

Decisions of the Area Planning Panel (Keighley) held on 24 February 2010

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

DECISIONS:

1. **20 CRAIGLANDS PARK, ILKLEY** **Ilkley**

Full planning application for the construction of a porch to the front of the property at 20 Craiglunds Park, Ilkley – 09/05455/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.

(Mohammed Yousuf – 01274 434605)

ACTION: Strategic Director, Regeneration

2. **30 QUEENS ROAD, ILKLEY** **Ilkley**

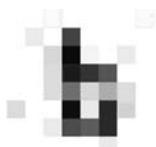
Full application for the construction of a first floor extension to form a bedroom and en-suite over the existing garage at 30 Queens Road, Ilkley – 09/05771/HOU.

Resolved –

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

(Mohammed Yousuf – 01274 434605)

ACTION: Strategic Director, Regeneration



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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



3. LAND AT 22 MOORFIELD ROAD, FRONTING BEN RHYDDING DRIVE, ILKLEY

Ilkley

Full application for the construction of a detached four bedroom property on land at 22 Moorfield Road, Ben Rhydding – 09/05768/FUL.

Resolved –

That authority to approve the application be delegated to the Assistant Director, Planning subject to the conditions outlined in his report and the following additional conditions:

- (i) Submission to the local planning authority of an amended plan showing the extent of the development land out to the middle of Ben Rhydding Drive.**
- (ii) That no construction shall start until access to Ben Rhydding Drive has been formed and all vehicular access to the site should be from Ben Rhydding Drive.**
- (iii) That permeable surfaces be established for all driveways and turning areas of the development.**

(Mohammed Yousuf – 01274 434605)

ACTION: Strategic Director, Regeneration / Assistant Director, Planning

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

(i) 1 Low Mill Lane, Keighley

Keighley Central

Unauthorised advertisement sign – 09/00280/ENFADV.

Date Enforcement File Closed: 29 December 2009.

(ii) 2 Chapel Street, Silsden

Craven

Unauthorised boundary fencing and wall - 09/00909/ENFUNA.

Date Enforcement File Closed: 29 December 2009.

(iii) 3 Cockshott Place, Addingham

Craven

Unauthorised change of use of dwelling to temporary site office and respite centre for duration of major housing refurbishment – 09/01316/ENFCOU.

Date Enforcement File Closed: 29 December 2009.

(iv) 4 Oak Bank Crescent, Keighley

Keighley West

Unauthorised shed in rear garden – 09/00971/ENFUNA.

Date Enforcement File Closed: 29 December 2009.

(v) **8 St Margaret's Terrace, Ilkley**

Ilkley

Unauthorised fencing – 09/00966/ENFUNA.

Date Enforcement File Closed: 21 December 2009.

(vi) **Land to the East of 9 Cackleshaw, Sykes Lane,
Oakworth, Keighley**

Worth Valley

Unauthorised chicken hut and shed for storage of tools – 09/00351/ENFCOU.

Date Enforcement File Closed: 29 December 2009.

Resolved –

That the reports be noted.

(Mohammed Yousuf – 01274 434605)

ACTION: Strategic Director, Regeneration

5. ENFORCEMENT MATTERS

(i) **2 Canal Side, Silsden**

Craven

Unauthorised car sales from residential dwelling – 09/00557/ENFCOU.

Notice served and complied with. Case closed 16 December 2009.

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

Worth Valley

Unauthorised change of use of land – 09/00613/ENFCOU.

Unauthorised use ceased prior to service of Notice. Case closed 16 December 2009.

(iii) **Nelson's Transport, Bocking Farm, Cross Roads,
Keighley**

Worth Valley

Unauthorised creation of hard standing for parking of vehicles in Green Belt – 08/00617/ENFUNA.

Enforcement Notices were served for unauthorised development and unauthorised change of use. These notices had been complied with. Cases closed 16 December 2009.

(iv) **Nelson's Transport, Halifax Road, Bocking, Keighley**

Worth Valley

Unauthorised creation of hard standing for parking of vehicles in Green Belt – 08/01439/ENFCOU.

Enforcement Notices were served for unauthorised development and unauthorised change of use. These notices had been complied with. Cases closed 16 December 2009.

Resolved –

That the reports be noted.

(Mohammed Yousuf – 01274 434605)

NO ACTION

6. DECISIONS MADE BY THE SECRETARY OF STATE

APPEAL ALLOWED

(i) **Chapel of Rest, Green Avenue, Silsden** **Craven**

Construction of single storey rear extension, access ramp, disabled access toilet and internal alterations – Case No. 09/02998/FUL.

Appeal Ref: 09/00173/APPFUL.

APPEALS DISMISSED

(ii) **2 High Mill Lane, Addingham** **Craven**

Replacement of existing roof window for wood and glass door creating access to small roof terrace – Case No. 08/07288/FUL.

Appeal Ref: 09/00091/APPFUL.

(iii) **Land south west of Hamilton View, Hebden Bridge Road, Oxenhope** **Worth Valley**

Construction of detached house and double garage – Case No. 09/02063/FUL.

Appeal Ref: 09/00191/APPFUL.

(iv) **The Graveyard, Dockroyd Lane, Oakworth** **Worth Valley**

Construction of dwelling – Case No. 09/01884/FUL.

Appeal Ref: 09/00160/APPFUL.

Resolved –

That the decisions be noted.

(Mohammed Yousuf – 01274 434605)

NO ACTION

**7. LAND AT FORMER ILKLEY MIDDLE SCHOOL,
VALLEY DRIVE, ILKLEY**

Ilkley

Full application for the construction of 56 specialist housing apartments for persons aged 60 and over (Class 2) on Land at former Ilkley Middle School, Valley Drive, Ilkley – 09/03175/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 a Section 106 Agreement and the following additional conditions:

- (1) The completion of a Section 106 Agreement to secure:**
 - (i) Provision of affordable housing (1 x 1 bed and 5 x 2 beds) for rent – to be offered in the first instance to persons with connections to the administrative area of Addingham, Ilkley, Ben Rhydding, Burley-in-Wharfedale and Menston Town or parish councils with second priority given to persons within the administrative areas of the parliamentary constituencies of Shipley and Keighley.**
 - (ii) Contributions towards recreational provision - £8,025.**
 - (iii) Provision of two raised kerbs at the nearest bus stops (identified by Metro as 14133 and 14134) on each side of Valley Drive.**
 - (iv) The provision of a traffic regulation order around the access to the development site and along Valley Drive in close proximity to the site.**
- (2) That permeable surfaces be established on the car parking areas of the development.**
- (3) That consultations regarding condition 6 on security measures shall be carried out with the police architectural officer.**
- (4) That the age limit of residents be 60 years and over and that residents shall accept a minimum care package.**

(Mohammed Yousuf – 01274 434605)

ACTION: Strategic Director, Regeneration

FROM: S Hemingway
Assistant Director Corporate Services (City Solicitor)
City of Bradford Metropolitan District Council

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