

Decisions of the Area Planning Panel (Keighley) held on 12 November 2009

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

DECISIONS:

1. **THE WHEATLEY HOTEL, 101 WHEATLEY LANE, ILKLEY** **Ilkley**

A full, retrospective application for repositioning of fire escape, provision of fence screening to bin storage, provision of decking and platform to first floor bedroom suite and modification to car parking and landscaping at the Wheatley Hotel, 101 Wheatley Lane, Ben Rhydding, Ilkley – 09/03357/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:

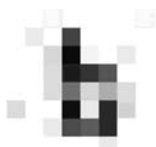
- (i) That mature plants be installed around the railings.**
- (ii) That the railings to the roof terrace match the colour of the existing railings.**
- (iii) That a footnote be added indicating that if the height of the extractor fan is changed in the light of Environmental Protection action, then it may be necessary for the applicant to obtain planning approval for this change.**

(Mohammed Yousuf – 01274 434605)

ACTION: Strategic Director, Regeneration

2. **THE WHEATLEY HOTEL, 101 WHEATLEY LANE, ILKLEY** **Ilkley**

A full, retrospective application for retention of a raised path and terrace with stone retaining wall around the north and west sides of the Wheatley Hotel, 101 Wheatley Lane, Ben Rhydding, Ilkley – 09/04232/FUL.



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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



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:

- (i) The submission of a planting scheme which shall consist of mature and substantial plants for approval by the local planning authority

Note:

It was made clear that the Panel did not seek removal of the benches in front of the bay windows at the front of the building.

(Mohammed Yousuf – 01274 434605)

ACTION: *Strategic Director, Regeneration*

3. 12 BRADLEY RISE, SILSDEN

Craven

A full planning application for the construction of a two storey extension with incorporated garage to the side of 12 Bradley Rise, Silsden – 09/03893/HOU.

Resolved –

That the application be refused for the following reason:

The proposal would be harmful to neighbouring occupiers' amenity by reason of its size and siting. Specifically the two storey side extension would result in a over-dominant, overbearing and visually intrusive structure in close proximity to the bedroom window of No. 14 Bradley Rise resulting in a significant loss of outlook to the detriment of neighbouring occupiers' amenity. Consequently the proposal is considered to be contrary to Policy 1 of the Council's approved House Extensions Policy and Policy UR3 of the adopted Replacement Unitary Development Plan.

(Mohammed Yousuf – 01274 434605)

ACTION: *Strategic Director, Regeneration*

4. SWARTHA HOUSE FARM, HAWBER LANE, SILSDEN

Craven

Full application for the demolition of farm buildings and construction of two houses and garages including alterations to vehicular access at Swartha House Farm, Hawber Lane, Silsden, Keighley – 09/04089/FUL.

This application must be determined by the Regulatory and Appeals Committee as it constitutes a departure from the Replacement Unitary Development Plan.

Resolved –

That the Regulatory and Appeals Committee is recommended to refuse the application for the following reasons:

- (i) The proposed development would be 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 Belt) (PPG2). Within such areas it is both national and local planning policy to severely restrict inappropriate development other than those limited exceptions as specified in RUDP Policy GB1 and PPG2. The proposal for two new houses and a garage block represents inappropriate development that would be harmful to the openness of the green belt and the purposes of including the land in it. The local planning authority considers that very special circumstances that would warrant an exception to this policy have not been presented. The development would be contrary to Policy GB1 of the Replacement UDP and guidance in PPG2.**

- (ii) The proposed development would harm the visual amenity of the Green Belt and adversely affect the character of this part of the Airedale Landscape Character Area, as defined by Policy N3 of the Replacement Unitary Development Plan, by introducing a suburban scatter of new housing and domestic curtilages on the site and no proposals are included within the submitted site layout for appropriate landscaping and screening that would integrate the development into its surroundings. The proposal would be contrary to Policies NE3 and NE3A of the Bradford Replacement Unitary Development Plan.**

(Mohammed Yousuf – 01274 434605)

ACTION: Strategic Director, Regeneration

5. THE OLD RECTORY, LOW MILL LANE, ADDINGHAM, ILKLEY Craven

Full application for the re-construction of an outbuilding to form garaging at the Old Rectory, Low Mill Lane, Addingham – 09/03787/HOU.

Note: The above application was withdrawn by the applicant.

NO ACTION

6. THE OLD RECTORY, LOW MILL LANE, ADDINGHAM, ILKLEY Craven

Listed building consent application for the re-construction of an outbuilding to form garaging at the Old Rectory, Low Mill Lane, Addingham – 09/03788/LBC.

Note: The above application was withdrawn by the applicant.

NO ACTION

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

(i) 2 Vale Street, Keighley **Keighley East**

Alleged unauthorised fencing – 09/00283/ENFUNA.

Date Enforcement File Closed: 6 October 2009.

(ii) 41 Southfield Terrace, Addingham **Craven**

Alleged unauthorised shed – 09/00809/ENFUNA.

Date Enforcement File Closed: 6 October 2009.

(iii) 5 Constable Road, Ilkley **Ilkley**

Unauthorised decked platform in rear garden – 09/00426/ENFUNA.

Date Enforcement File Closed: 6 October 2009.

(iv) Ingrow Primary School, Broomhill Avenue, Keighley **Keighley West**

Alleged unauthorised sign – 09/00399/ENFADV.

Date Enforcement File Closed: 6 October 2009.

**(v) Northfield Manor Residential Home, 5 View Road,
Keighley** **Keighley Central**

It was alleged that the development was not being constructed in accordance with the approved plans – 08/00889/ENFAPP.

Date Enforcement File Closed: 22 September 2009.

Resolved –

That the report be noted.

(Mohammed Yousuf -01274 434605)

ACTION: Strategic Director, Regeneration

8. ENFORCEMENT MATTERS

(i) 24 Box Tree Grove, Long Lee, Keighley **Keighley East**

Unauthorised decking – 09/00848/ENFUNA.

The unauthorised decking had been removed by the owner prior to service of the Notice and the land restored to garden. No further action was required.

(ii) 3 Thurlestone Court, East Morton, Keighley **Keighley East**

Unauthorised rear extension – 09/00186/ENFUNA.

Enforcement action has been authorised.

(iii) 3 Wardle Crescent, Keighley **Keighley Central**

Unauthorised construction of block retaining walls, decking, block walls and fencing – 09/00213/ENFUNA.

Enforcement action has been authorised.

(iv) 38 Malsis Road, Keighley **Keighley Central**

Unauthorised dormer window to the front elevation – 09/00456/ENFUNA.

Enforcement action has been authorised for the removal of the dormer.

(v) 38 Malsis Road, Keighley **Keighley Central**

Unauthorised rear dormer window – 09/01158/ENFUNA

Enforcement action has been authorised for the removal of the dormer window.

(vi) Far Dean Fields, Dean Edge Road, Oldfield, Keighley **Worth Valley**

Unauthorised steel container in Green Belt – 09/01276/ENFUNA.

Enforcement action has been authorised for the removal of the container and restoration of the land.

(vii) Intake Laithe Farm, Oldfield Lane, Oldfield, Keighley **Worth Valley**

Unauthorised stationing of a static caravan – 08/00989/ENFUNA.

Enforcement action has been authorised for the removal of the caravan.

**(viii) Land to the East of Stones Cottage, Hebden Bridge Road,
Oxenhope, Keighley** **Worth Valley**

Unauthorised change of use of land in Green Belt for storage of building materials and building waste – 09/01309/ENFUNA.

Enforcement action has been authorised for the removal of the materials from the land.

**(ix) Lower Laithe Barn, Providence Lane,
Oakworth, Keighley** **Worth Valley**

Unauthorised construction of stables and tractor shed – 07/01394/ENFUNA.

Enforcement action has been authorised for the removal of the structures.

(x) **West View, Hill Top, Hainworth, Keighley**

Worth Valley

Unauthorised timber chicken huts in Green Belt – 08/00328/ENFUNA.

Enforcement action has been authorised for the removal of the huts.

Resolved –

That the report be noted.

(Mohammed Yousuf – 01274 434605)

ACTION: Strategic Director, Regeneration

9. DECISIONS MADE BY THE SECRETARY OF STATE

APPEALS DISMISSED

(i) **30 Roedhelm Road, East Morton, Keighley**

Keighley East

Construction of two storey rear extension and utility room – Case No: 09/01590/HOU.

Appeal Reference: 09/00117/APPCON.

(ii) **Lower Laithe Barn, Providence Lane, Oakworth**

Worth Valley

Retention of stable and tractor store with associated landscaping – Case No: 09/00748/FUL.

Appeal Reference: 09/00098/APPFUL.

Resolved –

That the decisions be noted.

(Mohammed Yousuf – 01274 434605)

NO ACTION

10. **LAND AT CASTLE ROAD, ILKLEY**

Ilkley

Consideration of an objection to Tree Preservation Order – 09/00044/G at Land at Castle 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 09/00044/G be confirmed without modification and the enforcement in respect of the breach in relation to the original notice of intent be dealt with as a matter of urgency.

(Mohammed Yousuf – 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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