

Decisions of the Area Planning Panel (Keighley) held on 15 September 2011

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

DECISIONS:

1. 24 VIEW ROAD, KEIGHLEY

Keighley Central

A full application for the construction of a single two storey detached dwelling to the garden of 24 View Road, Keighley – 11/03004/FUL.

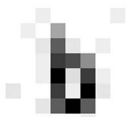
Resolved –

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 "F") and subject to the following additional conditions:

- (1) That the obscure glazing to the two elevations shown on the approved plans shall be installed as shown and thereafter retained, with any permitted development rights in respect of changing the obscure glazing being removed.
- (2) Condition 2 should be amended to refer to the "...Town and Country Planning (General Permitted Development Order) 1995 (as amended) (or any subsequent equivalent legislation) ...".
- (3) That the boundary wall on either side of the entrance to the parking area be graduated down to 900mm in order to provide better visibility.

(Ian Wilson – 01274 434605)

ACTION: Strategic Director, Regeneration and Culture



2. **LAND AT THORNHILL ROAD, STEETON WITH EASTBURN** Craven

A full application for the erection of 220 dwellings, access roads, cycle ways and open space on land at north west of 51 Parkway, Steeton with Eastburn – 10/05872/MAF.

An appeal to the Planning Inspectorate has been lodged because of non-determination of this application. If the Local Planning Authority had been in a position to determine this application the recommendation would have been to grant planning permission subject to conditions and a Section 106/Section 278 Legal Agreement.

Resolved –

That the Panel is minded to approve the application subject to the conditions as set out in the Strategic Director, Regeneration and Culture's technical report (Document "F") and the prior completion of a Section 106 / 278 Legal Agreement

(Ian Wilson – 01274 434605)

ACTION: Strategic Director, Regeneration and Culture

3. **LAND AT THORNHILL ROAD, STEETON WITH EASTBURN** Craven

A full application for the erection of 220 dwellings, access roads, cycle ways and open space on land at north west of 51 Parkway, Steeton with Eastburn – 11/03602/MAF.

Resolved –

That the application be approved subject to the conditions as set out in the Strategic Director, Regeneration and Culture's technical report (Document "F") and the prior completion of a Section 106 / 278 Legal Agreement and subject to the following additional conditions:

- (i) **An amended plan reference R/TH/MH/67600/SK-2B.**
- (ii) **That the Assistant Director, Planning, Transportation and Highways carries out a consultation with the Parish Council before the relocation of the trees.**

(Ian Wilson – 01274 434605)

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

4. **ENFORCEMENT MATTERS**

- (i) **32 Oak Bank, Broadway, Keighley** Keighley West

The owners have failed to comply with Condition 3 of Decision Notice Reference 07/07406/FUL requiring obscure glazing to be fitted in a north east elevation of the development. Enforcement action has now been authorised – 11/00459/ENFCON.

(ii) Land at 1 The Croft, Keighley

Keighley East

Land formerly used for a landscape gardening business was now used for vehicle dismantling and repair. It was considered that this use had an adverse effect on the surrounding environment and the occupants of adjoining dwellings.

Enforcement action has now been authorised for the use to cease and vehicles to be removed – 11/00185/ENFCOU.

**(iii) Ox Hays, Long Ridging Farm, Outside Lane,
Oxenhope, Keighley**

Worth Valley

The owners of the land have erected a timber decking and constructed a concrete base both of which were considered to have an adverse effect on the openness of the green belt by way of its design, size and materials. Enforcement action had now been authorised for their removal – 10/00655/ENFUNA.

(iv) Royal Oak Inn, 2 Mill Hey, Haworth, Keighley

Worth Valley

A timber decking has been constructed in the car park to the public house. The decking occupies a substantial portion of the car park and the development was considered to have the potential to displace customer car parking and lead to conditions prejudicial to highway safety. Enforcement action has now been authorised for its removal – 10/00395/ENFUNA.

(v) Two Chimneys, Mytholmes, Haworth, Keighley

Worth Valley

A timber pergola has been constructed on top of a pre-existing building. A retrospective application had been refused and planning appeal dismissed. Enforcement action has now been authorised for its removal – 09/01410/ENFUNA.

Resolved –

That the report be noted.

(Ian Wilson – 01274 434605)

ACTION: Strategic Director, Regeneration and Culture

5. DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

**(i) The Grange Holiday Lodges, Sconce Lane, Eldwick,
Bingley**

Bingley

Removal of Condition 3 of Planning Permission 05/08163/FUL for: erection of additional large building to existing holiday facility and recreational area – Case Number 10/05378/VOC.

Appeal Reference: 11/00052/APPVOC.

Appeals Dismissed

(ii) 29 Broadlands, Keighley

Keighley Central

Granny annexe for a disabled person and double garage – Case Number 10/01482/HOU.

Appeal Reference: 11/00051/APPHOU.

(iii) 53 Browfield Terrace, North Street, Silsden

Craven

Conservatory to side – Case Number 11/01837/HOU.

Appeal Reference: 11/00111/APPHOU.

(iv) Land West of Heathmount Hall, Crossbeck Road, Ilkley

Ilkley

Construction of a single three bedroom dwelling – Case Number 10/05849/FUL.

Appeal Reference: 11/00063/APPFUL.

(v) Two Chimneys, Mytholmes, Haworth, Keighley

Worth Valley

Construction of a temporary garden pergola – Case Number 11/00326/HOU.

Appeal Reference: 11/00104/APPHOU.

Resolved –

That the decisions be noted.

(Ian Wilson – 01274 434605)

NO ACTION

**6. LAND AT COPPERWAITE FLEET MANAGEMENT,
PARKSIDE WORKS, PARKWOOD STREET, KEIGHLEY**

Keighley East

Full application for change of use of land to serve as extended service yard area for manoeuvring and parking area for HGV maintenance garage at Copperwaite Fleet Haulage, Parkside Works, Parkwood, Keighley.

The above planning application attracted a petition of objections signed by 1,516 people. The petitioners called on the Council to respect the gift of Parkwood woodland to the people of Keighley by the Duke of Devonshire in 1926 for our recreation. The call on Bradford Council was not to dispose of any parts of the woodland. The petitioners also called on Bradford Council not to grant planning permission for any building of vehicle park on any part of Parkwood.

After careful consideration the application was refused under delegated powers.

Resolved –

That the petition be noted.

NO ACTION

7. **PROPOSED RETAIL DEVELOPMENT AT EAST PARADE / GRESLEY ROAD, KEIGHLEY** **Keighley Central**

These proposals brought to the Committee for information only. The scheme was currently at its pre-application stage and the developer would be embarking upon the detail public consultation stage before the planning application was submitted.

The developer made a presentation to the Panel detailing the proposals and officers were in attendance to give further explanations considering relevant planning issues. No questions were asked by Members from the developer about the proposed development.

No Resolution

(Ian Wilson – 01274 434605)

NO ACTION

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

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