

## Decisions of the Area Planning Panel (Keighley) held on 20 April 2011

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

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### DECISIONS:

1. **11 MOOR LANE, ADDINGHAM**

**Craven**

Householder application for two storey extension to the side and two storey and single storey extensions to the rear of 11 Moor Lane, Addingham -11/00154/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 "T").**

(Ian Wilson – 01274 722840)

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

2. **117 BOCKING CROSS ROADS, KEIGHLEY**

**Worth Valley**

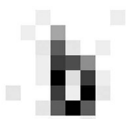
Full application for subdivision of first floor accommodation into two flats at 117 Bocking, Cross Roads, Keighley - 11/00758/FUL.

**Resolved –**

**That the application be approved for the reasons and subject to the condition as set out in the Strategic Director, Regeneration and Culture's technical report (Document "T").**

(Ian Wilson – 01274 722840)

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



3. **30 BEVERLEY RISE, ILKLEY**

Ilkley

Application relating to the construction of a two storey porch extension, two-storey rear extension, the raising of the existing roof in order to create loft conversion and a front boundary wall and gates at 30 Beverley Rise, Ilkley, – 11/00472/HOU.

**Resolved –**

**That authority for approval of the application be delegated to the Assistant Director, Planning, Transportation and Highways subject to the applicant submitting amended plans to and obtaining approval of the local planning authority showing**

- **Omission of the front wall and gates**
- **Removal of Juliet balcony from the rear extension and replacement with conventional window;**

**and subject to the conditions (excluding condition 5) as set out in the Strategic Director, Regeneration and Culture's technical report (Document "T") and also subject to the following additional conditions;**

- (i) **That prior to commencement of development a scheme showing proposed means of enclosure of curtilage of the site shall have been submitted to and obtained the written approval of the local planning authority. The approved means of enclosure shall be implemented during the construction phase and thereafter retained whilst so ever the development subsists.**
- (ii) **That obscure glass be installed on the chamfered side wall to the rear extension to prevent overlooking.**

(Ian Wilson – 01274 722840)

**ACTION: Strategic Director, Regeneration and Culture / Assistant Director, Planning, Transportation and Highways**

*(Note: In respect of the above item, Councillors Clamp, Gibbons and Greaves requested that there vote against the above resolution be recorded)*

4. **GORDON HALTON HOLMES, COLLETTS YARD, DALTON LANE, KEIGHLEY** Keighley East

A full application for the renewal of extant planning permission 08/02382/FUL: Construction of employment units (B2 use), provision of access, parking and turning areas at Colletts Yard, Dalton Lane, Keighley– 11/00676/FUL.

**Resolved –**

**That the application be approved subject to a Section 106 legal agreement with heads of terms as set out in the Strategic Director, Regeneration and Culture's technical report and for the reasons and subject to the conditions as set out in the Strategic Director, Regeneration and Culture's technical report (Document "T").**

(Ian Wilson – 01274 722840)

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

5. **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 with the amended plan as submitted be approved for the reasons and subject to the conditions as set out in the Strategic Director, Regeneration's technical report (Document "T") subject to the amendments/additions outlined below:**

- (1) That condition 3 be amended to specify the required implementation of the drainage solution referred to as option 2 as outlined in Document "T" (submitted drainage P10:4323:01 Rev F and 102 Rev D): the removal of the detention basin and the provision of underground storage tanks. A post and rail fence with native hedge species shall define this area from the edge of the built form of the proposed housing estate.**
- (2) That prior to the commencement of development the applicant submit and obtain the written approval of the local planning authority of a landscaping and biodiversity scheme and shall thereafter implement the approved scheme within a timetable which shall have been approved in writing by the local planning authority prior to commencement of development.**

(Ian Wilson – 01274 434605)

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

6. **LAND EAST OF DALE VIEW, 60 HOLLINS LANE, KEIGHLEY** Keighley Central

Outline application for Construction of 5 detached houses and formation of access at land to the east of 60 Hollins Lane, Keighley. The application seeks permission only for matters of layout and means of access – 10/04216/OUT.

**Resolved –**

**That the outline planning application be approved subject to a Section 106 agreement with heads of terms as set out in the Strategic Director, Regeneration's technical report , for the reasons and the conditions as set out in the Strategic Director, Regeneration's technical report (Document "T") and subject to the following additional conditions:**

- (1) That the height of units 2 to 5 be restricted to single storey on the elevation facing Hollins Lane.
- (2) That a minimum of 2 parking spaces shall be provided for each dwelling at a maximum gradient of 1 in 15.

(Ian Wilson – 01274 722840)

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

7. **9 MOOR VIEW GROVE, LONG LEE, KEIGHLEY** Keighley East

Application for renewal of planning permission for erection of detached dwelling  
Land at 9 Moor View Grove, Long Lee, Keighley – 11/00840/FUL.  
0/04216/OUT.

**Resolved –**

**The Panel noted the withdrawal of the above application.**

(Ian Wilson – 01274 722840)

**NO ACTION**

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

**Appeals Allowed**

(i) **80 Howden Road, Silsden,** Craven

Construction of a single storey rear extension and pitched roof over existing two storey extension - Case No: 10/03430/HOU

Appeal Ref: 11/00006/APPHOU

(ii) **The Barn Ives, Bottom Farm, Hebden Road, Oxenhope,** Worth Valley  
**Keighley**

Development - Case No: 09/00363/ENFUNA

Appeal Ref: 10/00223/APPENF

NOTE: Appeal Dismissed on grounds (a) and (f) and Allowed on ground (g)

**Appeals Dismissed**

(iii) **30 Laycock Lane, Laycock, Keighley** Keighley West

New gate and parking arrangement - Case No: 10/03827/HOU

Appeal Ref: 11/00035/APPHOU

**(iv) Land Adjacent to 59 Mallard View, Oxenhope, Keighley Worth Valley**

Construction of residential development of one detached bungalow and garage - Case No: 10/03567/OUT

Appeal Ref: 11/00005/APPOUT

**(v) Royal Oak Inn, 2 Mill Hey, Haworth, Keighley Worth Valley**

Retention of decking area in car park - Case No: 10/02850/FUL

Appeal Ref: 11/00002/APPFUL

**Resolved –**

**That the decisions be noted.**

(Ian Wilson – 01274 434605)

***NO ACTION***

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