

Decisions of the Area Planning Panel (Keighley) held on 16 September 2009

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

DECISIONS:

1. 28 MAYFIELD AVENUE, ILKLEY

Ilkley

Full planning permission was sought for the construction of a single storey side extension and alterations to rear and development of roof space into habitable rooms at 28 Mayfield Avenue, Ilkley – 09/02545/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 and the following additional condition:

- (1) That construction work shall only be carried out between the hours of 0730 and 1800 on Mondays to Fridays, 0730 and 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays, unless specifically agreed otherwise in writing by the local planning authority.

(Ian Wilson – 01274 434605)

ACTION: Strategic Director, Regeneration

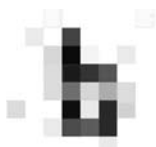
2. 3 HOLLINGWOOD GATE, ILKLEY

Ilkley

Full application for the erection of a two storey detached dwelling with integral garage on land at 3 Hollingwood Gate, Ilkley – 09/02549/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.



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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



ACTION: Strategic Director, Regeneration

3. BECKFOOT HOUSE, CARTER'S LANE, ILKLEY

Ilkley

Full application, as amended, for landscaping works, grass tennis court and the erection of structures including a gazebo, tractor store at Beckfoot House, Carter's Lane, Ilkley – 09/03022/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 and the following additional conditions:

- (1) That the planting scheme depicted on drawing reference 0505-MP Revision D received on 11 August 2009 as part of this application be implemented and thereafter retained for not less than three years.**
- (2) That the engineering works to alter site levels be carried out as depicted in the application.**

Ian Wilson – 01274 434605

ACTION: Strategic Director, Regeneration

4. HODSON'S BARN, STRAIGHT LANE, ADDINGHAM

Craven

A full, retrospective application for change of use of land from agriculture (grazing land) to a private outdoor ménage with new surfacing and timber post and rail fence (works already undertaken) at land to the north west of Hodson's Barn, Straight Lane, Addingham, Moorside – 09/02141/FUL.

Resolved –

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

Ian Wilson – 01274 434605

ACTION: Strategic Director, Regeneration

**5. LAND AT NORTH WEST OF 51 PARKWAY,
STEETON WITH EASTBURN**

Craven

Full application for the construction of 229 houses, access roads, cycle ways and open space on Land at North West of 51 Parkway, Steeton with Eastburn – 09/01100/FUL.

Resolved –

That the above application be deferred for further information from the applicant in

respect of the following:

(1) Highway Matters

- (i) Clearer details of the impact of the re-alignment of the Thornhill Road / Skipton Road junction on trees, pedestrian routes and the location of the bus stop.**
- (ii) An up to date traffic survey data of the traffic flow.**
- (iii) Justification that a single access point is adequate for the proposed development and that a second site access is not necessary for safety reasons**
- (iv) Details of how any emergency access will operate?**
- (v) When will the continuation of the pedestrian/cycle links to the station be implemented and how will they be delivered?**
- (vi) What traffic regulation measures are necessary to prevent rat running.**

(2) Section 106 matters including affordable housing

- (i) Clarification as to how the affordable housing will be phased.**
- (ii) Further justification as to the need and desirability of grouping all of the affordable housing within the first phase of the development as shown on the application.**
- (iii) Justification for the shortfall in the Section 106 education contribution.**
- (iv) Clarification of the timing of any commuted sums (e.g education contribution / recreation contribution) to be made in accordance with the phases of the development.**
- (v) Clarification from education officers about how the identified deficiency in schools provision is to be remedied so that panel members are sure that phasing of the Section 106 education contribution enables education to adequately address that shortfall.**

(3) Drainage

- (i) Clarification from Yorkshire Water about the reasons for the leaking sewer highlighted by the Ward Councillor and responsibilities for it, plus assurance that the proposed development will not impact on that existing problem.**

(4) Other Matters

- (i) The impact of floodlights on the HGV testing site on the proposed housing.**
- (ii) How many pillboxes will be retained?**

Ian Wilson – 01274 434605

ACTION: Strategic Director, Regeneration

**6. LAND TO THE SOUTH OF 9 CHURCH STREET, OXENHOPE,
KEIGHLEY**

Worth Valley

Full application for the construction of two dwellings on land to the south of 9 Church Street, Oxenhope – 09/01780/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 434605

ACTION: Strategic Director, Regeneration

Note: Councillor Lee asked that her vote against the above resolution be recorded.

7. UNITS 3 AND 3A ACRE PARK, DALTON LANE, KEIGHLEY

Keighley East

Proposed change of use of Units 3 and 3A from B2/B8 (industrial and warehousing) to a use within Use Class D2 as a children's indoor play facility at Units 3 and 3A Acre Park, Dalton Lane, Keighley – 09/02304/FUL.

Resolved –

- (1) That the application be deferred and delegated to the Strategic Director, Regeneration for approval subject to him first securing receipt of amended plans and further information which ensures that the site and its parking areas can be totally separated from the adjoining areas which are currently in industrial use and from traffic flows to the industrial areas to ensure safety of the users of the proposed indoor play facility.**
- (2) That the reasons for granting the above application are as follows:**
 - (i) That the loss of the buildings for employment uses is outweighed by the benefit of bringing into productive use a building that has now been vacant for some time, with some contribution to local employment and community benefit.**
 - (ii) That parking is considered adequate subject to the Strategic Director securing effective management and separation from adjoining uses and traffic.**
 - (iii) That subject to the Strategic Director, Regeneration securing effective separation of the site from adjoining uses and traffic, concerns regarding safety can be overcome.**

Ian Wilson – 01274 434605

ACTION: Strategic Director, Regeneration

8. ENFORCEMENT ENQUIRIES CLOSED BY THE PLANNING MANAGER (ENFORCEMENT AND TREES)/SENIOR ENFORCEMENT OFFICER AS NOT EXPEDIENT TO PURSUE

(i) 4 Crossbeck Road, Ilkley

Ilkley

Alleged unauthorised tree work within conservation area – 07/00606/TPOCN.

Date Enforcement File Closed: 14 July 2009.

(ii) 41 Dawson Road, Keighley

Keighley East

Alleged unauthorised fence – 09/00853/ENFUNA.

Date Enforcement File Closed: 28 August 2009.

(iii) 6 Calver Grove, Keighley

Keighley Central

Alleged unauthorised fencing – 08/01255/ENFUNA.

Date Enforcement File Closed: 28 August 2009.

(iv) Breeza Works, Cross Roads, Keighley

Worth Valley

Alleged unauthorised change of use – 09/00263/ENFCOU.

Date Enforcement File Closed: 28 August 2009.

(v) Grove Mills, Ingrow Bridge, South Street, Keighley

Keighley East

Alleged unauthorised banner – 09/00551/ENFADV.

Date Enforcement File Closed: 28 August 2009.

(vi) Heathmount Hall, Crossbeck, Ilkley

Ilkley

Alleged unauthorised tree works in Conservation Area – 07/00586/TPOCN.

Date Enforcement File Closed: 14 July 2009.

(vii) Hill Carr, Crossbeck Road, Ilkley

Ilkley

Alleged unauthorised tree works to protected trees and trees within Conservation Area – 06/01314/TPOCN.

Date Enforcement File Closed: 14 July 2009.

(viii) The Old Sun Hotel, 79 West Lane, Haworth, Keighley

Worth Valley

Alleged unauthorised structure – 09/00721/ENFUNA.

Date Enforcement File Closed: 28 August 2009.

Resolved –

That the report be noted.

Ian Wilson – 01274 434605

ACTION: Strategic Director, Regeneration

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

APPEAL DISMISSED

(i) 2 Moor Lane, Addingham

Craven

Construction of conservatory to rear – Case No. 08/06386/FUL.

Appeal Reference: 09/00031/APPFUL.

Resolved –

That the decision be noted.

Ian Wilson – 01274 434605

NO ACTION

10. **LAND AT 23 TO 33 WELLS ROAD, ILKLEY**

Ilkley

Consideration of an objection to Tree Preservation Order 09/00010/I at Land at 23 to 33 Wells Road, Ilkley, Town and Country Planning Act 1990.

Resolved –

That the objection be overruled for the reason set out in the report of the Strategic Director, Regeneration and due to the continual visual amenity value of the trees and for the purpose of expediency and Tree Preservation Order 09/00010/I be confirmed without modification.

Ian Wilson – 01274 434605

ACTION: Strategic Director, Regeneration

11. **LAND AT WESTWOOD LODGE, WELLS ROAD AND
REGENCY COURT, QUEENS ROAD, ILKLEY**

Ilkley

Consideration of an objection to Tree Preservation Order 08/00099/IG at Land at Westwood Lodge, Wells Road and Regency Court, Queens Road, Ilkley, Section 201 Town and Country Planning Act 1990.

Resolved –

That the objection be overruled for the reason set out in the report of the Strategic Director, Regeneration and due to the continual visual amenity value of the trees and for the purpose of expediency and Tree Preservation Order 08/00099/IG be confirmed without modification.

Ian Wilson – 01274 434605

ACTION: Strategic Director, Regeneration

12. **LAND AT AND ADJACENT TO 20 MOORFIELD ROAD, ILKLEY** **Ilkley**

Consideration of an objection to Tree Preservation Order 09/00017/IG at Land at and adjacent to 20 Moorfield Road, Ilkley, Section 201 Town and Country Planning Act 1990.

Resolved –

That the objection be overruled for the reason set out in the report of the Strategic Director, Regeneration and due to the continued visual amenity value of the trees and for the purpose of expediency and Tree Preservation Order 09/00017/IG be confirmed without modification.

Ian Wilson – 01274 434605

ACTION: Strategic Director, Regeneration

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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