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Minutes of a meeting of the Area Planning Panel (Keighley) held on Wednesday 24 February 2010 in the Council Chamber, Keighley Town Hall

Commenced 1000
Adjourned 1116
Reconvened 1127
Concluded 1209

PRESENT – Councillors

CONSERVATIVE	LABOUR
Greaves	Lee
Hill	Rowen
Ellis	

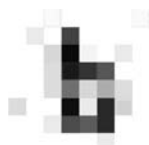
Apologies: Councillor Shabir Hussain

Councillor Greaves in the Chair

89. DISCLOSURES OF INTEREST

- (i) Councillors Greaves, Hill, Ellis, Rowen and Lee disclosed a personal interest in Minute 93 for matters relating to 30 Queens Road, Ilkley as they knew the applicant's agent who was an elected member, but as the interest was not prejudicial they took full part in the discussion and voting on this item.
- (ii) Councillors Greaves and Ellis disclosed a personal interest in Minute 92 for matters relating to 20 Craiglunds Park, Ilkley as they knew the planning officer on a professional basis who was involved in the application, but as the interest was not prejudicial they took full part in the discussion and voting on this item.
- (iii) Councillor Lee disclosed a personal interest in Minute 92 for matters relating to 20 Craiglunds Park, Ilkley as she knew the planning officer's daughter who was involved in the application, but as the interest was not prejudicial she took full part in the discussion and voting on this item.

ACTION: *Assistant Director, Corporate Services (City Solicitor)*



Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



90. **INSPECTION OF REPORTS AND BACKGROUND PAPERS**

There were no appeals submitted by the public to review decisions to restrict documents.

91. **PUBLIC QUESTIONS**

There were no questions submitted by the public.

92. **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.

The Strategic Director, Regeneration gave a presentation setting out the proposals and plans detailing the layout. He reported that Ilkley Parish Council had recommended approval of the application. No letters of objection were received.

The Strategic Director, Regeneration reported that it was considered to relate satisfactorily to the character of the existing dwelling and adjacent properties and Ilkley Conservation Area. The impact of the extension upon the occupants of neighbouring properties had been assessed and it was considered that it would not have a significantly adverse effect upon their residential amenity. As such this proposal was considered to be in accordance with Policies UR3, D1 and BH7 of the Replacement Unitary Development Plan and the Revised House Extensions Policy. He therefore recommended approval of the application subject to the conditions outlined in Document "Q".

Following questions from Members it was confirmed that this application would not have been considered by the Panel if it had not been brought by a member of the Council.

Members supported the officer recommendation.

Resolved –

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

ACTION: Strategic Director, Regeneration

93. **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.

The Strategic Director, Regeneration gave a presentation setting out the proposals and plans detailing the layout. He reported that Ilkley Parish Council had recommended approval of the application. No representations had been received in respect of the application.

The Strategic Director, Regeneration reported that the proposed first floor extension was considered to relate satisfactorily to the character of the existing dwelling and adjacent properties. The impact of the extension on the occupants of neighbouring properties had been assessed and it was considered that it would not have a significantly adverse effect upon their residential amenity. As such this proposal was considered to be in accordance with Policy UR3 and D1 of the Replacement Unitary Development Plan (2005) and supplementary planning guidance comprising the Council's Revised Housing Extensions Policy (2003). He therefore recommended approval of the application subject to conditions as outlined in Document "Q".

Following a question from a Member it was confirmed that the application was only before the Panel for consideration because it had been brought forward by a member of the Council.

Resolved –

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

ACTION: Strategic Director, Regeneration

94. 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.

The Strategic Director, Regeneration gave a presentation setting out the proposals and plans detailing the layout. He reported that Ilkley Parish Council had recommended refusal of the application. Eight representations had been received from local residents, one from a Ward Councillor. One neighbour objection was subsequently retracted. The summary of representations received were as outlined in Document "Q".

The Strategic Director, Regeneration reported that the proposed dwelling would have no significant adverse effects on local amenity, the amenity of neighbours or the protected trees located along the western boundary of the site. The design was considered sympathetic to its setting in terms of design, scale, height, massing and materials and its sustainable design features were considered to be a satisfactory response to the guidance contained within the Council's adopted Sustainable Design Guide. The level of parking provision was adequate and it was not considered that the development would have any detrimental impact on highway safety or surface water run off. It complied with Policies UDP3, UR2, UR3, TM12, TM19a, NE5, NE6, NR16, D1 and D2 of the Replacement Unitary Development Plan. He therefore recommended approval of the application subject to conditions as outlined in Document "Q".

A Ward Councillor who had objected to the application had described the development as being obtrusive.

Members made the following comments:

- Were officers happy with the houses on either side of the site?
- The plans should be amended to show the extent of the development land out to

the middle of Ben Rhydding Drive.

- There was an issue of drainage and it was important to prevent water getting onto the land.
- Was drainage a problem during a previous application?
- It was necessary to deal with the drainage as other houses had similar problems.
- The design was modern and utilised sunlight.
- Don't think it would be turned into two properties.
- The property was quite different and looks to be eco-friendly.
- All vehicular access to the site should be from Ben Rhydding Drive.
- Permeable surfaces should be established for driveways and turning areas of the development.

A Parish Councillor was present at the meeting and made the following points:

- Considering the history of the site he was pleased that there was only one development.
- It was a steep site and drainage was a concern but there seemed to be proposals in place to deal with this issue.
- There were possible dangers in respect of pedestrian safety and Ben Rhydding Drive tended to be used by horses as well.
- The development would be overbearing considering neighbouring properties.
- It was out of character with other properties.
- There seemed to be too many windows in place which would put the occupants and the public on display.
- It would be easier to turn the property into two dwellings.
- The design was not similar to neighbouring properties.

The Strategic Director, Regeneration responded to Members and Parish Councillors' comments and made the following points:

- It was a spacious location and he was happy with the houses on either side of the site.
- It was a unique design which some people considered would not be in keeping with neighbouring properties.
- Visibility was slightly more than the minimum requirement.
- There had been an error and it should be indicated on the plan that the site should be at the back of the tarmac area.
- In respect of drainage there were proposals to pipe water out of Moorfields down the road.
- No further information had been received in respect of the drainage.
- The architect had used the slopes and there seemed to be a lot of windows but it was a fair distance from other properties.

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.

ACTION: *Strategic Director, Regeneration / Assistant Director, Planning*

95. **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.

ACTION: Strategic Director, Regeneration

96. 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.

NO ACTION

97. 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.

NO ACTION

98. **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.

The Strategic Director, Regeneration gave a presentation setting out the proposals and plans detailing the layout. He reported that Ilkley Parish Council had objected to the application. Three representations had been received objecting to the development. The summary of representations received were as outlined in Document "S".

The Strategic Director, Regeneration reported that the redevelopment of this site was considered a beneficial reuse of a vacant, visually unattractive brownfield site that gives the opportunity to provide a sustainable pattern of housing development within the existing urban fabric of Ilkley. The effect of the proposal on the surrounding locality and the adjacent neighbouring properties had been assessed and was acceptable. The provision of an access in the manner and location proposed was appropriate and in conformity with established highway standards. As such, the proposal and the requirements of the S106 legal agreement were in general conformity with the principles outlined within the Replacement Unitary Development Plan. He therefore recommended approval of the

application subject to conditions under Section 106 agreement.

Members made the following comments:

- Were the tandem parking arrangements satisfactory?
- Why was it a housing rather than an employment site?
- Was there vehicular access for refuse collection vehicles?
- Permeable surfaces should be established on the car parking areas of the development.
- There seemed to be insufficient parking areas on the road.
- There was parking for residents but what about their visitors?
- It does seem to be a form of sheltered housing.
- Regarding condition 6 there should be consultations on security measures with the police architectural officer.
- The age limit of residents should be 60 years and over and they should accept a minimum care package.
- There does not seem to be more room for parking at the development.
- There were concerns about the parking situation as residents at Cleveland House needed a lot of parking as they tended to retain their motor vehicles as a sign of independence.
- No financial appraisal was available.
- Would staff come by car or bus?
- Extra parking could make traffic problems worse.
- Not happy with the parking arrangements as some of the properties had no parking provision.
- Was satisfied that it was a hybrid development, not concerned about the refuse collection issue as often vehicles could reverse onto drives. Low grade collections would be done by a different type of refuse collection vehicle.
- Only 7% of residents had cars.
- The average age of residents would be 80 years old.
- Public transport was available and was sustainable.
- The officer recommendation should be supported.
- It was an excellent scheme.

A Parish Councillor was present at the meeting and made the following points:

- Pleased with Members discussion about whether it was a housing development or not.
- The proposal was massive overdevelopment and there were problems in respect of car parking.
- The age of 60 was very young and a lot of the residents would make use of their vehicles.
- Parking was inadequate. There was a need for more parking.
- The view from the east was most offensive.
- There would be a four storey housing block which would be out of character with surrounding properties.
- It should be kept for educational use.
- The residents want a school rather than this development.
- Fourteen available parking spots for 56 dwellings would not work.
- The points made about refuse vehicles were important as access for these vehicles were needed.

The agent for the applicant was also present at the meeting and he submitted the Methodist Homes for the Aged health care statement and made the following points:

- He highlighted that officers had recommended approval of the application.
- There were a number of benefits to the application as outlined in the proposed Section 106 Agreement.
- Methodist Homes for the Aged (MHA) were an organisation which provides homes for people from all faiths or none.
- The MHA wanted to expand the services that it offered.
- MHA housing was an alternative to residential care.
- Residents benefited from onsite care teams as well as from community facilities.
- A Section 106 Agreement had been agreed with officers from the Council.
- The development was very important for older persons in Ilkley and would cater for their care needs. It was an exciting opportunity for them.
- He recommended that the Panel approved the application.
- The development was classed as a Care Institution (C2).
- Any more than six affordable houses would make the development unviable.
- Refuse vehicles would be able to use a turning area to move around the development.
- It was projected that only 7% of residents would have access to a car.
- The average age of residents would be 80 years old.
- MHA would offer 24 hour care to residents.
- The car park would be accessible to members of the public and would be secure at the back of the site to stop any intruders gaining entry.
- Security discussions had taken place with the police.

The Strategic Director, Regeneration responded to Members, Parish Councillors and the agent's comments and made the following points:

- The development had been designated as a housing site.
- A previous application had been in relation to a fully staffed care home and this application would have an element of care but would also encourage independent living.
- The applicant was already a registered landlord.
- It would be a condition for the applicant to provide a turning area for registered vehicles.
- There seemed to be less parking because people tend to have their own driveways and there were good bus facilities available.
- The provision of a traffic regulation order with access to the development site along Valley Drive, in close proximity to the site, was meant to deal with any problems that might arise.
- The development was close to numerous bus stops.
- Issues in relation to car parking had been dealt with.
- There was appropriate access for fire engines and ambulances.

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.**

ACTION: Strategic Director, Regeneration

Chair

Note: These minutes are subject to approval as a correct record at the next meeting of the Committee.

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THESE MINUTES HAVE BEEN PRODUCED, WHEREVER POSSIBLE, ON RECYCLED PAPER