

# City of Bradford Metropolitan District Council

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## Minutes of a meeting of the Area Planning Panel (Keighley) held on Tuesday 6 July 2010 in the Council Chamber, Keighley Town Hall

Commenced 1000  
Concluded 1020

### PRESENT – Councillors

CONSERVATIVE	LABOUR
Clamp	Lee
Gibbons	Abid Hussain
Greaves	Dredge

### Councillor Lee in the Chair

#### 1. CHAIR'S ANNOUNCEMENTS

On behalf of the Panel the Chair thanked Councillor Greaves for doing a good job chairing this Panel for the last ten years and she was glad that he was still a Member of the Panel.

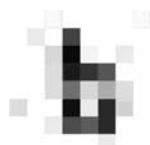
Councillor Greaves responded and thanked officers for assisting in the work of the Panel and that credit should be given to all the Members of the Panel and that all the decisions made at meetings of the Panel were decisions of the Panel and not of any individual Member.

#### 2. DISCLOSURES OF INTEREST

All the Members of the Panel disclosed a personal interest in Minute 5 for matters relating to 10 Sawyers Garth, Addingham as they knew the applicant's agent, but as the interest was not prejudicial they took full part in the discussion and voting on this item.

Councillor Dredge disclosed a personal interest in Minute 6 for matters relating to Kirkwall, 337 Fell Lane, Keighley as he knew the person who runs the business, but as the interest was not prejudicial he took full part in the discussion and voting on this item.

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



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INVESTOR IN PEOPLE

Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



### 3. INSPECTION OF REPORTS AND BACKGROUND PAPERS

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

### 4. PUBLIC QUESTIONS

There were no questions submitted by the public.

### 5. 10 SAWYERS GARTH, ADDINGHAM

Craven

Full planning permission was sought for the construction of a single storey rear extension at 10 Sawyers Garth, Addingham. The proposal included the demolition of an existing conservatory. The walls were to be finished in matching natural stone with matching slates to the roof – 10/01646/HOU.

A Member of the Panel asked whether the application was only before the Panel because Members of the Panel knew the agent.

The Strategic Director, Regeneration responded that that was correct and that the application met all the relevant policy and guidance.

The Panel then agreed that as this was the case then the application should be approved subject to the conditions as outlined in Document "A".

**Resolved –**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration's technical report (Document "A").**

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

### 6. KIRKWALL, 337 FELL LANE, KEIGHLEY

Keighley West

Variation of condition application to vary Condition 3 of planning approval 05/02561/COU which granted consent for change of use from residential to residential and private hire (minibus) business at Kirkwall, 337 Fell Lane, Keighley – 10/00780/HOU.

The Strategic Director, Regeneration gave a presentation setting out the proposals and plans detailing the layout. He reported that no responses had been received from Keighley Town Council. One representation had been received. This was in relation to not wanting buses parked on the area next to the boundary (north west) because of noise during the night. Office and parking should be to the east.

The Strategic Director, Regeneration reported that the impact of the variation of condition upon the occupants of neighbouring properties and highway safety had been assessed and it was considered that it would not have a significantly adverse effect on residential amenity or highway safety. As such this proposal was considered to be in accordance with Policy UR3 and TM2 of the Replacement Unitary Development Plan. He therefore recommended approval of the application subject to the condition as outlined in Document "A".

Members made the following comments:

- Was it possible to get buses further away from the bungalow and to prevent other people from parking there?
- Would the proposed conservatory be permitted development?
- There should be a footnote outlining that the applicant does need to obtain planning permission to build a conservatory.
- Was there a need for a traffic regulation order to prevent parking?

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

- He had visited the property and the applicants were the carers of their disabled daughter who was prone to fits and needed more space to cope during the fits.
- He recommended approval of the application as there would be lots of space for three minibuses and it wouldn't affect anyone else.

The Strategic Director, Regeneration responded to Members and the Town Council comments and made the following points:

- The Council couldn't prevent people from parking there.
- The proposed conservatory would not be permitted development.
- There was no need for a traffic regulation order to prevent parking.

**Resolved –**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration's technical report (Document "A") and subject to the other conditions attached to planning approval 05/0256/COU i.e:**

- (i) **That approval is personal to the applicant.**
- (ii) **That a maximum of three minibuses only shall operate from the site;**

**and also that there be a footnote outlining that the applicant does need to obtain planning permission to build a conservatory.**

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

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

(i) **12 Waterside, Oxenhope, Keighley** **Worth Valley**

Garden shed – 09/01006/ENFUNA.

Date Enforcement File Closed: 23 April 2010.

(ii) **19 Hainworth, Keighley** **Keighley East**

Building work – 10/00461/ENFUNA.

Date Enforcement File Closed: 9 June 2010.

**(iii) 2 Hunters Glen, Silsden**

**Craven**

Tree works – unauthorised pruning – 10/00228/TPOCN.

Date Enforcement File Closed: 9 June 2010.

**(iv) 3 Middleton Avenue, Ilkley**

**Ilkley**

Tree works – 09/00779/TPOCN.

Date Enforcement File Closed: 9 June 2010.

**(v) 9 Main Street, Addingham**

**Craven**

UPVC windows in a Listed Building.

Date Enforcement File Closed: 9 June 2010.

**(vi) 9 Moor Park Drive, Addingham**

**Craven**

Two storey extension – 10/00141/ENFUNA.

Date Enforcement File Closed: 23 April 2010.

**(vii) Brow Top Farm, Brow Top Road, Haworth, Keighley**

**Worth Valley**

Access – 09/00422/ENFUNA.

Date Enforcement File Closed: 9 June 2010.

**(viii) Grey Scar Farm Barn, Wide Lane, Oakworth, Keighley**

**Worth Valley**

Garden shed – 09/00491/ENFUNA.

Date Enforcement File Closed: 23 April 2010.

**(ix) Keighley Table Tennis Club, Unit S1B Keighley  
Business Centre, South Street, Keighley**

**Keighley Central**

Change of use – 09/01172/ENFCOU.

Date Enforcement File Closed: 9 June 2010.

**(x) Land South East of Laycock Village Hall,  
Laycock Lane, Laycock, Keighley**

**Keighley West**

Allotment – 09/01463/ENFUNA.

Date Enforcement File Closed: 9 June 2010.

- (xi) **Land to the East of Stones Cottage,  
Hebden Bridge Road, Oxenhope, Keighley**

**Worth Valley**

Change of use – 08/00182/ENFCOU.

Date Enforcement File Closed: 23 April 2010.

- (xii) **Unit 2, Alexandra Mills, East Parade, Keighley**

**Keighley Central**

Change of use to car wash – 10/00173/ENFCOU.

**Resolved –**

**That the reports be noted.**

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

## **8. ENFORCEMENT MATTERS**

- (i) **The Barn, North Ives Bottom, Keighley Road,  
Oxenhope, Keighley**

**Worth Valley**

A level area had been extended into the hillside and a large timber construction had been built on the site. A retrospective planning application was refused on 5 November 2009. Despite representations from the Council the owner had not removed the structure. Enforcement action had therefore been authorised for its removal and for the restoration of ground levels – 09/00363/ENFUNA.

**Resolved –**

**That the report be noted.**

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

## **9. DECISIONS MADE BY THE SECRETARY OF STATE**

### **APPEALS ALLOWED**

- (i) **George Farrar Quarries Ltd, Bradford Street, Keighley**

**Keighley Central**

Outline application for A1 retail development, car parking and associated works – Case No: 09/00393/OUT.

Appeal Ref: 09/00158/APPFUL.

- (ii) **Land at Grid Ref 404089 441307 North Dean Avenue, Keighley**

**Keighley West**

Construction of residential development including highways, landscaping, open space and associated works - Case No: 09/03062/OUT.

Appeal Ref: 09/00166/APPOUT.

**APPEALS DISMISSED**

**(iii) 36 Church Street, Keighley**

**Keighley Central**

Change of use of dwelling to driver's rest room associated with adjacent private hire base -  
Case No: 09/03205/FUL.

Appeal Ref: 10/00012/APPFUL.

**(iv) 4 Dunkirk Rise, Riddlesden, Keighley**

**Keighley East**

Conservatory to front of property - Case No: 09/05701/HOU.

Appeal Ref: 10/00075/APPHOU.

**(v) New Road Side Garage, Halifax Road, Keighley**

**Keighley East**

Unauthorised change of use - Case No: 09/00834/ENFCOU.

Appeal Ref: 10/00022/APPENF.

**(vi) New Road Side Garage, Halifax Road, Keighley**

**Keighley East**

Alleged unauthorised development - Case No: 07/01393/ENFUNA.

Appeal Ref: 10/00023/APPENF.

**(vii) Shepherd's Cottage, Middle Row, Hainworth, Shaw Lane,  
Keighley**

**Keighley East**

Renovation and extension of disused cottage - Case No: 09/04273/FUL.

Appeal Ref: 09/00219/APPFUL.

**Resolved –**

**That the decisions be noted.**

***NO ACTION***

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