

Decisions of the Area Planning Panel (Keighley) held on 24 March 2011

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

DECISIONS:

1. **26 SYCAMORE GROVE, STEETON WITH EASTBURN** Craven

Householder application for construction of porch and conversion of garage into living accommodation at 26 Sycamore Grove, Steeton-with-Eastburn, Keighley -10/06200/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 "R"). .

(Ian Wilson – 01274 722840)

ACTION: *Strategic Director, Regeneration and Culture*

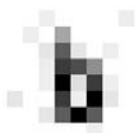
2. **LAND AT GRID REFERENCE 404089 441307 NORTH DEAN AVENUE, KEIGHLEY** Keighley West

A reserved matters application for residential development of 190 dwellings and provision of highways, landscaping, open space and associated works at Land At Grid Ref 404089 441307, North Dean Avenue, Keighley. Matters to be considered are appearance, landscaping, layout and scale pursuant to outline planning permissions 09/03062/OUT – 10/06230/MAR.

Resolved –

That the application be deferred for the following reasons:

- (1) To enable the applicant to submit for the Panel's consideration details of an underground water storage system or other system to deal with surface water from the development.



- (2) To enable the applicant to submit for the Panel's consideration an amended and more appropriate design.

(Ian Wilson – 01274 722840)

ACTION: *Strategic Director, Regeneration and Culture*

3. **MILLENNIUM BUSINESS PARK, STEETON WITH EASTBURN** Keighley East

A full application for the construction of a hotel with 80 bedrooms, restaurant and conferencing facilities, basement car parking creation of new access, cycleway and landscaping at Millennium Business Park, Station Road, Steeton – 11/00282/MAF

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 "R") and also subject to a Section 106 Agreement, including those matters listed in the technical report.

(Ian Wilson – 01274 722840)

ACTION: *Strategic Director, Regeneration and Culture*

(Note: In respect of the above item, after the meeting of the Panel it was clarified that there was an error in the actual figures recommended by officers as a contribution to the West Yorkshire Passenger Authority (Metro). With the agreement of the Chair of the Panel this figure has been confirmed to be £10,000)

4. **6 SPRINGFIELD COURT, KEIGHLEY** Keighley Central

Householder application for construction of a 1st floor extension to make an existing bungalow into a two storey dwelling at 6, Springfield Court, Keighley – 10/06286/HOU.

Resolved –

That the application be refused for the following reasons:

1. **Due to its location within a row of existing bungalows, the additional bulk and height of the proposed first floor extension would create an over dominant feature that would be to the detriment of the character of the row of bungalows and appear as an incongruous feature of the street scene on this side of Springfield Court. The proposal is therefore considered contrary to Policies UR3 and D1 of the Bradford Replacement Unitary Development Plan and the supplementary planning guidance contained within the Councils Revised House Extensions Policy.**
2. **The additional height and bulk of the proposed first floor extension would result in the loss of light to the nearest habitable room windows in the side elevations of the neighbouring dwellings at 4 and 8 Springfield Court, and**

have an overbearing impact on the outlook from those properties. As such the development would be contrary to Policies D1 and UR3 of the Bradford Replacement Unitary Development Plan and Supplementary Planning Guidance in the Council's Revised House Extensions Policy.

3. The lack of any outlook from Bedrooms 1 and 2 of the resulting dwelling would be a contrived design feature that would not provide adequate standards of amenity for future occupiers of the property and would be contrary to Policy D1 of the Bradford Replacement Unitary Development Plan.

(Ian Wilson – 01274 722840)

ACTION: *Strategic Director, Regeneration and Culture*

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

- (i) **Deepdale Westville Avenue, Ilkley** **Ilkley**

Apple tree felled – 10/01289/TPOCN.

Date Enforcement File Closed: 3 February 2011.

Resolved –

That the report be noted.

(Ian Wilson – 01274 434605)

ACTION: *Strategic Director, Regeneration and Culture*

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

Appeals Allowed

- (i) **17 Pasture Avenue, Oakworth, Keighley** **Worth Valley**

Construction of a two storey rear extension - Case No: 10/03183/HOU

Appeal Ref: 10/00217/APPCON

- (ii) **Cherry Tree Barn Street Lane, Morton, Keighley** **Keighley East**

Change of use from grassland to additional garden area with associated retaining wall
- Case No: 10/03762/FUL

Appeal Ref: 10/00182/APPFUL

Appeals Dismissed

(iii) **3 Wardle Crescent, Keighley**

Keighley Central

Walling - Case No: 09/00213/ENFUNA

Appeal Ref: 10/00107/APPENF

(iv) **Old Oxenhope Farm, Old Oxenhope Lane, Oxenhope,
Keighley**

Worth Valley

Installation of 1No Gaia 11kW wind turbine on 18m monopole mast - Case No:
10/04909/FUL

Appeal Ref: 10/00236/APPFUL

(v) **Ridge Farm, Hob Lane, Stanbury, Keighley**

Worth Valley

Change of use of barn to 2 dwellings and improvements to access - Case No:
10/03637/FUL

Appeal Ref: 10/00228/APPFUL

(vi) **The Hollows, Hole Lane, Silsden**

Craven

Construct a domestic micro wind generator - Case No: 10/02205/HOU

Appeal Ref: 10/00229/APPFUL

Resolved –

That the decisions be noted.

(Ian Wilson – 01274 434605)

NO ACTION

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

Committee Secretariat Contact: Adam Backovic – 01274 431182
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