

## Decisions of the Area Planning Panel (Keighley) held on 21 January 2010

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

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### DECISIONS:

1. **LAND TO THE EAST OF GIRVAN, SCOTT LANE, RIDDLESDEN, KEIGHLEY** **Keighley East**

Full planning application for construction of a building comprising two flats on land opposite 10 Scott Lane, Riddlesden, Keighley – 09/04501/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 subject to the following:

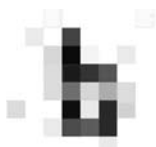
- (i) That condition 8 be amended to read "Formation of parking spaces prior to occupation of the dwellings and that these spaces be used only for parking thereafter".
- (ii) That a footnote be added that Metro be contacted if it is necessary to remove the bus stop a short distance.

(Mohammed Yousuf – 01274 434605)

**ACTION:** *Strategic Director, Regeneration*

2. **PADDOCK ADJACENT TO WEST RIDDLESDEN HALL, SCOTT LANE, RIDDLESDEN, KEIGHLEY** **Keighley East**

Full, retrospective application for access track to approved canal side mooring at paddock adjacent to West Riddlesden Hall, Scott Lane, Riddlesden, Keighley – 09/05002/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.**

(Mohammed Yousuf – 01274 434605)

***ACTION: Strategic Director, Regeneration***

**3. SUGDEN END HOUSEHOLD WASTE SITE, Worth Valley  
HALIFAX ROAD, CROSS ROADS, KEIGHLEY**

A full application for the installation of a replacement landfill gas control flare within an existing fenced compound adjacent to the closed Sugden End Landfill Site, to the north-west of Sugden End Household Waste Recycling Centre, off Halifax Road, Cross Roads, Keighley. The application also includes the provision of additional soft landscaping and replacement fencing – 09/04919/FUL.

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

**Resolved –**

**That the application be deferred to allow for the submission of further information in respect of the viability of utilising landfill gas energy recovery systems at the site in order to inform the consideration of whether the proposal represents the most sustainable waste management option, in accordance with the advice of Planning Policy Statement 10.**

(Mohammed Yousuf – 01274 434605)

***ACTION: Strategic Director, Regeneration***

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

**(i) 34 Damems Road, Keighley Keighley East**

Unauthorised decking to rear – 09/00454/ENFUNA.

**(ii) 37 Valley View Close, Oakworth, Keighley Worth Valley**

Unauthorised raised patio and fencing – 06/01257/ENFUNA.

**(iii) The Coach House, Knott Lane, Eastburn, Keighley Craven**

Unauthorised construction of external staircase to access car port roof supporting unauthorised greenhouse – 09/00582/ENFUNA.

**Resolved –**

**That the report be noted.**

(Mohammed Yousuf – 01274 434605)

**ACTION: Strategic Director, Regeneration**

**5. ENFORCEMENT MATTERS**

**(i) Wyvern, Elam Wood Road, Riddlesden, Keighley Keighley East**

Unauthorised raised hardstanding supported by gabions – 09/00383/ENFUNA.

A raised hardstanding for vehicles had been constructed within the green belt and within an area covered by a Tree Preservation Order. The structure was likely to cause the death of a protected tree and extended the residential curtilage into an area of protected woodland.

Enforcement action was therefore authorised on 26 November 2009.

**Resolved –**

**That the report be noted.**

(Mohammed Yousuf – 01274 434605)

**ACTION: Strategic Director, Regeneration**

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

**APPEAL ALLOWED**

**(i) Coach House, Knott Lane, Eastburn, Keighley Craven**

Retrospective application for construction of greenhouse and timber staircase – Case No: 09/03026/HOU.

Appeal Ref: 09/00179/APPHOU.

**APPEALS DISMISSED**

**(ii) 13 Grafton Road, Keighley Keighley West**

Construction of attached dwelling – Case No: 08/07168/FUL.

Appeal Ref: 09/00140/APPFUL.

**(iii) Bracken Field Bungalow, Green Lane, Silsden Craven**

Extension to bungalow – Case No: 09/03381/HOU.

Appeal Ref: 09/00178/APPHOU.

**Resolved –**

**That the decisions be noted.**

(Mohammed Yousuf – 01274 434605)

**NO ACTION**

**7. LAND TO REAR OF 77 BOLTON ROAD, SILSDEN**

**Craven**

Petition in relation to construction of a two storey dwelling at land to rear of 77 Bolton Road – 09/05073/FUL.

Publicity of the above planning application for a dwelling on garden land to the rear of 77 Bolton Road, Silsden attracted 18 objections and a petition with 50 signatures objecting to the proposed development. The application had been refused under officer delegated powers on the grounds of the development being incongruous and out of character and the poor vehicular access and arrangements for servicing.

**Resolved –**

**That the petition be noted.**

(Mohammed Yousuf – 01274 434605)

**NO ACTION**

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**FROM:** S Hemingway  
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City of Bradford Metropolitan District Council

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