

Decisions of the Area Planning Panel (Keighley) held on 11 June 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 & TREES) DEEMED AS NOT EXPEDIENT TO PURSUE

- (i) 2 Lodge Cottages, Langbar Road, Middleton, Ilkley Ilkley

Non-compliance with condition 4 of planning permission 07/04213/Ful.

The Panel would be informed in due course of the outcome of the above case and the date of the closure of the enforcement file.

Resolved –

That the report be noted.

(Ian Wilson – 01274 722840)

ACTION Strategic Director, Regeneration

2. DECISIONS MADE BY THE SECRETARY OF STATE

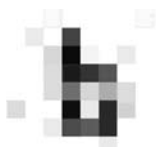
APPEALS DISMISSED

- (i) 25 Kilnsey Fold, Silsden Craven

Construction of front entrance porch – 08/06305/FUL.

- (ii) 1 Ivy Terrace, Thwaites Brow, Keighley Keighley East

Construction of conservatory with raised decking area above existing garage – 08/01159/FUL.



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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



(iii) **Springwood Farm, Whitehill Road, Oakworth** Worth Valley
Replacement of dog kennels with single dwelling house and wind turbine - 08/02313/FUL

(iv) **Cherry Tree Barn, Street Lane, Morton** Keighley East
Alleged unauthorised change of use from agricultural to garden – 08/00184/APPENF

(v) **82 Banks Lane, Riddlesden** Keighley East
Construction of detached dwelling – 08/03309/FUL.

(vi) **Annex, Highfield House, Hangingstone Road, Ilkley** Ilkley
Reconstruction of hostel building and re-use as residential annex – 07/09652/FUL

APPEALS PART DISMISSED, PART ALLOWED

(vii) **Asda Store, Bradford Road, Keighley** Keighley Central
53 advertisement signs – 08/07360ADV.

Resolved –

That the decisions be noted.

(Ian Wilson – 01274 722840)

NO ACTION

3. **19 ROMBALDS LANE, ILKLEY** Ilkley

Full application to construct a new 3 Bedroom 2-storey house and demolish an existing free standing garage on land forming part of the garden and grounds of New House, 19 Rombalds Lane, Ben Rhydding, Ilkley – 09/01226/FUL.

Resolved –

That the application be approved for the reasons set out in the Strategic Director, Regeneration’s technical report and subject to the following additional conditions:

- (1) That the hedge between Streymoy and the new house on the eastern boundary be retained.**
- (2) That approval of the plan measurements be deferred and delegated to the Strategic Director, Regeneration.**
- (3) That permitted development rights be withdrawn from “New House” and the new house at 19 Rombalds Lane, Ilkley.**

ACTION: Strategic Director, Regeneration

**4. FORMER HIGHWAYS DEPOT, LOW BANK LANE, Worth Valley
OAKWORTH**

Full application for construction of 12 one bedroom flats (in two rows of six) at the former Highways Depot on Low bank Lane, Oakworth, Keighley – 08/00263/FUL

Resolved –

That the application be deferred and delegated to the Strategic Director Regeneration in order that it be granted for the reasons set out in his technical report subject to the following:

- (1) The conditions set out in the Strategic Director, Regeneration’s technical report and the following additional conditions:**
 - i. That prior to the commencement of development, the widening of the carriageway to Griffe Gardens as shown on the approved layout drawing shall be completed to base course level and to the satisfaction of the local planning authority.**
 - ii. That, notwithstanding the details shown on the approved drawings, prior to commencement of development a satisfactory scheme clarifying the refuse storage and collection arrangements be submitted to and approved by the local planning authority, and thereafter implemented and maintained as approved.**
 - iii. That prior to commencement of development a maintenance plan for both hard and soft landscaping be submitted to and approved by the local planning authority, and thereafter implemented and maintained as approved.**
 - iv. That permitted development rights (under Part 25 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995) rights relating to the erection of satellite dishes on the proposed buildings be removed.**
 - v. That no development may commence until the developer has secured the implementation of a Traffic Regulation Order in respect of “No Waiting” restrictions on the eastern side of Griffe Gardens between the site entrance and Low Bank Lane and around both sides of the junction of Griffe Gardens and Low Bank Lane.**
 - vi. That details of the extent of the proposed Traffic Regulation Order be submitted to and agreed in writing by the local planning authority prior to commencement of development.**

(2) The completion of a section 106 / 278 agreement to secure:

- i. That prior to occupation of any dwelling within the development a lighting column be installed within the highway known as Griffes Gardens in the vicinity of the junction of the proposed development with this street, in a position to be agreed by the local planning authority.**
- ii. That the developer pays a commuted sum at a level to be specified in writing by the local planning authority following consultation with the Strategic Director, Culture Tourism & Sport and in accordance with the provisions of RUDP policy OS5 towards the provision of recreation facilities within the vicinity of the development.**
- iii. That the developer pays a commuted sum at a level to be specified in writing by the Strategic Director, Regeneration following consultation with the Assistant Director (Highways) in order to secure the implementation of the Traffic Regulation Order referred to above.**

- (3) That any permission issued by the local planning authority contain a footnote regarding parking provision within the development to provide that in the event of the adoption of the parking court within the application site provision be made to ensure that each residential unit be allocated at least one parking space within the development.**

(Ian Wilson – 01274 722840)

ACTION: Strategic Director, Regeneration

FROM: S Hemingway
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City of Bradford Metropolitan District Council

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