

Decisions of the Area Planning Panel (Keighley) held on 6 July 2009

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

DECISIONS:

1. **57 – 59 MILL HEY, HAWORTH, KEIGHLEY** **Worth Valley**

Full planning application for change of use from A1 retail shop to A3 restaurant/bistro with A5 takeaway at 57 – 59 Mill Hey, Haworth, Keighley - 09/01714/FUL.

Resolved –

That authority to approve the application be deferred and delegated to the Strategic Director, Regeneration, subject to the following:

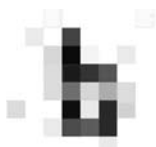
- (i) **Receipt of an amended plan illustrating the replacement of the Juliet Balcony with an openable window**
- (ii) **The conditions outlined in the Strategic Director, Regeneration's technical report save that the new plan reference for the abovementioned amended plan shall be included in the 3rd condition of approval**
- (iii) **An additional conditional requiring that prior to commencement of development details of the bin storage (including appropriate screening) be submitted to the local planning authority for approval and thereafter implemented and maintained as approved.**

(Ian Wilson – 01274 722840)

ACTION: Strategic Director, Regeneration

2. **61 BROWFIELD TERRACE, NORTH STREET, SILSDEN** **Craven**

Full application to demolish existing large prefabricated garage and construct a three bedroom terrace dwelling at 61 Browfield Terrace, Silsden – 09/01935/FUL.



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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL

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 conditions:

- (1) That two parking spaces be provided for the new house and one for the existing house at 61 Browfield Terrace, Silsden.**
- (2) That condition of approval 8 be amended to read as follows:**

"Prior to occupation of the new dwelling hereby approved ("the new dwelling"), the parking spaces to be formed in the rear garden of 61 Browfield Terrace and the New Dwelling shall be formed in accordance with the approved plan [referenced xxxx] and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any subsequent equivalent legislation), the abovementioned parking spaces shall at all times be retained solely as car parking for use by each respective dwelling house and shall not at any time be used for external storage or the erection of any permanent structures without the prior written permission of the local planning authority".

(Ian Wilson – 01274 722840)

ACTION: Strategic Director, Regeneration

3. GOFF WELL FARM, GOFF WELL LANE, KEIGHLEY Keighley East

A part retrospective application for change of use of land from agricultural to provide an outdoor manège including excavation works (already undertaken) at land to the west of Goff Well Farm, Hainworth, Keighley – 09/01811/FUL.

Resolved –

That the application be refused for the following reasons:

- (1) The proposed development would be obstructive and prominently sited in an area of open countryside defined for Green Belt purposes on the Replacement Unitary Development Plan (RUDP) and subject to the guidance contained within Planning Policy Guidance Note 2 "Green Belts" (PPG2). The degree of prominence of the development and the significant engineering operations required to set it onto this exposed, sloping site are such that it would appear as a very noticeable encroachment that would not maintain the openness of the Green Belt and would conflict with the purposes of including the land in it. The proposal represents an inappropriate development that would be harmful to the openness of the Green Belt and would be contrary to Policy GB1 of the Replacement UDP and PPG2.**
- (2) The excavation and formation of the ménage would cause unacceptable visual intrusion and disrupt the simple, smooth character of open, gently sloping pastures with grid-like patterns of dry stone walls which contribute significantly to local distinctiveness and the character and quality of this part**

of the countryside. The development would adversely affect the character of this part of the Wilsden Landscape Character area, as defined by Policy NE3 of the Replacement Unitary Development Plan, and would be contrary to Policies NE2, NE3 and NE3A of the Replacement Unitary Development Plan.

(Ian Wilson – 01274 722840)

ACTION: *Strategic Director, Regeneration*

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

(i) 1 STRAWBERRY STREET, SILSDEN Craven

Alleged unauthorised change of use to form part of garden at 1 Strawberry Street, Silsden – 09/00376/ENFCOU.

Date Enforcement File Closed: 13 May 2009.

(ii) 6 CALVER GROVE, KEIGHLEY Keighley Central

Alleged unauthorised fencing at 6 Calver Grove, Keighley.

Date Enforcement File Closed: 1 June 2009.

Resolved –

That the reports be noted.

(Ian Wilson – 01274 722840)

ACTION: *Strategic Director, Regeneration*

5. DECISION MADE BY THE SECRETARY OF STATE

APPEAL DISMISSED

(i) LAND TO THE EAST OF BELLE ISLE ROAD, HAWORTH Worth Valley

Construction of two semi-detached dwellings with attached single garages and alterations to existing access – Case No: 07/09687/FUL. Appeal Ref: 09/00030/APPFUL.

Resolved –

That the decision be noted.

(Ian Wilson – 01274 722840)

NO ACTION

6. PETITIONS

(i) HAYHILLS HOUSE, HAYHILLS ROAD, SILSDEN

Craven

Change of use from Class B1 Office to Taxi Cab Office at Hayhills House, Hayhills Road, Silsden – 09/01019/FUL.

The application was refused under delegated powers and a petition of objection signed by 26 people was received in response to the above planning application. The application was refused under officer delegated powers on grounds of the detrimental impact of a taxi office on neighbouring residents and due to the substandard access, turning and parking facilities serving the site.

Resolved –

That receipt of the petition and the refusal of the application under officer delegated powers be noted.

(Ian Wilson – 01274 722840)

NO ACTION

(ii) LAND TO THE SOUTH OF 28 QUEEN'S DRIVE LANE, ILKLEY

Ilkley

Construction of detached dwelling and associated access on land to south of Queen's Drive Lane, Ilkley – 09/01880/FUL.

The application was refused under delegated powers and a petition of objection signed by 29 people was received in response to the above planning application, along with 15 letters of objection. The application was refused under officer delegated powers on grounds of the detrimental impact of the dwelling on trees, road safety and the design being inappropriate and harmful to Ilkley Conservation Area.

Resolved –

That receipt of the petition and the refusal of the application under officer delegated powers be noted.

(Ian Wilson – 01274 722840)

NO ACTION

FROM: S Hemingway
Assistant Director Corporate Services (City Solicitor)
City of Bradford Metropolitan District Council

Committee Secretariat Contact: Adam Backovic – 01274 431182
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