

Report of the Strategic Director of Regeneration to the meeting of the Area Planning Panel (KEIGHLEY) to be held on 28 July 2011

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Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Decisions made by the Secretary of State – Allowed – page 37	(1)
Decisions made by the Secretary of State – Dismissed – page 37	(5)
Petitions to be Noted - 39	(1)

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Portfolio:
Environment and Culture

Improvement Committee Area:
Regeneration and Economy



DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
3	Worth Valley (ward 29)	4 Canberra Close Cross Roads Keighley West Yorkshire BD22 9DF Submission of details to comply with condition 1 of permission 09/04476/HOU dated 17/11/2009 (Universal green box section UPVC coated tin Roofing material samples) - Case No: 09/04476/SUB01 Appeal Ref: 11/00080/APPHOU

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
4	Craven (ward 09)	12 Main Road Eastburn Keighley West Yorkshire BD20 7SN Demolition of rear two storey lean-to annexe and construction of a two storey extension - Case No: 11/01120/HOU Appeal Ref: 11/00082/APPHOU
5	Worth Valley (ward 29)	4 Canberra Close Cross Roads Keighley West Yorkshire BD22 9DF Submission of details to comply with condition 1 of permission 09/04476/HOU dated 17/11/2009 (Grey box section UPVC coated tin Roofing material samples) - Case No: 09/04476/SUB02 Appeal Ref: 11/00109/APPHOU
6	Bingley Rural (ward 03)	Land At Grid Ref 406801 431986 Foreside Bottom Lane Denholme West Yorkshire Construction of agricultural building and removal of existing farm buildings - Case No: 10/03905/FUL Appeal Ref: 11/00038/APPFUL

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
7	Worth Valley (ward 29)	Unit 2 Vale Lane Garage Vale Mill Lane Haworth Keighley West Yorkshire BD22 9ER Change of use - Case No: 10/00147/ENFCOU Appeal Ref: 10/00204/APPENF
8	Worth Valley (ward 29)	Unit 3 Vale Lane Garage Vale Mill Lane Haworth Keighley West Yorkshire BD22 9ER Appeal against - Case No: 10/00635/ENFCOU Appeal Ref: 10/00203/APPENF

Appeals Upheld

There are no Appeal Upheld Decisions to report this month

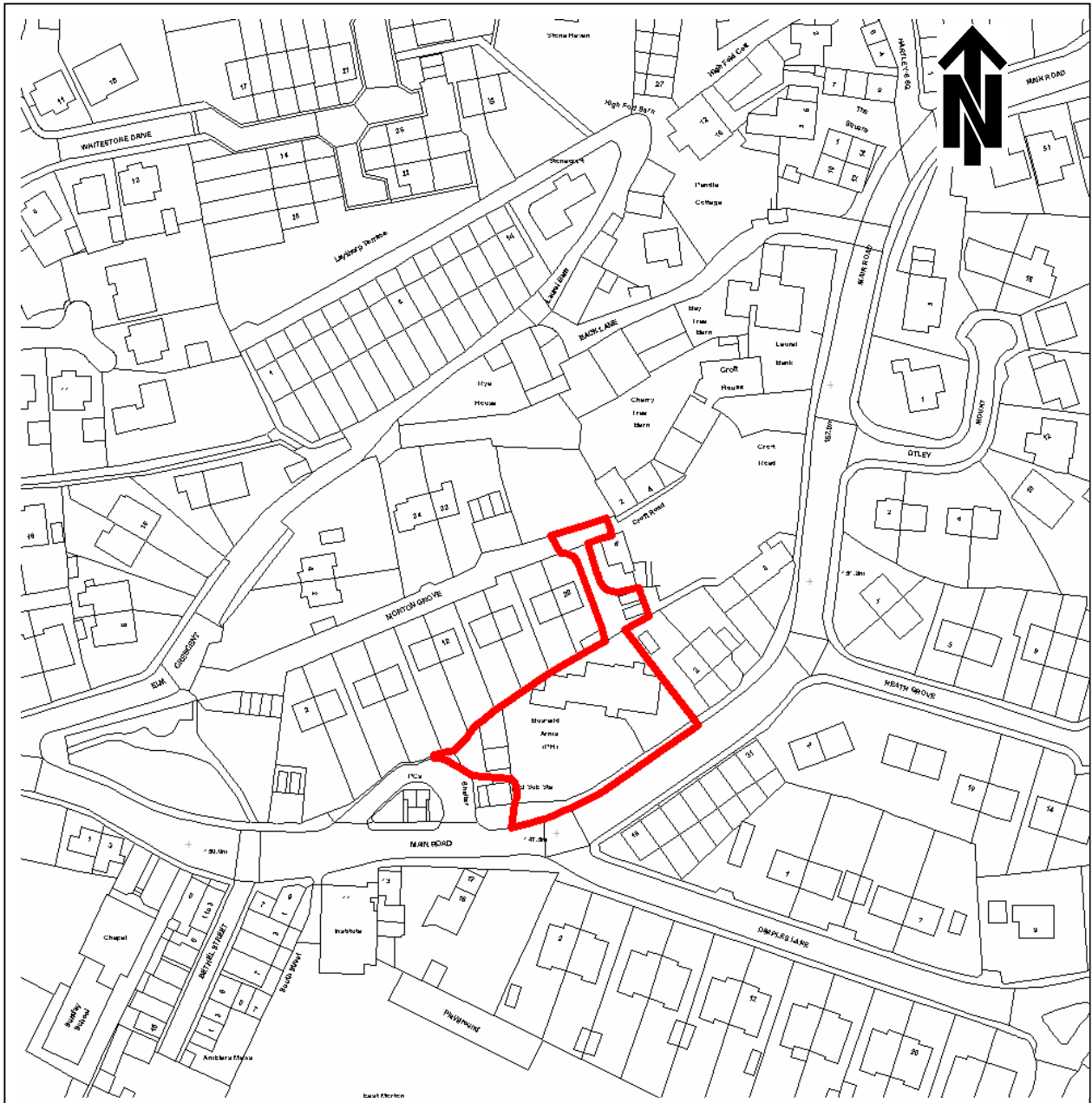
Appeals Withdrawn

There are no Appeal Withdrawn Decisions to report this month

Area Planning Panel (Keighley)

10/06072/FUL

28 July 2011



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Item 9

LOCATION:

**Busfeild Arms
Main Road ,East Morton , Keighley**

28 July 2011

Item Number: 9
Ward: KEIGHLEY EAST
Recommendation:
THAT THE PETITION BE NOTED

Application Number:
10/06072/FUL

Type of Application/Proposal and Address:

Proposed double garage to replace two existing garages, new storage building and parking to rear of Busfeild Arms, Main Street, East Morton, Keighley BD20 5SP.

Applicant:
Busfeild Arms LLP

Agent:
Mr T. Stocks

Site Description:

The above planning application originally proposed a replacement double garage and a storage building and extra parking on land to the rear of the Busfeild Arms with access along Morton Grove – a residential cul de sac.

Seven objections and a petition signed by 15 local residents objecting to the application were received. The concerns of the objectors were that the location of a storage building plus additional staff parking behind the public house would encourage additional traffic movements along Morton Grove which is a narrow cul de sac lacking footways or proper turning facilities. Objectors argued that the narrow residential access is not suitable for delivery traffic. Extra disturbance would be caused to residents and safety problems would arise.

Following negotiations, the agent/applicant agreed to omit the storage building and extra staff car parking from the proposals. The application is solely for a double garage to replace two existing single garages. This will be for use by the manager/chef. The application, as amended, has been granted planning permission under delegated powers, the concern of the petitioners having been addressed. The garage replaces two existing garages on the same site and so will not intensify traffic movements. It was considered that the amendment to omit the storage building and staff car park spaces resolves the concerns of the petitioners regarding bringing additional cars or delivery vans along the residential street.
