

## Decisions of the Area Planning Panel (Keighley) held on 7 October 2010

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

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### DECISIONS:

1. **1 SPRINGFIELD GARDENS, KEIGHLEY** **Keighley Central**

Full planning application for the construction of a two-storey extension to the side of 1 Springfield Gardens, Keighley – 10/02053/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 "E") and subject to the following additional condition:**

**The development hereby approved shall only be carried out in accordance with the approved plan(s) listed below:**

**Diagram. No. 01 of 02/Rev A and Diagram. No. 02 of 02/Rev A**

**Received by the Council on 29 June 2010.**

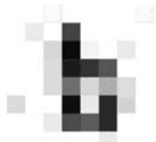
***Reason: For the avoidance of doubt as to the terms under which planning permission has been granted.***

(Ian Wilson – 01274 434605)

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

2. **OCTAGON HOUSE, BRADFORD ROAD** **Keighley East**  
**SANDBEDS, KEIGHLEY**

Change of use of Octagon House, Bradford Road, Sandbeds, Keighley, from Light Industrial (B1) use to combined A3 (Restaurants & Cafes), D1 (Non-residential institutions), and D2 (Assembly & Leisure) use – 10/03406/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 as set out in the Strategic Director, Regeneration's technical report (Document "E") and as amended below:

(1) That condition 2 be amended by deletion of reference to plan no. 9186 TCP/TPP (because this plan has been superseded by plan no. 899 03/Rev B).

(2) That condition 5 be amended to read:

Prior to the commencement of the use hereby approved, details of the precise line and extent of a 1.8 metre high close boarded timber acoustic screen fence between the car park and the dwelling to the south (Appledene) shall have been submitted to and secured the approval in writing of the Local Planning Authority and the fence erected in accordance with the approved details. The fence shall be maintained and retained on site thereafter whilst so ever such use subsists

*Reason: In order to provide an acoustic screen to protect the residential amenity of occupiers of the dwelling from noise and disturbance from customers and vehicles, especially when leaving late in the evening, and to accord with policies UR3 and P7 of the Replacement Unitary Development Plan(2005)..*

(3) That condition 6 be amended to read:

Prior to the commencement of the use hereby approved, a noise attenuation scheme, effective in ensuring that the noise level of the proposed use measured from the nearest residential properties are a minimum of 10dB below the background level LA90, shall have been submitted to and secured the approval in writing of the Local Planning Authority. The approved scheme shall be implemented prior to commencement of the use hereby approved and retained thereafter whilst so ever such use subsists.

*Reason: In order to prevent unacceptable noise breakout from the premises and to accord with policies UR3 and P7 of the Replacement Unitary Development Plan (2005).*

(Ian Wilson – 01274 434605)

**ACTION: Strategic Director, Regeneration**

3. **OCTAGON HOUSE, BRADFORD ROAD  
SANDBEDS, KEIGHLEY**

**Keighley East**

An application for the display of three wall-mounted and one post-mounted L-shaped composite metal framed signs at Octagon House, Bradford Road, Sandbeds, Keighley, in connection with proposed change of use from B1 (Light Industrial)/D1 (Place of worship) to combined A3 (Restaurants & Cafes), D1 (Non-residential institutions), and D2 (Assembly & Leisure) use – 10/03407/ADV

**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 "E").

**ACTION: Strategic Director, Regeneration**

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

**(i) 208A Bradford Road, Riddlesden, Keighley Keighley East**

Extension – 10/00770/ENFUNA.

Date Enforcement File Closed: 29 July 2010.

**(ii) 21 Eaton Road, Ilkley Ilkley**

Excessive pruning – 09/00766/TPOCN.

Date Enforcement File Closed: 23 July 2010.

**(iii) 33 – 35 Church Street, Keighley Keighley Central**

Small radio aerial to front of property between fascia  
and first floor sill – 10/00058/ENFUNA.

Date Enforcement File Closed: 1 September 2010.

**(iv) 49 Mytholmes Lane, Haworth, Keighley Worth Valley**

Position of access door into integral garage and store  
relocated front to side elevation– 10/00923/ENFAPP.

Date Enforcement File Closed: 25 August 2010.

**(v) 84 Kings Road, Ilkley Ilkley**

Unauthorised 1.25 metre high fence erected to the front  
of the property – 10/00501/ENFUNA.

Date Enforcement File Closed: 6 September 2010.

**(vi) Ben Rhydding Methodist Church, Ben Rhydding  
Drive, Ilkley Ilkley**

Tree Felling - 09/00750/TPOCN.

Date Enforcement File Closed: 23 July 2010.

**(vii) Far Dean Fields, Dean Edge Road, Oldfield,  
Keighley Worth Valley**

Development - 09/01276/ENFUNA.

Date Enforcement File Closed: 23 July 2010.

**(viii) St Margaret's Church, Queens Road, Ilkley**

**Ilkley**

Statue – 10/00936/ENFUNA.

Date Enforcement File Closed: 12 August 2010.

**(ix) Thwaites Garage, Yard Number 2, Thwaites Brow Road,  
Keighley**

**Keighley East**

Caravans - 09/01529/ENFUNA.

Date Enforcement File Closed: 1 September 2010.

**Resolved –**

**That the reports be noted.**

(Ian Wilson – 01274 434605)

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

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

### **APPEALS ALLOWED**

**(i) 284 Bradford Road, Riddlesden, Keighley**

**Keighley East**

Retrospective planning permission for balcony and steps to the rear of property. - Case No: 09/05160/HOU

Appeal Ref: 10/00045/APPHOU

**(ii) 3 Thurlestone Court, East Morton, Keighley**

**Keighley East**

Retrospective application for conservatory to front of property - Case No: 09/05588/HOU

Appeal Ref: 10/00042/APPFUL

**(iii) 3 Thurlestone Court, East Morton, Keighley**

**Keighley East**

Unauthorised rear extension - Case No: 09/00186/ENFUNA

Appeal Ref: 10/00046/APPENF

**(iv) 36 Broadlands, Keighley**

**Keighley Central**

Retrospective application for construction of conservatory to rear, conversion of integral garage to form extension to living accommodation - Case No: 10/00334/HOU1

Appeal Ref: 10/00129/APPHOU

**(v) 9 Spinners Way, Haworth, Keighley** **Worth Valley**

Construction of conservatory to rear - Case No: 10/01837/HOU

Appeal Ref: 10/00141/APPHOU

**(vi) Land at Railway Road and Mayfield Road, Ilkley** **Ilkley**

Construction of replacement Tesco Class A1 food store with car parking, landscaping and associated works - Case No: 09/00857/FUL

Appeal Ref: 10/00043/APPFUL

**(vii) Land North of Hawthorn Cottage Bar House Lane, Keighley** **Craven**

Construction of detached house - Case No: 10/00241/FUL

Appeal Ref: 10/00083/APPFUL

**(viii) Second Floor 17 Lawkholme Crescent, Keighley** **Keighley Central**

Change of use of top floor from office to taxi control office - Case No: 09/03910/FUL

Appeal Ref: 10/00066/APPFUL

**(ix) Tesco Store, Springs Lane, Ilkley** **Ilkley**

Mixed use development to provide 5 no single storey B1/B8 class use business units (929sqm), office floor space (1858sqm) and residential care home (60 bedrooms) with associated car parking and landscaping works - Case No: 09/00871/OUT

Appeal Ref: 10/00055/APPOUT

## **APPEALS DISMISSED**

**(x) 155 Hermit Hole, Halifax Road, Keighley** **Keighley East**

Retention of car sales area and hardstanding - Case No: 10/00379/FUL

Appeal Ref: 10/00106/APPFUL

**(xi) 2 Valley Road, Ilkley** **Ilkley**

Construction of two storey dwelling in garden of existing house including demolition of double garage - Case No: 10/00169/FUL

Appeal Ref: 10/00072/APPFUL

**(xii) 25 Staveley Way, Keighley**

**Keighley West**

Construction of 2 detached double garages - Case No: 10/00453/HOU

Appeal Ref: 10/00071/APPFUL

**(xiii) 34 Coles Way, Riddlesden, Keighley**

**Keighley East**

Conservatory to front - Case No: 10/01400/HOU

Appeal Ref: 10/00124/APPHOU

**(xiv) 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

**(xv) 41 Bracken Bank Grove, Keighley**

**Keighley West**

Construction of dwelling to side of property - Case No: 10/00079/FUL

Appeal Ref: 10/00070/APPFUL

**(xvi) 56 Redwood Close, Long Lee, Keighley**

**Keighley East**

First floor extension above existing ground floor extension. - Case No: 10/01279/HOU

Appeal Ref: 10/00147/APPHOU

**(xvii) Land to Rear of 77 Bolton Road, Silsden**

**Craven**

Construction of detached dwelling with associated parking - Case No: 09/05073/FUL

Appeal Ref: 10/00041/APPFUL

**(xviii) Land West of 89-115 Thornhill Road, Steeton with Eastburn**

**Craven**

Construction of bungalow with detached garage and landscaping - Case No: 09/04778/FUL

Appeal Ref: 10/00047/APPFUL

**APPEAL WITHDRAWN**

**(xix) 2 Springfield Mount, Addingham**

**Craven**

Demolition of existing dwelling and construction of 2 detached dormer bungalows - Case No: 09/04880/FUL

Appeal Ref: 10/00112/APPFUL

**Resolved –**

**That the decisions be noted.**

(Ian Wilson – 01274 434605)

**NO ACTION**

**6. ENFORCEMENT MATTERS**

**(i) Balti House Restaurant, Brooks Building, Albert Street, Keighley Central  
Highfield Lane, Keighley**

A petition dated 5 September has been received relating to the Balti House Restaurant, Albert Street, Keighley -

Alleged breaches relating to hours of operation are currently being investigated under enforcement reference 10/00412/ENFUNA.

**(ii) Land North of Hall Terrace, Bradford Road, Riddlesden, Keighley East  
Keighley**

Construction of 3 dwellings on land north of Hall Terrace, Bradford Road, Riddlesden, Keighley – 10/03401/FUL.

Two petitions were received on 8 September 2010 objecting to the above planning application.

Accordingly, as the views of the petitioners correspond with the recommendation of the case officer to refuse the application, the application will be refused under officer's delegated powers.

However, in accordance with established protocols receipt of the petitions were referred to the Panel for noting.

**Resolved –**

**That receipt of the two petitions be noted.**

(Ian Wilson – 01274 434605)

**ACTION: Strategic Director, Regeneration**

**7. SACRED HEART SCHOOL, VALLEY DRIVE, ILKLEY Ilkley**

Full application to install new 2.4m high "Nylofor" weld mesh fencing and gates to front boundary of Sacred Heart School, Valley Drive, Ilkley – 10/04193/FUL

**Resolved –**

**That the application be refused for the following reason:**

**The proposed fencing, due to its excessive height and harsh appearance, would constitute incongruous and overly dominant development within the street scene that would have a detrimental impact on the character and appearance of the area. The proposal would therefore conflict with saved policies D1 and UR3 of the Bradford Replacement Unitary Development Plan (2005).**

(Ian Wilson – 01274 434605)

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

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

***Committee Secretariat Contact: Adam Backovic – 01274 43182***  
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