

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

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

DECISIONS:

1. **24-28 NORTH STREET, KEIGHLEY** **Keighley Central**

Change of use of ground floor from Beauty Salon/Nail Bar (A1) to (A5) takeaway with ancillary seating for eating on the premises and extract fan ducting to rear elevation at 24-28 North Street, Keighley – 11/05770/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 “Q”).

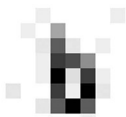
(Mohammed Yousuf – 01274 433950)

ACTION: Strategic Director, Regeneration and Culture

2. **COPPERWAITE FLEET MANAGEMENT, PARKSIDE WORKS,
PARKWOOD STREET, KEIGHLEY** **Keighley East**

Full planning application for change of use of land to serve as extended service yard area for manoeuvring and parking of customer vehicles at Copperwaite Fleet Management, Parkside Works, Parkwood Street, Keighley - 11/05545/FUL.

The application constitutes a departure from the Replacement Unitary Development Plan, and is presented to Panel for its views. If Members are minded to accept the recommendation of approval, the report will need to be presented to the Regulatory and Appeals Committee.



Resolved –

That the application be recommended to the Regulatory and Appeals Committee for approval for the reasons and subject to the conditions as set out in the Strategic Director, Regeneration and Culture’s technical report (Document “Q”) and subject to the following additional recommendation:

“That the Regulatory and Appeals Committee consider whether double yellow lines need to be installed on Parkwood Street around the entrance to the site to stop heavy goods vehicles parking there and obstructing visibility splays”.

(Mohammed Yousuf – 01274 433950)

ACTION: Strategic Director, Regeneration and Culture

**3. LAND NORTH OF LONGLANDS, SKIPTON ROAD,
STEETON WITH EASTBURN**

Craven

Full planning application for development of convenience store at Land North of Longlands, Skipton Road, Steeton with Eastburn – 11/04068/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 “Q”).

(Mohammed Yousuf – 01274 433950)

ACTION: Strategic Director, Regeneration and Culture

**4. WAREHOUSE BRIDGE, BAR LANE, RIDDLESDEN,
KEIGHLEY**

Keighley East

Full planning application for demolition of warehouse building 'C' and construction of fourteen 3 and 4-bedroom houses, access road and parking areas on the site and the adjoining undeveloped land to the east at land and warehouse at Bar Lane, Keighley – 11/04306/MAF.

Resolved –

- (1) That consideration of this application be deferred for further information in respect of highway issues and the effect on surrounding businesses.**
- (2) That a site visit be held when the above item is considered at a future meeting.**

(Mohammed Yousuf – 01274 433950)

ACTION: Strategic Director, Regeneration and Culture

5. 240-242 OAKWORTH ROAD, KEIGHLEY

Keighley West

Change of use at ground floor from florists shop (Class A1) to Hot Food Take Away (Class A5) at 240 - 242 Oakworth Road, Keighley – 11/03998/FUL.

Resolved –

That the application be refused for the following reasons:

The proximity of the premises to adjacent and nearby dwellings and its physical relationship with them, together with the lack of suitable and adequate space for bin storage, mean that the proposed use would likely lead to conditions prejudicial to the residential amenity of neighbours resulting from odour nuisance, disturbance from noise and activity associated with the use, and direct overlooking and disturbance of the adjoining dwelling when accessing the kitchen from Rydal Street. The proposal would therefore conflict with Policy UR3 of the Replacement Unitary Development Plan.

(Mohammed Yousuf – 01274 433950)

ACTION: Strategic Director, Regeneration and Culture

6. ENFORCEMENT MATTERS

(i) 51 Worth Avenue, Stockbridge, Keighley

Keighley East

Unauthorised Pigeon Coop to the rear of 51 Worth Avenue.

The structure was considered to be detrimental to the residential amenity of the occupants of adjacent properties by reason of its size, design and over dominant nature.

Enforcement Action to remove the Pigeon Coop was authorised on 24 November 2011 - 09/00160/ENFUNA.

(ii) Brown Hill Bungalow, Bury Lane, West Morton, Keighley

Keighley East

Unauthorised kennels sited outside the domestic curtilage of Brown Hill Bungalow.

The kennels constitute inappropriate development in the Green Belt and are considered to have an adverse impact on the openness of the Green Belt. The siting of the kennels away from the owners property also means that effective supervision of the dogs within the kennels was not possible thus leading to concerns relating to disturbance and harm to the living conditions of occupiers of neighbouring properties.

A retrospective planning application was submitted to retain the kennels however this was refused in April 2011. Enforcement Action to remove the kennels was authorised on 15 February 2012 – 12/00107/ENFUNA.

Resolved –

That the report be noted.

(Mohammed Yousuf – 01274 433950)

ACTION: Strategic Director, Regeneration and Culture

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

Appeal Allowed

(i) **Land South of 2 - 10 Royd Lane, Keighley**

Keighley Central

Residential development of up to four buildings – Case No: 10/05762/OUT.

Appeal Ref: 11/00189/APPCON.

Appeal Dismissed

(ii) **24 Malvern Crescent, Riddlesden, Keighley**

Keighley East

Appeal against enforcement notice – Case No: 11/01107/ENFCOU.

Appeal Ref: 11/00207/APPENF.

Resolved –

That the decisions be noted.

(Mohammed Yousuf – 01274 433950)

NO ACTION

8. **LAND AT EAST PARADE AND GRESLEY ROAD,
KEIGHLEY**

Keighley Central

A full application for the demolition of existing buildings and development of 14,865sqm of new floor space to provide retail and leisure uses within A1, A3, A4 and D2 use classes. Provision of new public realm, vehicular access from Gresley Road, up to 360 car park spaces and the retention and extension of the Cricketers Arms Public House on land at East Parade and Gresley Road, Keighley - 11/05268/MAF.

Resolved –

The following a request from the applicant the above application be deferred for consideration at a future meeting of the Panel and in order to enable officers to respond to last minute objections received in respect of this application.

(Mohammed Yousuf – 01274 433950)

ACTION: Strategic Director, Regeneration and Culture

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

Committee Secretariat Contact: Adam Backovic – 01274 431182
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