

Decisions of the Area Planning Panel (Keighley) held on 3 August 2009

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

DECISIONS:

DECISION FOLLOWING SITE VISIT

1. TESCO STORE SPRINGS LANE, ILKLEY

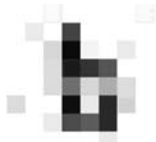
Ilkley

An outline planning application with all matters reserved for a mixed use development to provide 5 single storey B1/B8 business units (929sqm), office floor space (1858 sqm) and a residential care home (60 bedroom with associated car parking and landscaping works at Tesco Store, Springs Lane, Ilkley - 09/00871/OUT.

Resolved –

That the application be refused for the following reasons:

- 1. The proposed care home facility is considered an inappropriate and undesirable use in this Central Shopping Area of Ilkley Town Centre which fails to sustain and enhance the vitality and viability of the centre itself. Moreover, it is considered that such a use sandwiched between the existing retail/commercial properties and proposed commercial premises and the railway line would fail to provide a quality setting for the development and harm the amenity of future residents, as such, the proposal is considered to be contrary to policies UDP6, UR3, CT1 and D1 of the Replacement Unitary Development Plan.**
- 2. The proposal is considered unacceptable in that there would be a loss of retail capacity within the Central Shopping Area of Ilkley Town Centre. This would compromise the councils strategy of seeking to (i) sustain and enhance the vitality and viability of the town centres, (ii) to focus development, especially retail development, in locations where the proximity of businesses facilitates competition from which all consumers are able to benefit and maximizes the opportunity to use means of transport other than the car, and, (iii) to ensure the availability of a wide range of shops to which people have easy access by a choice of means of transport. As such, it is considered the proposal is contrary to policies UDP6, UR3 and CT1 of**



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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



the Replacement Unitary Development Plan.

3. The application provides insufficient information to enable its proper consideration by the local planning authority. In particular there is inadequate information on access issues (especially with regard to how the access can be successfully achieved on the site due to the substantial level differences between the site and Springs Lane, and how an access will affect the parking bays outside 2- 42 Springs Lane), as such it is considered that the proposal may be contrary to policies TM2 and TM19A of the Replacement Unitary Development Plan.

(Ian Wilson – 01274 722840)

ACTION: *Strategic Director, Regeneration*

DECISION FOLLOWING SITE VISIT

2. LAND AT RAILWAY ROAD AND MAYFIELD ROAD, ILKLEY Ilkley

Full planning application for the construction of a replacement Class A1 retail store with car parking, landscaping and associated works on Land at Railway Road and Mayfield Road, Ilkley – 09/00857/FUL.

Resolved –

That the application be refused for the following reasons:

- (1) The proposal is considered unacceptable in that it is located in an out-of centre location, outside the central shopping centre of the town centre and outside the identified town centre expansion sites. The Council's retail strategy is to sustain and enhance the centres and the proposed development fails to demonstrate that need, and that appropriateness of scale, the sequential approach and impacts on the vitality and viability of the town centre have been satisfied, as such, the proposal is considered to be contrary to policies UDP6, CR1A and CR4A of the Replacement Unitary Development Plan and Planning Policy Statement 6.
- (2) It is considered that the proposed scheme is unacceptable in that, due to highway congestion and traffic on the highway network in the vicinity of the new store and at the junction of The Grove/Springs Lane/Brook Street, Brook Street/Railway Road and Brook Street/Church Street / A65 Leeds Road, there would be undue noise and disturbance in close proximity to existing residential properties which would be detrimental to established residential amenities. Moreover, in order to ensure highway and pedestrian safety a substantial number of traffic regulation orders are required around the residential roads leading to and from, and around the site and are necessary to facilitate safe access. It is however considered that this will result in the displacement of on-street parking for residents to the detriment of established residential amenities. As such, the proposal is considered to be contrary to policy UR3 of the Replacement Unitary Development Plan.
- (3) The proposals are considered to be out of scale and built in inappropriate materials for this locality of two storey residential properties which will lead to an overdominant and obtrusive building in this residential street scene and is

contrary to Policies UR3 and D1 of the Replacement Unitary Development Plan.

(Ian Wilson – 01274 722840)

ACTION: *Strategic Director, Regeneration*

3. **14 YEWBANK TERRACE, ILKLEY**

Ilkley

A full planning application for a single storey, conservatory extension at 14 Yewbank Terrace, Ilkley – 09/01156/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.

(Ian Wilson – 01274 722840)

ACTION: *Strategic Director, Regeneration*

4. **2 COLES WAY, RIDDLESDEN**

Keighley East

A full planning application for a two storey extension to the rear of the property, canopy and new door to the front of 2 Coles Way, Riddlesden, Keighley – 09/02627/HOU.

Resolved –

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

(Ian Wilson – 01274 722840)

ACTION: *Strategic Director, Regeneration*

5. **REQUESTS FOR ENFORCEMENT / PROSECUTION ACTION**

(i) **2 UPPER ISLE FARM LANE, OXENHOPE, KEIGHLEY**

Worth Valley

Unauthorised manège at Upper Isle Farm, Oxenhope, Keighley – 07/00221/ENFCOU.

An enforcement notice was served and appealed. The appeal was withdrawn on 14th July 2009, the terms of the Notice having been complied with by that date.

(ii) **3 GILLSTONE DRIVE, HAWORTH, KEIGHLEY**

Worth Valley

Motor vehicle repairs are being conducted from a residential property
– 08/01477/ENFCOU

The use of a private dwelling for the repair of motor vehicles was considered wholly inappropriate within a residential area as a consequence of disturbance generated by customers, delivery of parts and noise generated during works.

The owner has been requested to cease the use but had not complied.

The Assistant Director Corporate Services (City Solicitor) has therefore been instructed to issue an enforcement notice.

(iii) ALBERT HOTEL, BRIDGE STREET, KEIGHLEY

Keighley Central

A smoking shelter has been erected to the rear of The Albert Hotel, Bridge Street, Keighley and within the Keighley Conservation Area – 08/01317/ENFUNA

The shelter has been erected without the benefit of planning permission and was considered to be an alien feature, which due to its materials and design looks cluttered and incongruous and introduces an unsympathetic form detracting from the character and appearance of the area and the visual amenity of the Keighley Conservation Area.

The owner has been requested to remove it but has not complied.

The Assistant Director, Corporate Services (City Solicitor) has been instructed to serve an enforcement notice.

(iv) CRINGLES CARAVAN PARK, BOLTON ROAD, SILSDEN

Craven

Unauthorised porta-cabin – 06/01109/ENFUNA

An enforcement notice was served and appealed. The Inspector dismissed the appeal but granted time for removal of the structure by 12 July 2009.

The porta-cabin was removed from the site by low loader on Friday 10 July 2009. The notice has therefore been complied with and no further action was required.

(v) & (vi) NEW ROAD SIDE GARAGE, 155 HALIFAX ROAD, KEIGHLEY

Keighley East

PR Motors (car sales), 155 Halifax Road– 09/00834/ENFCOU.

An area of grassed land alongside Halifax Road and within the Green Belt had been removed and replaced by a hard standing of crushed stone for the purpose of stationing motor vehicles associated with car sales. The breach constitutes unauthorised development and change of use and was considered to be inappropriate within the Green Belt.

The owner has been requested to cease the use and restore the land but had not complied.

The Assistant Director, Corporate Services (City Solicitor) has been instructed to serve an enforcement notice.

Resolved –

That the reports be noted.

ACTION: Strategic Director, Regeneration

6. DECISIONS MADE BY THE SECRETARY OF STATE

APPEALS DISMISSED

(i) **41 BRACKEN BANK GROVE, KEIGHLEY** **Keighley West**

Construction of a detached dwelling to the side - Case No: 09/00451/FUL.

Appeal Ref: 09/00057/APPFUL.

(ii) **LAND TO THE EAST OF IVY BANK MILL LANE, HAWORTH** **Worth Valley**

Construction of six cottages arranged in two blocks of three (amended plans) - Case No: 07/09251/FUL.

Appeal Ref: 09/00056/APPFUL.

(iii) **SECOND FLOOR 17 LAWKHOLME CRESCENT, KEIGHLEY** **Keighley Central**

Change of use from office to taxi booking office - Case No: 08/05940/COU.

Appeal Ref: 09/00054/APPCOU.

Resolved –

That the decisions 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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