

Decisions of the Area Planning Panel (Keighley) held on 19 January 2012

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

DECISIONS:

1. **38 BEVERLEY RISE, ILKLEY**

Ilkley

A full retrospective application for the retention of a single storey rear extension at 38 Beverley Rise, Ilkley – 11/02047/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 "M") and subject to the following additional condition:

"The existing fence along the boundary with No. 40 Beverley Rise shall be supplemented by the addition of a 300mm high trellis for a distance corresponding to the length of the extension hereby approved"

(Ian Wilson – 01274 434605)

ACTION: Strategic Director, Regeneration and Culture

2. **80 WHIN KNOLL AVENUE, KEIGHLEY**

Keighley Central

Householder application for proposed development at 80 Whin Knoll Avenue, Keighley, comprising the construction of a single garage to the side and retention of a driveway, turning area and boundary wall - 11/04156/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 "M") and subject to the following additional condition:

"That the drop crossing work must be completed within three months".



Suzan Hemingway, City Solicitor

ACTION: Strategic Director, Regeneration and Culture

3. ENFORCEMENT MATTERS

(i) 15 Dradishaw Road, Silsden Craven

The owners of the property had erected a timber fence which exceeds the permitted height. Retrospective planning permission had been refused.

Enforcement action had therefore been authorised for the removal of this structure – 10/00715/ENFUNA.

(ii) Rear of 25 Kilnsey Fold, Silsden Craven

The owners of the land had erected raised timber decking in the field to the rear of the dwelling. It was considered that this constitutes inappropriate development in the green belt contrary to GB1, GB2 and UR3 of the RUDP.

Enforcement action had therefore been authorised for the removal of this structure – 11/00215/ENFUNA.

(iii) Rough Holden Farm, Holden Lane, Silsden Craven

The owner of the land had allowed motor sports on the land to the rear of the main farmhouse. The use Classes Order permits this use but it limits the number of occasions the motor sports can operate without planning consent. The limit was set at 14 days in any one year. The owners had now exceeded this limit and the impact of this was that whilst the motor sports were operating the use had an adverse impact on the local environment and local residents contrary to Policy UR3 of the RUDP.

Enforcement action had therefore been authorised requiring the use of the land in connection with motor sports to cease – 11/00240/ENFCOU.

Resolved –

That the report be noted.

(Ian Wilson – 01274 434605)

ACTION: Strategic Director, Regeneration and Culture

4. DECISIONS MADE BY THE SECRETARY OF STATE

Appeals Allowed

(i) 48 Ingrow Lane, Keighley Keighley West

Extension to side to form garage and bedroom – Case No: 11/02039/HOU.

Appeal Ref: 11/00166/APPHOU.

(ii) 56 Ben Rhydding Road, Ilkley

Ilkley

Demolish detached garage and construct a new double garage with home office above in new position to serve the existing property – Case No: 11/00760/FUL.

Appeal Ref: 11/00090/APPFUL.

(iii) Omega 36A Bradley Road, Silsden

Craven

Retrospective application for construction of summerhouse to rear of property - Case No: 11/00321/HOU.

Appeal Ref: 11/00138/APPHOU.

(iv) Snow Hill Farm, Haygill Nook, Silsden

Craven

Installation of an on farm wind turbine to provide energy for the farm - Case No: 11/02290/FUL.

Appeal Ref: 11/00140/APPFUL.

(v) Westfield Farm, Tim Lane, Oakworth, Keighley

Worth Valley

Retrospective application for conservatory and retaining walls to the rear of dwelling - Case No: 11/01641/HOU.

Appeal Ref: 11/00171/APPHOU.

(vi) Woofa Bank Farm, Cringles Lane, Silsden

Craven

Installation of an on farm wind turbine which will be used on the farm and dairy unit - Case No: 11/02293/FUL.

Appeal Ref: 11/00139/APPFUL.

Appeals Dismissed

(vii) 108 Woodhouse Road, Keighley

Keighley East

Construction of detached dwelling with parking - Case No: 11/02533/FUL.

Appeal Ref: 11/00146/APPFUL.

(viii) 14 Barley Cote Road, Riddlesden, Keighley

Keighley East

Construction of single dwelling - Case No: 10/03701/FUL.

Appeal Ref: 11/00093/APPFUL.

(ix) 27 Primrose Street, Keighley

Keighley East

Construction of 1.8m high feathered fence around the perimeter of the property - Case No: 11/02170/HOU.

Appeal Ref: 11/00137/APPHOU.

(x) 34 West Lane, Haworth, Keighley

Worth Valley

Outbuilding - Case No: 10/00380/ENFUNA.

Appeal Ref: 11/00096/APPENF.

(xi) 35 Canberra Drive, Cross Roads, Keighley

Worth Valley

Appeal against - Case No: 10/00539/ENFUNA.

Appeal Ref: 11/00108/APPENF.

(xii) 42 High Street, Keighley

Keighley Central

Change of use from A3 (restaurants and cafes) to A5 for the sale of hot food to take-away - Case No: 11/00406/FUL.

Appeal Ref: 11/00147/APPFUL.

(xiii) 56 Ben Rhydding Road, Ilkley

Ilkley

Construct a new five-bedroom detached house within the grounds of existing property - Case No: 11/00760/FUL1.

Appeal Ref: 11/00176/APPFUL.

(xiv) Land South West of Hamilton View, Hebden Bridge Road, Oxenhope Keighley

Worth Valley

Detached house - Case No: 10/05859/FUL.

Appeal Ref: 11/00117/APPFUL.

Appeal Withdrawn

(xvi) Land at Thornhill Road, Steeton with Eastburn

Craven

Construction of 220 dwellings with associated highway works and landscaping (amended plans/details) - Case No: 10/05872/MAF.

Appeal Ref: 11/00211/APPNON.

Resolved –

That the decisions be noted.

(Ian Wilson – 01274 434605)

NO ACTION

5. 60 LONG LEE LANE, KEIGHLEY

Keighley East

Retrospective application for kitchen and conservatory extension to rear of 60 Long Lee Lane, Keighley – 11/04382/HOU.

A petition signed by occupiers of 8 addresses was received objecting to the above householder application.

Following its appraisal by Officers, the application was refused planning permission under Officer designated powers on grounds that the proposed development would have an adverse impact on the amenities of occupants of the adjoining property by reason of its elevated nature and proximity to the boundary. This would result in overshadowing and an overbearing appearance to the adjacent property. It would be contrary to Policies UR3 and D1 of the Replacement Unitary Development Plan and the Supplementary Planning Guidance contained within the Council's approved House Extension Policy.

Resolved-

That the petition be noted.

(Ian Wilson – 01274 434605)

NO ACTION

6. RECREATION AREA, ROEDELN ROAD, EAST MORTON, KEIGHLEY

Proposed Installation of a high quality post mounted notice board of A2 size at the Recreation Area, Roedelm Road, East Morton, Keighley – 11/03214/ADV.

The above application for advertisement consent for an information board on the recreation ground that forms part of the recent residential development off Swine Lane, East Morton was supported by a petition signed by 12 residents who petitioned the Local Planning Authority to approve the application and to refer it to the Planning Panel “unless the evaluation process is leading to approval”. As there were no planning objections to the application it was approved under Officer delegated powers on 27 October 2011.

Members were asked to note receipt of this petition in support of the application and that consent for the notice board they supported has now been granted.

Resolved-

That the petition be noted.

(Ian Wilson – 01274 434605)

NO ACTION

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City Solicitor
City of Bradford Metropolitan District Council

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