

Decisions of the Area Planning Panel (Keighley) held on 3 August 2010

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

DECISIONS:

1. **16 WESTWOOD RISE, ILKLEY**

Ilkley

Householder application for the construction of a raised patio to the rear of 16 Westwood Rise, Ilkley (retrospective) – 10/01678/HOU.

Resolved –

That the application be refused for the following reason:

The formation of the raised patio area has an overbearing impact on No. 14 Westwood Rise due to its height above existing ground levels. It has an adverse effect on the amenity of occupiers of that adjoining property contrary to Policy UR3 of the Bradford Replacement Unitary Development Plan.

(Ian Wilson – 01274 434605)

ACTION: Strategic Director, Regeneration

2. **2 SPRINGFIELD MOUNT, ADDINGHAM**

Craven

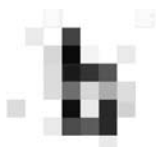
Full application, as amended, for the demolition of the existing dwelling and the construction of two detached dwellings at 2 Springfield Mount, Addingham – 10/00953/FUL.

Resolved –

That the decision in respect of the above application be delegated to the Strategic Director, Regeneration and that it be noted that this would be to grant planning permission as per officer recommendation.

(Ian Wilson – 01274 434605)

ACTION: Strategic Director, Regeneration



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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



3. **BEECHWOOD, 2 ST NICHOLAS ROAD, ILKLEY**

Ilkley

Full application for the construction of an extension to Beechwood, 2 St Nicholas Road, Middleton, Ilkley – 10/01849/HOU.

Resolved –

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

(Ian Wilson – 01274 434605)

ACTION: Strategic Director, Regeneration

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

(i) **1 Russell Street, Keighley**

Keighley Central

Change of use from B2 use to A2 use – 10/00143/ENFCOU.

Date Enforcement File Closed: 9 June 2010.

(ii) **1 Russell Street, Keighley**

Keighley Central

Fascia board to estate agents extends over sills of first floor windows – 10/00144/ENFADV.

Date Enforcement File Closed: 14 July 2010.

(iii) **11 Grove Mill Drive, Keighley**

Keighley East

Breach of planning condition – 09/01017/ENFCON.

Date Enforcement File Closed: 26 June 2010.

(iv) **112-114 East Parade, Keighley**

Keighley Central

Change of use – 10/00306/ENFCOU.

Date Enforcement File Closed: 14 July 2010.

(v) **18 Barley Cote Avenue, Riddlesden, Keighley**

Keighley East

Fence – 10/00557/ENFUNA.

Date Enforcement File Closed: 7 July 2010.

(vi) **42A The Grove, Ilkley**

Ilkley

Sign – 09/01341/ENFADV.

Date Enforcement File Closed: 14 July 2010.

(vii) 44A Main Street, Addingham

Craven

Removal of two trees from within Addingham Conservation Area without consent - 10/00343/TPOCN.

Date Enforcement File Closed: 25 June 2010.

(viii) 99 Emily Street, Keighley

Keighley Central

Outbuilding – 10/00426/ENFUNA.

Date Enforcement File Closed: 7 July 2010.

(ix) Gingerbread Mill, Hainscliffe Road, Keighley

Keighley East

Not built in accordance with the approved plans – 10/00639/ENFAPP.

Date Enforcement File Closed: 14 July 2010.

(x) Rose & Co Apothecary, 84 Main Street, Haworth

Worth Valley

Works to a Grade II Listed Building – 10/00562/ENFLBC.

Date Enforcement File Closed: 14 July 2010.

(xi) The Cornmill, Corn Mill Lane, Burley in Wharfedale, Ilkley

Wharfedale

Approximately 8 trees removed without authority from a conservation area - 10/00454/TPOCN.

Date Enforcement File Closed: 21 June 2010.

Resolved –

That the reports be noted.

(Ian Wilson – 01274 434605)

ACTION: Strategic Director, Regeneration

5. ENFORCEMENT MATTERS

(i) 17 Lister Street, Ilkley

Ilkley

Unauthorised timber shed to the front of the property which was situated within the Ilkley Conservation Area.

Enforcement Action to remove the shed was authorised on 7 July 2010 as it was considered that the shed had introduced an unsympathetic and incongruous feature within the street scene, detracting from the character and appearance of the original building and the visual amenity of the street scene – 09/01506/ENFUNA.

(ii) 174 Highfield Lane, Keighley

Keighley Central

A single storey extension had been erected to the rear of the property. The extension was considered to have an adverse impact on the neighbouring property as a consequence of its size and scale. Despite representations from the Council the owner had not submitted a retrospective application or removed the structure.

Enforcement action had therefore been authorised - 09/01258/ENFUNA.

(iii) 19 Lister Street, Ilkley

Ilkley

Unauthorised timber shed to the front of the property which was situated within the Ilkley Conservation Area.

Enforcement Action to remove the shed was authorised on 7 July 2010 as it was considered that the shed introduced an unsympathetic and incongruous feature within the street scene, detracting from the character and appearance of the original building and the visual amenity of the street scene – 09/01508/ENFUNA.

(iv) Unit 2, Vale Lane Garage, Vale Mill Lane, Haworth, Keighley

Worth Valley

Vale Lane Garage was granted change of use to classic car sales in 2005, the property had recently been divided into 3 separate units and unit 2 was now being used for motor vehicle repair. The use of the unit for vehicle repairs was considered to have an adverse impact on the amenity of the neighbouring residential properties due to the noise and nuisance arising from such a use. Despite representations from the Council the owner/occupier had not submitted a retrospective application or ceased the use.

Enforcement action had therefore been authorised.

(v) Unit 3, Vale Lane Garage, Vale Mill Lane, Haworth, Keighley

Worth Valley

Vale Lane Garage was granted change of use to classic car sales in 2005, the property had recently been divided into 3 separate units and unit 3 was now being used for motor vehicle repair. The use of the unit for vehicle repairs was considered to have an adverse impact on the amenity of the neighbouring residential properties due to the noise and nuisance arising from such a use. Despite representations from the Council the owner/occupier had not submitted a retrospective application or ceased the use.

Enforcement action had therefore been authorised.

Resolved –

That the reports be noted.

(Ian Wilson – 01274 434605)

ACTION: Strategic Director, Regeneration

6. DECISIONS MADE BY THE SECRETARY OF STATE

APPEAL ALLOWED

(i) 60 Skipton Road, Ilkley **Ilkley**

Formation of a balcony at first floor level to rear - Case No: 09/03655/HOU.

Appeal Ref: 10/00048/APPHOU.

APPEALS DISMISSED

(ii) 36 Broadlands, Keighley **Keighley Central**

Retrospective application for construction of detached private single garage to front - Case No: 10/00334/HOU.

Appeal Ref: 10/00092/APPHOU.

(iii) 84 Wheatley Lane, Ilkley **Ilkley**

Demolish existing garage and replace, kitchen, dining room with bedroom over and further extension to existing reception room - Case No: 09/04887/HOU.

Appeal Ref: 10/00051/APPHOU.

(iv) Barn House Farm, Street Lane, Morton, Keighley **Keighley East**

Construction of porch to property - Case No: 09/05231/HOU.

Appeal Ref: 10/00090/APPHOU.

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

Unauthorised siting of a caravan - Case No: 08/00989/ENFUNA.

Appeal Ref: 10/00010/APPENF.

(vi) Thorn Bank, Occupation Lane, Keighley **Keighley West**

Construction of 2 two storey detached houses - Case No: 09/03401/FUL.

Appeal Ref: 10/00035/APPFUL.

Resolved –

That the decisions be noted.

(Ian Wilson – 01274 434605)

NO ACTION

FROM: S Hemingway
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