

City of Bradford Metropolitan District Council

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Minutes of a meeting of the Area Planning Panel (Keighley) held on Wednesday 13 May 2009 in the Council Chamber, Keighley Town Hall

Commenced 1000
Adjourned 1035
Reconvened 1042
Concluded 1058

PRESENT – Councillors

CONSERVATIVE	LABOUR
Greaves	Shabir Hussain
Hill	Rowen
Ellis	

Councillor Greaves in the Chair

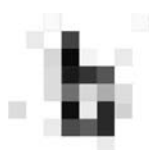
154. CHAIR'S ANNOUNCEMENTS

The Chair reported that this was the last meeting of the Panel in the current municipal year and he thanked all the members of the Panel and officers from all departments for their help and support throughout the year.

155. DISCLOSURES OF INTEREST

Councillor Ellis disclosed a personal interest in Minutes 159(i) for matters relating to The Croft, Hill House Lane, Oxenhope as his wife was the applicant. As the interest was prejudicial he withdrew from the meeting during the discussion and voting on this item.

ACTION: Assistant Director, Corporate Services (City Solicitor)



2006-2007
Improving Rural Services
Empowering Communities



INVESTOR IN PEOPLE

Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



156. MINUTES

Resolved -

That the minutes of the meetings held on 19 and 26 March 2009 be signed as a correct record.

157. INSPECTION OF REPORTS AND BACKGROUND PAPERS

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

158. PUBLIC QUESTIONS

There were no questions submitted by the public.

159. DECISIONS MADE BY THE SECRETARY OF STATE

APPEALS ALLOWED

(i) The Croft, Hill House Lane, Oxenhope Worth Valley

The appeal was against a planning condition attached to an approved development for the replacement of loose box and railway carriages with stables – 08/01387/FUL.

The appeal was allowed and the condition of permission 08/01387/FUL was substituted.

APPEALS DISMISSED

(ii) High Binns, Height Lane, Oxenhope Worth Valley

Renovation of existing dwelling with dining room extension — 08/01140/FUL.

(iii) High Binns, Height Lane, Oxenhope Worth Valley

Renovation of existing dwelling with dining room extension – 08/01140/FUL

The application failed and no award of costs was made.

(iv) 1 Staveley Way, Keighley Keighley West

Detached house and garage to the side of 1 Staveley Way – 08/01011/FUL

Resolved –

That the decisions be noted.

NO ACTION

160. WEST LANE, KEIGHLEY**Keighley West**

Application for prior approval of the installation of a 10m Vodafone streetworks pole with three antennas within a grip shroud at the top, one equipment cabinet located at ground level and development ancillary there to include one electrical meter cabinet at West Lane, Keighley – 09/01602/PNT.

The Strategic Director, Regeneration gave a presentation setting out the proposals and plans detailing the layout. He reported that Keighley Town Council had recommended approval of the application. Two representations had been received in respect of the application and one was anonymous. The anonymous representation stated that the development must not do any damage to their phone lines and street lamps or cause trouble for buses on roads. The other representation said that the proposal seemed okay.

The Strategic Director, Regeneration reported that the layout plan for the development indicated that it was not near overhead lines or street lamps and the installation of the mast and associated equipment cabinets should not cause any damage to overhead lines or street lamps. If damage was caused remediation of and/or retribution for that damage would be a private matter between the developer and the owners of the overhead lines and/or street lights. The Council would not be liable for the damage. The impact on buses and other vehicles using West Lane was considered to be negligible.

The Strategic Director, Regeneration reported that there were no objections on planning grounds to the siting or appearance of this telecommunications equipment and he recommended that prior approval to the siting and appearance be granted.

Resolved –

That the application be approved for the reasons set out in the Strategic Director, Regeneration's technical report.

ACTION: Strategic Director, Regeneration

161. 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.

The Strategic Director, Regeneration gave a presentation setting out the proposals and plan detailing the layout. He reported that Keighley Town Council had recommended refusal of the application and that 16 separate representations had been received from nine individual households. The summary of representations received was as outlined in Document "AH".

The Strategic Director, Regeneration reported that the proposed dormer windows and basement extension were considered to relate satisfactorily to the character of the existing dwelling and adjacent properties and would not have any significant adverse effects on local visual amenity. The dormer windows and basement extension would not have a significantly adverse effect upon the residential amenity of neighbours, or on highway safety. As such this proposal was considered to be in accordance with Policies UR3, D1 and TM19A of the Replacement Unitary Development Plan 2005, the Council's Dormer

Window Policy and the Revised House Extensions Policy. He therefore recommended that subject to conditions the application be approved.

The Strategic Director, Regeneration further reported that a Ward Councillor was in support of the objectors and that another Ward Councillor had expressed her support for the applicant but had expressed reservations about the practicalities of the excavation.

Members made the following comments:

- Was it necessary to deal with the application as a package?
- The plan does not show the excavation to the basement area.
- There is a general issue with validation.
- Yellow lines would solve the problem of the turning head.
- Does the site plan show access to the rear of the property?

A Town Councillor was present at the meeting and made the following points:

- This was the fifth amended plan to the building and when he had been to Malvern Crescent he wasn't able to turn round in his vehicle as the turning area was blocked.
- It has been turned into a six bedroom house which would mean more cars.
- Cars were lined on both sides of the street.
- Social Services, in particular Meals on Wheels Service would have difficulty delivering on this road.
- If this extension went ahead there would be a lot more cars in the area.
- This is the fifth time that we have opposed this application.

An objector was present at the meeting and made the following points:

- This goes against the Council's policy.
- Not a positive contribution to the area.
- It was out of character.
- The development is a risk to other properties and would exacerbate existing problems.
- There was no elevation and the drawings do not show the proposals and the level of changes that would be carried out.
- At the front garden it does not show how access to the house would be maintained.
- It could be turned into separate properties regardless of any conditions that were imposed.
- If the development was permitted it would impact on surrounding properties.
- There was no site plan available.
- There was an uneven roof settlement.
- It would need a structural survey before permission was granted.
- Policy D1 contribution to quality to life, there would be a full three storey house that does not relate to this.
- The drawing only shows the properties in isolation.
- It does not meet policies D1 and UR3.
- There would be a 50% increase in accommodation which would lead to an increase in traffic.
- There would be access problems, in particular for Social Services and refuse collection staff.

- He recommended a full site visit was undertaken.
- There were sufficient grounds for refusal or deferral of the application.

The applicant's agent was present at the meeting and made the following points:

- He had visited the site and had considered the representations in detail and it was not surprising that there had been objections to the original plans.
- The original plans and application had been superseded with the retention of the two garages.
- There would be traffic movement which would be temporary until all the excavated materials had been removed.
- There were a number of mixed developments on the cul de sac which would not affect any amenities.
- It was incorrect to say that the garages would be lost.
- It would not be a separate dwelling.
- The amended plan would help to alleviate the party wall issues.
- It would be the status quo in respect of the back garden.
- There would be no harm to any matter of recognised planning importance.
- The property would not be divided.

The Strategic Director responded to members and objectors comments and made the following points:

- It was necessary to deal with this application as a package.
- The turning arrangements were substandard but this should not deny householders the chance to improve their properties.
- Only the dormer and excavation permission were needed for approval from the Panel.
- The basement should not be a separate dwelling unit.
- This was not a new dwelling.
- It can't be shown that a six bedroom house generates more traffic than a four bedroom house.
- There had been four drawings which had been confusing for residents and the plans were available now.
- He would not request a structural survey on a domestic application as this was a building regulation issue.
- The basement was already there.
- In respect of concerns that the property would be split, this would need planning permission and would have to be considered on its merit at the time after taking into account access and parking issues.
- There was an entirely separate track in respect of access.

Resolved –

That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration's technical report.

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