

## Decisions of the Area Planning Panel (Keighley) held on 9 December 2010

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

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### DECISIONS:

1. **7 & 9 GREENGATE, SILSDEN**

**Craven**

Full application for the change of use of 7 and 9 Greengate, Silsden from commercial storage use to a single dwelling unit – 10/04310/FUL

**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 "J") and that condition 2 be amended to include the words “and including the walled (bricked in) openings” after “including dormer windows”.**

(Ian Wilson – 01274 434605)

***ACTION: Strategic Director, Regeneration and Culture***

2. **KEIGHLEY RESOURCE CENTRE, OXFORD STREET,  
KEIGHLEY**

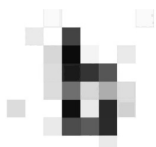
**Keighley West**

An outline planning application for the demolition of the existing building on the site and construction of 30 sheltered accommodation units contained within two blocks. All matters save landscaping were reserved – 10/03858OUT

**Resolved –**

**(1) That the application be approved subject to a Section 106 Agreement (including (i) below) and for the reasons and conditions as set out in the Strategic Director, Regeneration's technical report (Document "J") and subject to the additional conditions as outlined below:**

**(i) That there be a 55 years and over age limit for occupation of the sheltered accommodation units.**



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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



- (2) That authority be delegated to the Strategic Director, Regeneration and Culture to negotiate with the developer for the turning head to be designed to adoptable standards and not gated off to allow people using Oxford Street to use the turning head.
- (3) That reserve matters be considered by the Panel.

(Ian Wilson – 01274 434605)

**ACTION:** *Strategic Director, Regeneration and Culture*

3. **SCRAP YARD CASTLE MILLS, BECKS ROAD, Keighley West  
KEIGHLEY**

An outline planning permission for the construction of 66 dwellings and associated works. All matters are reserved for later approval. This application was a resubmission of application 09/02864/OUT, refused on 18 March 2010 – 10/04672/OUT.

**Resolved –**

- (1) That the application be approved subject to a Section 106 Agreement (including i to iii below) and for the reasons and conditions as set out in the Strategic Director, Regeneration's technical report (Document "J") and subject to the additional conditions as outlined below:
  - (i) That the developer be required to upgrade the nearby bus shelter as outlined in Metro's consultation response document of 15 October 2010.
  - (ii) That in respect of the shelter it should be new with provision of real time information and the kerb should be raised.
  - (iii) A residential metro card scheme should be included in the Section 106 Agreement in accordance with the metro consultation response dated 15 October 2010.
- (2) That reserve matters be considered by the Panel.
- (3) That a method statement for the demolition of the chimney be drawn up in order to protect the bat roosts.

(Ian Wilson – 01274 434605)

**ACTION:** *Strategic Director, Regeneration and Culture*

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

- (i) **15 Westwood Rise, Ilkley Ilkley**

Non-compliance with condition requiring that the materials used to tile the roof of the newly constructed rear extension match the existing dwelling – 10/00778/ENFCON.

Date Enforcement File Closed: 19 October 2010.

(ii) **28 Parish Ghyll Road, Ilkley**

**Ilkley**

Removal of a small section of walling within a Conservation Area – 10/00651/ENFUNA.

Date Enforcement File Closed: 8 November 2010.

(iii) **4 Gordon Mews, Gordon Street, Ilkley**

**Ilkley**

The development was not in accordance with the approved plans as three velux windows were approved in the roof of the north elevation. One velux had been installed and one sun/light tunnel – 10/00640/ENFCON.

Date Enforcement File Closed: 2 November.

**Resolved –**

**That the reports be noted.**

(Ian Wilson – 01274 434605)

***ACTION: Strategic Director, Regeneration and Culture***

## 5. DECISIONS MADE BY THE SECRETARY OF STATE

### APPEALS ALLOWED

(i) **29 Braithwaite Village, Keighley**

**Keighley West**

Single storey porch extension to the front of the property - Case No: 10/01697/LBC

Appeal Ref: 10/00146/APPLBC

(ii) **3 Elam Wood Road, Riddlesden, Keighley**

**Keighley East**

Construction of detached garage with boiler house to rear - Case No: 10/01470/HOU

Appeal Ref: 10/00153/APPHOU

**Resolved –**

**That the decisions be noted.**

(Ian Wilson – 01274 434605)

***NO ACTION***

6. **HIGH WHEATHEAD FARM, OCCUPATION LANE,  
KEIGHLEY**

**Keighley East**

Notification was received of the intention of the operator of High Wheathead Farm to exercise permitted development rights conveyed by Part 6 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995. It was proposed to form an access track for agricultural purposes across land to west of High Wheathead Farm from an existing field gate on Wheathead Lane.

A petition signed by 47 local residents objecting to the access from Wheathead Lane was received. No further reasons for objection were given by the petitioners.

Under planning legislation, the farmer was obliged to notify the Local Planning Authority of the intention to undertake permitted development comprising the formation or alteration of a private way, but the Local Planning Authority can only determine whether its prior approval was required to the siting and means of construction of the right of way. It cannot oppose the principle.

The Local Planning Authority determined that its prior approval was required and negotiated amendments to the means of construction. Prior approval of the siting and means of construction had now been granted under officer delegated powers.

**Resolved –**

**That the petition be noted.**

(Ian Wilson – 01274 434605)

***ACTION: Strategic Director, Regeneration and Culture***

***FROM:*** S Hemingway  
City Solicitor  
City of Bradford Metropolitan District Council

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