

## Decisions of the Area Planning Panel (Keighley) held on 23 February 2011

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

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### DECISIONS:

1. **81 WESLEY PLACE, HALIFAX ROAD, KEIGHLEY** Keighley East

Full application for subdivision of existing dwelling into 2 dwelling units and conversion of a workshop building to a third dwelling at 81 Wesley Place, Halifax Road, Keighley - 10/04375/FUL.

**Resolved –**

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

(Ian Wilson – 01274 722840)

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

2. **COW AND CALF CAFÉ COW AND CALF ROCKS, HANGINGSTONE ROAD, ILKLEY** Ilkley

Full application for the demolition of the existing Yorkshire Water building and refreshment kiosk and construction of a replacement building to house cafe, moorland information display and public toilets at Cow and Calf Rocks, Hangingstone Road, Ilkley – Departure from the Replacement Unitary Development Plan -10/03907/FUL.

**Resolved –**

That the application be refused for the following reason:

The development would be situated in an area designated as Green Belt by the Replacement Unitary Development Plan for the Bradford District and would constitute inappropriate development. It is not considered that very special circumstances exist sufficient to justify the harm that will be caused to the Green



**Belt by virtue of the nature of the development and its excessive height and scale. Furthermore, it is considered that the size, height and materials would have a detrimental effect on the character of the important landscape surrounding the site. The development would be inappropriate development contrary to Policy GB1 of the Bradford Replacement Unitary Development Plan and national planning guidance in PPG2 : Green Belts.**

(Ian Wilson – 01274 722840)

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

**3. NAPPA HOUSE, 37 SCOTT LANE, RIDDLESDEN, KEIGHLEY Keighley East**

Two storey extension and decking to the rear and a single storey extension to the front of 37 Scott Lane, Riddlesden, Keighley – 10/05851/HOU.

**Resolved –**

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

(Ian Wilson – 01274 722840)

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

**4. 6 – 8 CAVENDISH STREET, KEIGHLEY Keighley Central**

Full planning application for change of use of A1 retail outlet to an A5 hot food outlet and installation of external air con/cold room condensers at 6-8, Cavendish Street, Keighley – 10/04495/FUL.

**Resolved –**

**That the application be approved subject to the following conditions:**

**1. Prior to the commencement of development, details of the colour and finish of the proposed wall mounted condenser units to be installed on the rear elevation shall be submitted to, and approved in writing by the Local Planning Authority. The premises shall not be brought into use for the approved purpose until the existing aircon condenser unit and all associated support brackets and fittings have been removed from the rear elevation and the new condensers shall be installed and thereafter maintained in accordance with the approved details of colour and finish.**

**Reason : In the interests of the visual amenity of the area and the character of the listed building and to accord with Policies D1, BH4 and BH4A of the Bradford Replacement Unitary Development Plan.**

**2. Prior to the commencement of development, details of a scheme for the visual improvement of the rear elevation and the rear yard of the premises shall be submitted to, and approved in writing by the Local Planning Authority. This scheme shall include a plan showing the location of the proposed bin store area. The premises shall not be brought into use for the approved purpose until the bin**

storage area and other measures so approved have been carried out in accordance with the approved details.

**Reason :** In the interests of the visual amenity of the area and the character of the listed building and to accord with Policies D1, BH4 and BH4A of the Bradford Replacement Unitary Development Plan.

**3.** The premises the subject of this decision shall not be open for business between the hours of 23.00 and 09.00 hours from Monday to Saturday and between the hours of 22.00 and 09.00 on Sundays. No customer shall be served or otherwise make use of the premises between these hours.

**Reason:** In order to safeguard the amenity of nearby residents and to accord with Policy UR3 of the Replacement Unitary Development Plan.

**4.** Notwithstanding details provided with the application submission, the premises shall not be used for the approved purpose until details of proposed measures for controlling kitchen extract emissions have been submitted to, and approved in writing by the Local Planning Authority. These details shall include measures for maintenance of the proposed extract equipment and proposals for dealing with residual odour that may affect the amenity of nearby occupiers. Thereafter the development shall be carried out in accordance with the details so approved.

**Reason :** To safeguard the amenity of occupiers of nearby residential premises and to accord with Policy UR3 of the Replacement Unitary Development Plan.

(Ian Wilson – 01274 722840)

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

**5. 6 – 8 CAVENDISH STREET, KEIGHLEY**

**Keighley Central**

Listed Building Consent application for change of use of A1 retail outlet to an A5 hot food outlet and installation of external air con/cold room condensers at 6-8, Cavendish Street, Keighley – 10/04496/LBC.

**Resolved –**

**That the application for Listed Building Consent be approved subject to the following conditions:**

**1.** Notwithstanding details shown on the approved plans, the proposed fascia signs to be installed on the premises shall comprise of a painted timber panel, not extruded aluminium. Prior to the commencement of development, details of the colour and finish of the proposed signage shall be submitted to, and approved in writing by the Local Planning Authority and the new signs shall be installed in accordance with the approved details.

**Reason :** In the interests of the visual amenity of the area and the character of the listed building and to accord with Policies D1, BH4 and BH4A of the Bradford Replacement Unitary Development Plan.

2. Prior to the commencement of development, details of the colour and finish of the proposed wall mounted condenser units to be installed on the rear elevation shall be submitted to, and approved in writing by the Local Planning Authority. The premises shall not be brought into use for the approved purpose until the existing aircon condenser unit and all associated support brackets and fittings shall be removed from the rear elevation and the new condensers shall be installed and thereafter maintained in accordance with the approved details of colour and finish.

Reason : In the interests of the visual amenity of the area and the character of the listed building and to accord with Policies D1, BH4 and BH4A of the Bradford Replacement Unitary Development Plan.

3. Prior to the commencement of development, details of a scheme for the visual improvement of the rear elevation and the rear yard of the premises shall be submitted to, and approved in writing by the Local Planning Authority. This scheme shall include a plan showing the location of the proposed bin store area. The premises shall not be brought into use for the approved purpose until the bin storage area and other measures so approved have been carried out in accordance with the approved details.

Reason : In the interests of the visual amenity of the area and the character of the listed building and to accord with Policies D1, BH4 and BH4A of the Bradford Replacement Unitary Development Plan.

(Ian Wilson – 01274 722840)

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

6. **LAND SOUTH WEST OF HAMILTON VIEW, HEBDEN BRIDGE ROAD, OXENHOPE** Worth Valley

Full application for the construction of a detached house and double garage on land to the south west of Hamilton View, Hebden Bridge Road, Oxenhope – 10/05859/FUL.

**Resolved –**

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

1. The development by reason of its siting, layout, scale, size, massing and design will introduce an intrusive building in a prominent location and result in the loss of an open space identified in the Conservation Area Assessment as a key open space. The open space provided by the site is considered to make a significant contribution to the character and appearance of the Upper Town Conservation Area, providing an attractive setting for the buildings within it, being of importance to the historical form and layout of the settlement and affording the opportunity for important vistas into and out of the Conservation Area. Consequently it is considered that the development will adversely affect the character and appearance of Upper Town Conservation Area contrary to Policies BH7, OS8 and BH10 of the Bradford Replacement Unitary Development Plan (2005) and national guidance in PPS5.

2. The development will introduce an intrusive building in a visually prominent location and will result in the loss of an open space considered to make a significant contribution to the setting of the nearby Grade II listed building St Mary's

Church and which affords the opportunity for important vistas of the church from Hebden Bridge Road. The development will dominate views of the listed church from Hebden Bridge Road and will adversely affect its semi-rural setting. Consequently it is considered that the development will adversely affect the special interest and setting of the Grade II listed St Mary's Church contrary to Policy BH4A of the Bradford Replacement Unitary Development Plan (2005) and PPS5.

3. The development is considered to provide insufficient information to demonstrate that it will not harm the tree roots of mature trees on the site that are of significant visual amenity value, these trees are an integral part of the setting of a listed building and contribute to the character and appearance of Oxenhope Upper Town Conservation Area. The plans are not considered to accurately plot the siting and size of the trees within the site and insufficient information has been submitted to properly assess the effect of the development on the trees. The potential for an adverse impact on trees is contrary to Policies UR3, NE4 and NE5 and NE6 of the Bradford Replacement Unitary Development Plan (2005).

4. West Croft Head and its junction with Hebden Bridge Road are already substandard and the proposed development will intensify the use of this access road. The proposal fails to meet an acceptable level of safety to meet the intensification of use due to the substandard junction layout, visibility, width and lack of a turning area and so the development would be contrary to Policies TM2 and TM19A of the Bradford Replacement Unitary Development Plan (2005).

(Ian Wilson – 01274 722840)

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

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

(i) **31 Hillcrest Avenue, Silsden** **Craven**

Wall and gate exceed one metre in height alongside highway by approximately 300mm – 10/01317/ENFUNA.

Date Enforcement File Closed: 5 January 2011.

(ii) **4A Belmont Road, Ilkley** **Ilkley**

Small timber shed placed to one side of access drive to dwelling. Screened from Belmont Road by neighbours large conifer hedge – 10/01059/ENFUNA.

Date Enforcement File Closed: 19 January 2011.

(iii) **8 Laurel Crescent, Belgrave Road, Keighley** **Keighley Central**

Two satellite dishes to front of property. Both are standard diameter and one is located at low level and attached to dividing garden wall – 10/01427/ENFUNA.

Date Enforcement File Closed: 26 January 2011.

**(iv) Recreation Ground, Stockinger Lane, Addingham Craven**

Temporary sign advertising development erected on land adjoining property.  
– 10/01362/ENFADV.

Date Enforcement File Closed: 5 January 2011.

**Resolved –**

**That the report be noted.**

(Ian Wilson – 01274 434605)

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

**8. DECISIONS MADE BY THE SECRETARY OF STATE**

**Appeals Allowed**

**(i) 174 Highfield Lane, Keighley Keighley Central**

Retrospective application for single storey rear extension - Case No: 10/03366/HOU

Appeal Ref: 10/00213/APPHOU

**(ii) Annex Highfield House, Hangingstone Road, Ilkley Ilkley**

Reconstruction of hostel building and re-use as residential annex – Case No: 7/09652/FUL

Appeal Ref: 08/00230/APPFUL

**(iii) Barrows House, 16 Barrows Lane, Steeton Craven  
With Eastburn**

Renewal of planning approval 04/05554/FUL dated 15/07/05: New driveway  
- Case No: 10/03301/HOU

Appeal Ref: 10/00214/APPHOU

**Appeals Dismissed**

**(iv) 11 Glenhurst Drive, Keighley Keighley East**

Construction of double garage in place of previously demolished garage - Case No:  
10/04540/HOU

Appeal Ref: 10/00232/APPHOU

**(v) 3 Park Way, Menston, Ilkley Wharfedale**

Single storey extension to side. Dormers/new velux windows to roof internal alterations. -  
Case No: 10/03751/HOU

Appeal Ref: 10/00234/APPHOU

**Resolved –**

**That the decisions be noted.**

(Ian Wilson – 01274 434605)

***NO ACTION***

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

***Committee Secretariat Contact: Adam Backovic – 01274 431182***  
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