

Decisions of the Area Planning Panel (Keighley) held on 8 October 2009

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

DECISIONS:

1. **15 BRACKEN BANK GROVE, KEIGHLEY** **Keighley West**

Full planning application for the construction of a two storey side extension and single storey rear extension and hardsurfaced area for a car parking space at 15 Bracken Bank Grove, Keighley – 09/03249/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 conditions:

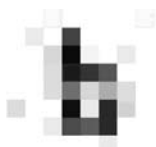
- (1) That the kerb at 15 Bracken Bank Grove, Keighley is dropped and the footpath is made up to the appropriate standard.
- (2) That construction work shall only be carried out between the hours of 0730 and 1800 on Mondays to Fridays, 0730 and 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays, unless specifically agreed otherwise in writing by the local planning authority.

(Ian Wilson – 01274 434605)

ACTION: *Strategic Director, Regeneration*

2. **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.



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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



Resolved –

That approval of the above application (including finalisation of all Highway details) be delegated to the Assistant Director, Planning in consultation with the Assistant Director, Transportation & Highways and following input from Ward Members, and subject to a Section 106 / 278 agreement, the conditions set out in the Strategic Director, Regeneration's technical report and the following additional conditions:

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

- i. Provision of on site recreational equipment in the sum of £61,325.**
- ii. Provision of 60 affordable housing units on the site – to be built to code 3 standard and to be allocated in the following order of priority:**
 - Residents of Steeton with Eastburn**
 - Residents of Craven Ward**
 - Residents of the rest of Keighley Constituency**
 - Other residents within a 5 mile radius of Steeton with Eastburn**
- iii. Payment of a contribution of £300,000 to increase educational facilities in the locality.**
- iv. Payment of a traffic regulation order contribution to be specified by the Assistant Director, Planning in consultation with the Assistant Director, Transportation & Highways toward the funding of traffic regulation orders to secure parking restrictions and traffic calming measures in the vicinity of the site.**
- v. The carrying out of junction priority improvements to Thornhill Road and Skipton Road precise details of which shall be determined by the Assistant Director, Planning in consultation with the Assistant Director, Transportation & Highways including the provision of appropriate traffic regulation order (s) at the junction of Thornhill Road and Skipton Road.**

The agreement to contain such other ancillary provisions as the Assistant Director, Planning after consultation with the Assistant Director, Corporate Services (City Solicitor) considers appropriate.

- (2) 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.**
- (3) Implementation of Travel Plan Initiatives put forward in the submitted Travel Plan Framework document from the first occupation of the dwellings.**
- (4) In respect of trees in gardens throughout the site:**
 - (i) In the first planting season following the occupation of each residential unit or as otherwise specified by the local planning authority, the trees to be planted within that residential garden shall be planted in accordance with the approved tree planting scheme.**
 - (ii) Any trees becoming diseased or dying within the first 5 years after the completion of planting within any garden shall be removed immediately after the disease / death and a replacement tree of the same species / specification shall be planted in the same position no later than the end of**

the first available planting season following the disease / death of the original tree.

- (iii) No other tree shall be removed from the whole site except with the written consent of the local planning authority. Any replacement tree or trees specified in such written consent shall be planted as soon as reasonably practicable and in any event during the first available planting season following such removal.

Ian Wilson – 01274 434605

ACTION: *Assistant Director, Planning / Assistant Director, Transportation & Highways / Strategic Director, Regeneration / Assistant Director, Corporate Services (City Solicitor)*

3. ENFORCEMENT MATTERS

(i) **27 Lee Lane, Oxenhope, Keighley** **Oxenhope**

Unauthorised change of use of land at 27 Lee Lane, Oxenhope, Keighley – 09/00613/ENFCOU.

A section of agricultural land has been fenced off and is being used for domestic purposes, including the stationing of a child's play frame.

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

(ii) **Albert Hotel, Bridge Street, Keighley** **Keighley Central**

Unauthorised smoking shelter at The Albert Hotel, Bridge Street, Keighley – 08/01317/ENFUNA.

Enforcement action was approved on 24 June 2009 for the removal of an unauthorised smoking shelter to the rear of the property.

The unauthorised shelter had now been removed from the site.

Resolved –

That the reports be noted.

Ian Wilson – 01274 434605

ACTION: *Strategic Director, Regeneration*

4. DECISIONS MADE BY THE SECRETARY OF STATE

APPEALS DISMISSED

(i) **24 Bridge Lane, Ilkley** **Ilkley**

Change of use of public highway to private garden and parking with associated walls and

railings – Case No. 09/01668/FUL.

Appeal Reference: 09/00100/APPFUL.

(ii) 24 Sun Street, Haworth, Keighley

Worth Valley

Construction of a detached garage and turning area – Case No. 08/06095/FUL.

Appeal Reference: 09/00060/APPFUL.

(iii) 51 Haworth Road, Cross Roads, Keighley

Worth Valley

Change of use from retail shop to Use Class A5 fish and chips hot food takeaway and installation of new extractor flue to gable – Case No. 09/00243/FUL.

Appeal Reference: 09/00072/APPFUL.

Resolved –

That the decisions be noted.

Ian Wilson – 01274 434605

NO ACTION

5. 25 BEN RHYDDING DRIVE, ILKLEY

Ilkley

Consideration of an objection to Tree Preservation Order 09/00027/IG at 25 Ben Rhydding Drive, 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 09/00027/IG be confirmed without modification.

Ian Wilson – 01274 434605

ACTION: Strategic Director, Regeneration

6. LAND AT CROSSFIELD, 132 SKIPTON ROAD, SILSDEN

Ilkley

Consideration of an objection to Tree Preservation Order 08/00026/IG at Land at Crossfield, 132 Skipton Road, Silsden, 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 08/00026/IG be confirmed with the following modification due to the close proximity of the 2 Pine trees to the dwelling house:

- **Exclusion of G1 (2 Pines)**

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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