

Decisions of the Area Planning Panel (Keighley) held on 22 February 2012

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

DECISIONS:

1. **165 WHEATHEAD LANE, KEIGHLEY** **Keighley West**

Full householder planning application for construction of a single storey extension to side of property to form annexe for an elderly person. Alterations to rear elevation, removal of chimney stack and formation of dwarf boundary wall at 165 Wheathead Lane, Keighley – 11/05622/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 “O”) and subject to the following additional condition:

“That the builder ensures that the trees are protected while the building work takes place”.

(Ian Wilson – 01274 434605)

ACTION: Strategic Director, Regeneration and Culture

2. **FIELDHEAD HOUSE, HIGHFIELD CLOSE, EAST MORTON, KEIGHLEY** **Keighley East**

Full application for the construction of twelve houses, access and parking areas and revisions to the design of one house approved by 09/01914/FUL at Fieldhead House, Highfield Close, East Morton, Keighley – 11/00648/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 “O”) and subject to the prior completion of a Section 106 Agreement.

(Ian Wilson – 01274 434605)

ACTION: Strategic Director, Regeneration and Culture

**3. LAND SOUTH OF LEES MILL, SHUTTLE FOLD, Worth Valley
HAWORTH, KEIGHLEY**

A full application for the erection of 38 dwellings and access roads on Land South of Lees Mill, Shuttle Fold, Haworth – 11/05736/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 “O”) and subject to the prior completion of a Section 106 Legal Agreement and revisions to the plans outlined below:

- 375-001-1003 – Revision A
- 375-001-1004 – Revision A
- 375-001-1008 – Revision A
- 375-001-1009 – Revision A.

(Ian Wilson – 01274 434605)

ACTION: Strategic Director, Regeneration and Culture

4. 37 HIGH SPRING ROAD, THWAITES BROW, KEIGHLEY Keighley East

Householder application for proposed development at 37 High Spring Road, Keighley. Comprising the creation of an additional bedroom at first floor level by division of existing two bedrooms and addition of a clear glass first floor window at gable end to provide light, air and fire escape – 11/05735/HOU.

Resolved –

That the application be approved for the following reason:

In this instance, the local planning authority considers the degree of overlooking afforded by the new window is not considered so significant as to justify refusal. The proposal is considered to accord with Policies D1 and UR3 of the Replacement Unitary Development Plan.

(Ian Wilson – 01274 434605)

ACTION: Strategic Director, Regeneration and Culture

5. **82 BANKS LANE, RIDDLESDEN, KEIGHLEY**

Keighley East

Full planning application for detached dwelling house at 82 Banks Lane, Riddlesden, Keighley – 11/04899/FUL.

Resolved –

That the application be approved for the following reasons and subject to the conditions as outlined below:

The site has previous planning permission for a dwelling and the local planning authority considers that the alternative access and security arrangements now presented do not raise any significant highway safety concerns. The proposal is considered to accord with Policies UR3, D1, TM2, TM12, and TM19A of the Replacement Unitary Development Plan for the Bradford District.

Granted subject to the following conditions

- (1) Prior to occupation of the dwelling hereby permitted, the enlarged parking area and bin storage facility indicated on drawing 10/23.6 shall be laid out, hard surfaced and made available for use. It shall remain available for use as long as the dwelling is in occupation.**

Reason:

To ensure adequate arrangements for parking and waste collection to accord with Policies D1 and TM12 of the RUDP.

- (2) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), or any subsequent equivalent legislation, no form of vehicular access or parking area shall be formed into the site through its frontage with Banks Lane except with the prior written permission of the local planning authority.**

Reason:

In the interests of highway safety and to accord with Policy TM19A of the Replacement Unitary Development Plan.

(Ian Wilson – 01274 434605)

ACTION: Strategic Director, Regeneration and Culture

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

Appeals Allowed

- (i) Bank End Farm, Bank Lane, Silsden**

Craven

Installation of 1 Evoco 10 kilo watt wind turbine on 15 metre mast – Case No: 11/02432/FUL.

Appeal Ref: 11/00168/APPFUL.

(ii) Land east of Quarry House, Green Head Lane, Keighley Keighley Central

Construction of two detached dwellings with garage block – Case No: 11/01537/FUL.

Appeal Ref: 11/00180/APPCON.

Appeals Dismissed

(iii) 25A Bradford Road, Riddlesden, Keighley Keighley East

Change of use from insurance broker/claim office to private hire booking office – Case No: 11/02180./FUL.

Appeal Ref: 11/00153/APPFUL.

(iv) Ox Hays Long Riding Farm, Outside Lane, Oxenhope, Keighley Worth Valley

Construction of storage shed and retention of existing concrete base and raised decked area - Case No: 11/03936/HOU.

Appeal Ref: 11/00205/APPHOU.

Resolved –

That the decisions be noted.

(Ian Wilson – 01274 434605)

NO ACTION

FROM: S Hemingway
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