

City of Bradford Metropolitan District Council

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Minutes of a meeting of the Area Planning Panel (Keighley) held on Wednesday 20 April 2011 in the Council Chamber, Keighley Town Hall

Commenced 1005
Adjourned 1142
Reconvened 1150
Concluded 1330

PRESENT – Councillors

CONSERVATIVE	LABOUR
Clamp	Lee
Gibbons	Khadim Hussain
Greaves	Pullen

Apologies: Councillors Abid Hussain and Dredge

Observers: Councillors Kelly and M Smith

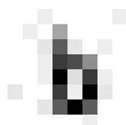
Councillor Lee in the Chair

84. DISCLOSURES OF INTEREST

Councillor Greaves disclosed a personal interest in Minutes 88 and 90 for matters arising in respect of 11 Moor Lane, Addingham and 30 Beverley Rise, Ilkley as he knew the Ward Members who would be speaking in respect of these items, but as the interest was not prejudicial he took full part in the discussion and voting on these items.

Councillor Khadim Hussain disclosed a personal interest as he knew some of the members of the public who were present at the meeting, but as the interest was not prejudicial he took full part in the discussion and voting on all applications considered at the meeting.

ACTION: City Solicitor



Suzan Hemingway - City Solicitor

85. MINUTES

Resolved -

That the minutes of the meeting held on 23 February 2011 be signed as a correct record.

86. INSPECTION OF REPORTS AND BACKGROUND PAPERS

There were no appeals submitted by the public to review decisions to restrict documents.

87. PUBLIC QUESTIONS

There were no questions submitted by the public.

88. 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.

The Strategic Director, Regeneration and Culture gave a presentation setting out the proposals and plans detailing the layout in respect of the application. He reported that the Parish Council had objected to the proposal and had requested that the application be referred to the Panel. Six letters of objection had been received together with a request for the application to be referred to the Panel from a Ward Councillor. The summary of representations received were as outlined in Document "T".

The Strategic Director, Regeneration and Culture reported that the proposed two storey and single storey extension was considered to relate satisfactorily to the character of the existing dwelling and adjacent properties. The impact of the proposal upon the occupants of neighbouring properties had been assessed and it was considered that it would not have a significant adverse effect upon their residential amenity. As such this proposal was considered to be in accordance with Policies UR3 (The Local Impact of Development) and D1 (General Design Considerations) of the Replacement Unitary Development Plan 2005 and the supplementary planning guidance contained within the Council's Revised House Extensions Policy 2003. He therefore recommended approval of the application subject to the conditions as outlined in Document "T".

A Ward Councillor was present at the meeting and made the following comments:

- He supported the objectors to the application which included the Parish Council and the residents of 13 Moor Lane who would be impacted by the extension.
- Other neighbours would also be impacted by the proposed extension.
- A disproportionate extension had been built in 1936 and not in the 1950's.
- It seemed like it was a low density area but it was not.
- The extensions of No. 17 and 19 Moor Lane were of a similar nature and the proposed extension would make more use of the terrace which we want to avoid.

- The angles to the site did not show how small the garden was.
- He recommended that a site visit take place.

The Panel gave due consideration to the Ward Councillor's request for a site visit and decided that there was no need for a site visit.

An objector was present at the meeting and made the following comments:

- I live at 13 Moor Lane and speak on behalf of my husband and immediate neighbours.
- I am opposed to Bradford Council approving a continuous two storey wrap around structure.
- The total footprint of the extension was 1½ times larger than other properties that have had extensions.
- My bathroom was downstairs and the extension would overshadow it and block out some light.
- It was not in keeping with the Council's revised house extensions policy.
- The house was built in 1936 and not in 1950 and the extension could affect the integral structure of our property.
- We would also have an extension but not like this one.
- There had been six letters of complaints objecting to the application as well as an objection from the Parish Council.
- The proposed extension was excessive and was not in keeping with existing dwellings.
- If the Council approves the application then it will have failed to follow its own planning policies and guidance.

A Parish Councillor was also present at the meeting and made the following comments:

- The extension would be overbearing.
- The current hedge would not be a sufficient screen for neighbouring properties.
- The proposal would affect neighbours' enjoyment of their properties.
- There would be an increased footprint which would have a large impact on drainage and flooding issues.
- It was a massive extension for a two bedroomed semi and it did not meet planning regulations.
- The proposal was not fair on neighbouring properties.

The applicant was present at the meeting and made the following points:

- A skyline window had been put in, in response to objections.
- It was a large extension and there were similar extensions on the same road.
- I have two children and need more room as we want to have another child.
- I would agree not to cut the hedge.

Members made the following comments:

- Would the extension have stone fronting like the rest of the house?
- If the application was to be approved then the hedge should be retained.
- Was part of the extension a conservatory or a dining room?
- Some new houses with bathrooms do not even have any windows.

- Concern was expressed in respect of the bathroom window as there was a need for light to the bathroom to prevent a tunnel effect.

The Strategic Director, Regeneration and Culture responded to Members, Ward Councillors, objectors and the applicants comments and made the following points:

- The scheme had been amended to deal with concerns about windows.
- There were objections in respect of the impact on the street scene.
- The extension would have stone fronting like the rest of the house.
- The distance to the side boundary was 1.2 metres.
- The side extension was different to the back extension.
- It was big but in design terms was acceptable and there were similar extensions on the same road.

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").

ACTION: Strategic Director, Regeneration and Culture

89. 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.

Following a question from Member the Strategic Director, Regeneration and Culture confirmed that the application was only before the Panel as the applicant was related to a Council officer. He confirmed that the application met the Council's planning policy and there were no objections to the application and there were no additional issues since the application was submitted.

The Strategic Director of Regeneration and Culture reported that the proposed subdivision of the upper floor of this former public house for residential purposes would have no adverse implications for local amenity or the street scene. The premises had adequate off-street car parking to serve the proposed use and no implications would arise for highway safety or the free flow of traffic along the A629 Halifax Road. Accordingly the proposals were considered acceptable in the light of Policies UDP3, UR3, D1, TM2, TM12 and TM19A of the Replacement Unitary Development Plan for the Bradford District.

The Panel agreed that the application should be approved subject to the condition as outlined in Document "T".

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").

ACTION: Strategic Director, Regeneration and Culture

90. 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.

The Strategic Director, Regeneration and Culture gave a presentation setting out the proposals and plans detailing the layout in respect of the application. He reported that the Parish Council had recommended refusal of the application. Eight representations were received and the summary of representations received were as outlined in Document "T".

The Strategic Director, Regeneration and Culture reported that the two storey porch extension, two storey rear extension and raising of existing roof in order to create loft conversion was considered to relate satisfactorily to the character of the existing dwelling and wider surrounding area. The impact of this development upon the occupants of neighbouring properties had been assessed and it was considered that it would not have a significantly adverse effect upon their residential amenity or on highway safety. As such this proposal was considered to be in accordance with Policy UR3, D1 and TM19A of the Replacement Unitary Development Plan (2005). He therefore recommended approval of the application subject to the conditions as outlined in Document "T".

An email had been received from a Ward Councillor objecting to the application, it made the following points:

- There was no front wall to the garden and the application would make a major change in the environment and would have an effect on the street scene.
- The development would be an intrusion to neighbours.
- The extension on the north side would impact on neighbouring properties.
- There was no precedent for this two storey extension.
- There were concerns of neighbours in respect of overlooking.

Members made the following comments:

- The remaining window gives the same view as the window that was taken out.
- The other side of the street was open plan as well.
- Concern was expressed about the roof line.
- Would there be an open fireplace that the chimney was attached to?
- The building that was already extended would be proportionate to what?
- A hedge would be preferable to a low wall.
- All the houses seemed to have been extended in the street.
- I am concerned about the chimney.
- It seems to be turning into a three storey house.
- It was overdevelopment and out of character and overbearing.
- There seemed to be a history of extensions and there was a need to look at the street scene.
- Any amended plan should show omission of the front wall and gates, with removal of the Juliet balcony from the rear extension and replacement with a conventional window.
- Obscured glass should be installed under chamfered side wall to the rear extension to prevent overlooking.
- A scheme showing proposed means of closure of curtilage of the site should be submitted and approval obtained from the local planning authority.

A Ward Councillor was present at the meeting and made the following points:

- As a matter of clarity I live six houses away from the application site and not on the same street.
- I have an interest in all Ilkley matters and do not have a prejudicial interest.
- I have objections in respect of the loft conversion if used as a bedroom.
- A lot of construction work would have to be carried out which would mean a summer of nuisance for residents of the area.
- More obstruction would be caused for residents of Beverley Rise.
- The chimney stack would be intrusive.
- Please refuse this application.
- With this level of intrusion the officer recommendation should have been for refusal.
- The development would be overbearing to 32 Beverley Rise.
- The Juliet balcony would overlook the neighbouring houses.
- The application was not sympathetic to the surrounding area.
- I don't agree with a fence to the front gate.
- The proposal would be alien to the street scene.
- The proposal would constitute overdevelopment and overlooking and lead to loss of amenity and impact negatively on the safety of the area.
- He requested a site visit.

A Parish Councillor was present at the meeting and made the following points:

- This property was extended in 1996 and it was important to keep the size of the original house in mind.
- This property was a mass of extended buildings.
- The plans did not show the relationship to the neighbouring properties.
- Beverley Rise was left open plan.
- Approval of the application would set a precedent and alter the whole character of the road.
- The extension would overlook and be close to a neighbouring garden.
- It would take light away from the neighbour's garden.
- There would be a reduced use of privacy for neighbours as a result of the proposal.
- The other window should be removed to prevent overlooking.
- Raising the roof would be detrimental to amenity.
- It was difficult to know how high the velux windows would be.
- The chimney would be over-dominant on neighbouring properties.
- The house had already been extended.
- The proposal constituted overdevelopment of the plot.
- The application should be refused.

An objector was present at the meeting and made the following points:

- The development would have a negative impact.
- The officer report was not a proper assessment of the situation.
- There was no support for this application.
- The proposed development was overbearing and oppressive and would also be intrusive and would dominate neighbouring properties.
- The proposed development would overlook neighbouring properties and would constitute an invasion of privacy.

- The proposal was a contravention of planning policy in respect of the chimney.
- The extension should be designed to avoid overshadowing.
- The recommendation to use obscure glazing was not the correct approach.
- The raised roof would overshadow neighbouring properties.
- This development should be contrasted with other developments in the area.

The applicant was present at the meeting and made the following points:

- The scheme proposals addressed practical matters as our home was very cold in winter and the proposed design was meant to deal with defects in the roof and to address the situation.
- The proposed rear extension was an attempt to create more privacy for us.
- There was a lot of intrusion from No. 32 Beverley Rise as they can see straight onto our footpath and the proposal would create more privacy for us and for our neighbours at 32 Beverley Rise.
- We can also see our neighbours patio and the proposed development would give both of us more privacy and we would not be able to then see into their garden.
- The three trees on the boundary would screen the Juliet balcony.
- We need this additional space to care for our elderly parents who are both more than 80 years old.
- We have listened to our neighbours and taken one window out.
- There would be a mixture of high hedges and open plan.
- My deeds to the property do not say that this was an open plan area.

The Panel gave consideration to the Ward Councillor's request for a site visit and decided that there was no need to have a site visit.

The Strategic Director, Regeneration and Culture responded to Members, Ward Councillors, Parish Councillors, the objectors and applicant's comments and made the following points:

- The scheme was amended following objections from houses on Brery Close and another window was removed and a solid wall was put there to prevent overlooking of Brery Close.
- The remaining window does not give a direct view.
- The other side of the street was open plan.
- The proposed Condition 5 in the recommendation was not required.
- The roof line was on a downhill trend.
- This decision has to be on planning grounds and not on a show of hands of neighbours that were opposed to the application.
- The Council's Housing Extensions Policy was relevant and a one metre gap should be retained on the site where practical but the chimney does narrow the gap to 0.75 metres.
- The objections raised had been carefully considered and the proposal was acceptable.

The Council's legal representative reported that any planning guidance provided should be used as guidance and was a material consideration to be considered with any other material considerations for the Panel to take into account. There were a number of qualifications within the guidance and a lot of planning decisions were related to balance and proportionality in decision making.

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.**

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 their vote against the above resolution be recorded)

91. GORDON HALTON HOLMES, COLLETT'S 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.

The Strategic Director, Regeneration and Culture confirmed that there were no objections to the application, with no representations received and there was nobody who wanted to speak in respect of the application. It was only before the Panel for consideration as it was over 5,000 square metres of development.

Following a question from a Member it was confirmed that the application met all the relevant planning policies and there were no objections from Environmental Protection.

The Strategic Director, Regeneration and Culture reported that in granting permission for this development the Council had taken into account all material planning considerations including those arising from the comments of many statutory and other consultees, public representations about the application and Government Guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and the content and policies within the Supplementary Planning Guidance and The Development Plan consisting of the

Regional Spatial Strategy and the Replacement Unitary Development Plan for the Bradford District 2005.

The Council considered that the following matters justified the grant of planning permission:

- The development of the site with B2 employment uses was considered a beneficial use of a prominent, well located site that gives the opportunity to provide a sustainable pattern of development within the existing urban fabric of Keighley. The proposals would provide for development of a visually unattractive derelict site with an appropriate employment redevelopment which builds upon the aspirations the Airedale master plan has for the Airedale Valley corridor. There were no substantive material changes in circumstance since planning permission 08/02382/FUL was granted and as such was recommended for development of the site in the manner proposed subject to the provision of the Section 106 legal agreement and conditions outlined in Document "T".

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").

ACTION: Strategic Director, Regeneration and Culture

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

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 were appearance, landscaping, layout and scale pursuant to outline planning permissions 09/03062/OUT – 10/06230/MAR.

The Strategic Director, Regeneration and Culture gave a presentation setting out the proposals and plans detailing the layout in respect of the application. He reported that Keighley Town Council had recommended refusal of the application for the reason that there was a lot of drainage and surface water, and a risk of flooding near the beck. The sewer was already inadequate, there would be problems with the highway and there could be more than 200 cars from the housing estate. Schools were already full and there was no play area. The sewer should be moved in order to allow a more sensible entrance. A public consultation was needed.

A petition with twelve signatures (from eight households) objecting to the scheme had been received and seven representations had been received (note these were from seven different persons, some residents had written in several different letters on various issues). A summary of representation received was outlined in Document "T".

The Strategic Director, Regeneration and Culture reported that this application had been deferred from the meeting of the Panel held on 24 March 2011 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 the surface water from the development.
- (2) To enable the applicant to submit for the Panel's consideration an amended and more appropriate design.

The Strategic Director, Regeneration and Culture reported that outline planning permission had already been granted for the principle of residential development and the position of the means of access to this site. It was considered that this reserved matters application provided for a development of this site with a well conceived residential scheme which closely followed the up to date design guidance offered in Manual for Streets, was considered a good opportunity to provide a sustainable pattern of housing at the edge of the urban fabric of Keighley. The effect of the proposal on the surrounding locality and the adjacent neighbouring properties had been assessed and was acceptable. Parking provision had been made to accord with the location of the development. As such, the proposal was in conformity with the principles outlined within the Replacement Unitary Development Plan and subject to appropriate conditions it was considered that the proposal complied with Policies UDP3, UR2, UR3, H7, H8, H9, TM2, TM12, TM19A, D1, D4 and D5. He therefore recommended approval of the application subject to the conditions outlined in Document "T".

Members made the following comments:

- We are here to consider drainage and design issues.
- There were two options in respect of drainage one being the provision of a sustainable drainage system in the form of a detention basin which would ensure that sustainable drainage was provided for the site in accordance with up to date standards, and option two the removal of the detention basin and the provision of underground storage tanks.
- We could have a wildlife meadow?
- What were the maintenance proposals for the drainage area?
- There would not be any maintenance as the Council cannot afford to maintain the area.
- Would the roads on the development be adopted by highways as the development was on a slope?
- The applicant should submit proposals to the local planning authority for a landscaping and biodiversity scheme.
- Option two was the most suitable proposal.
- People had polluted the beck and still do.
- The Council's Legal Service should write to Parish Councillors informing them that it was unreasonable for them to ask Planning Panel Members from the local planning authority to attend Parish Council meetings where planning matters would be discussed.
- It was important to look at the drainage issues in more detail.
- It was difficult to know what was happening in respect of drainage as there was a need to rely on expert advice. Normal procedures had been followed and if the experts were happy with the proposals then the Panel should be okay with it.
- Any drainage scheme should be as environmentally friendly as possible.
- Children should be prevented from playing anywhere that was dangerous.
- In respect of option one the protection safety element was not good enough and option two was more suitable if a specific landscape plan and biodiversity scheme

was introduced.

A Town Councillor was present at the meeting and made the following points:

- We were concerned about this major development on behalf of residents and the rest of Keighley.
- If there was flooding in Keighley who would take the blame?
- The North Beck was also at risk.
- We were concerned at a previous development and leakage in the North Beck.
- Are we going back to the 1880's where we can throw anything into the North Beck?
- Children and walkers use the North Beck and would they get diseases?
- The development would cause more problems.

An objector was also present at the meeting and made the following points:

- The layout to the estate separates us from the main estate.
- We should do a site visit on existing premises.
- The fire service should look at the latest plan to see if people can be evacuated successfully.
- The emergency services should be contacted to see if they can get people into the estate.

Another objector was present at the meeting and made the following points:

- A sewer runs alongside the bottom of the development which was bad practice.
- Bradford Drainage has never done a survey on the site.
- It was possible that there would be flooding in Keighley.
- If someone gets killed due to lack of access we would seek corporate manslaughter charges.

The agent's applicant was present at the meeting and made the following points:

- The last meeting of the Panel had referred to water drainage and design of the dwellings matters only.
- 94 dwellings would now be composed of rendered stone.
- The design and drainage issues had been addressed with two options, an underground storage or a retention basin.
- We would accept a condition in respect of the underground storage system.

The Council's legal representative reported that planning permission had already been given by the Planning Inspector to the applicant and the Panel were looking at the details of the application. There had already been a public inquiry and the Council had not wanted residential properties but must be bound by the Inspector's decision. It was the second time that consideration had been given to drainage and design issues.

With regard to the issue of Panel members being invited to Parish council meetings to discuss applications, the Planning Code of Conduct in the Council's Constitution for the purpose of transparency showed that Members of the Panel did not make a decision before the meeting of the Panel. Panel Members should not be lobbied or asked to form fixed views before Planning Panel meetings.

The Strategic Director, Regeneration and Culture responded to Members, objectors and the applicant's agent's comments and made the following points:

- He recommended Option 1 as the most sustainable in relation to biodiversity. In respect of wildlife we could have an open green space area. Any maintenance of the site would be part of management maintenance strategy. There would be a need of negotiation with developers in order to adopt the plan.
- The road would not be adopted until the work was finished.
- The design would not exacerbate existing problems but would not solve the problems either. The development would discharge into the sewage system. There were no objections from the Environment Consultant and no objections from Drainage. The usual approaches had been followed in respect of this matter.
- This was not a phase one and two housing site but a safeguarded site was allocated as the Council could not provide a five year land supply and the Council therefore fought the appeal and lost it.
- The drainage scheme was assessed by the Environmental Agency and Yorkshire Water and the Council's Drainage officers.
- We have robustly assessed the drainage issues which were raised by the applicant.
- All of the issues have been assessed and we can't defer any longer or bring the Panel any further information.

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.**

ACTION: Strategic Director, Regeneration and Culture

**93. 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.

The Strategic Director, Regeneration and Culture gave a presentation setting out the proposals and plans detailing the layout in respect of the application. He reported Keighley Town Council had recommended refusal of the application due to poor access with a steep drive and that would obstruct existing houses in Hollins Lane. The Council had received six letters of representation objecting to the proposal. The summary of representations received were as outlined in Document "T".

The Strategic Director, Regeneration and Culture reported that the proposal would secure release of land within the built up area for housing. It was not considered that previous reasons for refusal on grounds of principle and density were sustainable given changes in planning policy. The relationship of the development to adjoining dwellings and the impact on trees had been carefully assessed but, subject to the attached conditions, it was considered that the proposed development was acceptable. The implications of the development for local road safety had been considered but subject to implementation of measures to be secured via a Section 106/278 Agreement, the scheme achieves an appropriate degree of mitigation. The proposal was considered to accord with Replacement Unitary Development Plan Policies UR3, D1, NE5, NE6, TM2, TM12 and TM19A. He therefore recommended approval of the application subject to conditions and a Section 106/278 Agreement.

Members made the following comments:

- Can we specify a single storey building facing the existing housing?
- There should be at least two parking spaces.
- Was there a need for a speed table on the road to force traffic to slow to 30 mph?
- In respect of height a person should not be able to overlook from their sitting room into someone else's sitting room.
- We do not want the sitting rooms looking into bedrooms.
- Hollins Lane was a notorious lane for speeding.
- People do speed through the lane to get away from Keighley Town.
- Physical measures should be introduced to force people to drive under 30 mph.

An objector was present at the meeting and made the following points:

- There were objections from ten local residents.
- The application omits the 1997 outline application where the gradient should not be more than 1.15.
- It was too steep for safety.
- The West Yorkshire Ecology Society had requested a badger and botanical survey.
- There were brown hares and badgers in the area which were an affected species.
- There were issues of density and impact on surrounding sites.
- The Planning Inspector had stated that the development would protrude and be prominent.
- Neighbouring houses would be severely impacted by the development.
- The speed survey sample was unrepresentative, it should have been done during peak time and during the school run in the morning and evening. On the right side of the road no speed survey was conducted.
- Some persons went joyriding on the road.
- Drainage and possibility of flooding into the area had not been taken into account.
- The land was unstable.
- The application should be refused.

The applicant was present at the meeting and made the following points:

- I live at 60 Hollins Lane and planning officers had examined my application and there was no valid reason to withhold planning consent.
- Officers were satisfied with the Replacement Unitary Plan Policy D1 that all trees would remain protected.
- The development would not jeopardise the surrounding neighbourhood or amenities.
- Highways issues had been dealt in the legal agreement to ensure highway improvements and the situation would be improved for neighbouring properties.
- The development meets Planning Policies TM2, TM12 and TM19A.
- In respect of releasing land in built up areas the development would be in harmony with nearby dwellings.
- The needs of all road users would be met by the scheme.
- She recommended that the Panel approve the application.

The Strategic Director, Regeneration and Culture responded to Members, objectors, and the applicant's comments and made the following points:

- The outline application was in respect of the principle of approving housing on this land.
- We used to have Planning Policy UR4, but this policy was not saved by the RUDP and it cannot be relied on now.
- There was a need to look at all land for housing and not just developed sites.
- There was no policy reason to oppose housing on the site.
- The development was reasonably accessible to Keighley.
- Each dwelling had two parking spaces and provision for some visitor parking.
- There was a turning area within the site.
- Release of land on this site should be supported in principle subject to conditions and a Section 106/278 Agreement.
- It was specified that units 2-5 were single storey.
- It would be possible to do a speed scheme and the acceptable design was a gateway feature.
- In this case physical measures would not deter persons from speeding, only closing the road would deter people from speeding.

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.**

ACTION: Strategic Director, Regeneration and Culture

94. **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.

NO ACTION

95. **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.

NO ACTION

Chair

Note: These minutes are subject to approval as a correct record at the next meeting of the Committee.

minutes\plk20april

THESE MINUTES HAVE BEEN PRODUCED, WHEREVER POSSIBLE, ON RECYCLED PAPER