton, Section 201 Town and Country Planning Act 1990.

The Strategic Director, Regeneration reported that a TPO was made on 6 November 2008 as a result of Conservation Area Notice of Intent to prune the Copper Beech T1 (08/05639/CPN). The trees were visually significant within the area despite previous pruning to some of the trees. The Order consists of two Copper Beech trees and one Beech tree.

The trees line the edge of Summerhill Lane and as such provided character to the area. It was considered expedient to confirm this Order as if not confirmed the Copper Beech could be pruned excessively which would destroy the character of the tree as the Notice of Intent gave no indication of the extent of the works. This would be detrimental to the health and the visual amenity value of the tree. Subsequently some acceptable works were detailed by the Council to the owner.

There had been one letter of objection made in relation to T1 Copper Beech on the grounds as outlined in Document "AE". A letter was also circulated together with photos of the trees in question. The letter outlined the following points:

- He had little to add to the information contained in his letter of 18 November 2008 but was concerned as to whether or not Panel Members would have seen the tree in question. He had therefore enclosed three photographs with his letter.
- Unfortunately the tree was not in leaf and so the full effect on the lane, the street light and his property could not be seen. They do however show the size of the tree.

- Two of the photographs were taken from his garden and the other from a cricket field and it could be imagined how much sunlight it takes away from his house and garden both in winter and summer.

The Strategic Director, Regeneration recommended that the objection be overruled and the TPO be confirmed without modification for the reasons set out in his report and due to the amenity value of the trees and for the purpose of expediency.

The Panel supported the Strategic Director, Regeneration's recommendations.

Resolved –

That the objection be overruled for the reasons set out in the report of the Strategic Director, Regeneration and that Tree Preservation Order 08/00082/I be confirmed without modification due to the continued visual amenity value of the trees and for the purpose of expediency

ACTION: Strategic Director, Regeneration

**152. LAND EAST OF 22 DALE VIEW GROVE, LONG LEE, Keighley East
KEIGHLEY**

Consideration of an objection to Tree Preservation Order (TPO) 08/00077/G at Land at Lane East of 22 Dale View Grove, Long Lee, Keighley, Section 201 Town and Country Planning Act 1990.

The Strategic Director, Regeneration reported that a TPO was made on 16 April 2008 as a result of a request to protect the trees as the Keighley Planning Team was concerned at the loss of trees in relation to planning application 08/01765/OUT, which was subsequently withdrawn. The Order involved a group of five Sycamore trees adjacent to a public footpath to the rear of the property. Some previous bad pruning practice had been carried out in the past to a number of the trees, however there was some recovery and the trees were visually significant to the character of the local area. It was considered expedient to confirm this Order as if not confirmed the trees could be felled or pruned without consent.

No application had been received to carry out works to these trees under TPO legislation. There had been one letter of objection made by the owner on the grounds as outlined in Document "AE".

The Strategic Director, Regeneration recommended that the objection be overruled and the TPO be confirmed without modification for the reasons set out in his report and due to the amenity value of the trees and for the purpose of expediency.

The Panel supported the recommendations of the Strategic Director of Regeneration.

Resolved –

That the objection be overruled for the reasons set out in the report of the Strategic Director, Regeneration and that Tree Preservation Order

08/00077/G be confirmed without modification due to the continued visual amenity value of the trees and for the purpose of expediency

ACTION: Strategic Director, Regeneration

153. 24 MALVERN CRESCENT, RIDDLESDEN

Keighley East

Full application for front and rear dormer windows and the excavation of part of the front garden to form additional accommodation in the basement at 24 Malvern Crescent, Riddlesden – 09/00711/FUL.

Note: Following a declaration of a prejudicial interest by a Member of the Panel in respect of the above item, the Panel was no longer quorate and it was therefore not possible to consider the above application.

ACTION: Strategic Director, Regeneration

Chair

Note: These minutes are subject to approval as a correct record at the next meeting of the Committee.

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THESE MINUTES HAVE BEEN PRODUCED, WHEREVER POSSIBLE, ON RECYCLED PAPER