

## Decisions of the Area Planning Panel (Keighley) held on 18 April 2012

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

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### DECISIONS:

1. **2 SOUTHLANDS GROVE, RIDDLESDEN, KEIGHLEY** Keighley East

A full application for the erection of a new detached dwelling at land at 2 Southlands Grove, Riddlesden -11/05631.

Resolved –

That the application be refused for the following reasons:

The development will increase the amount of traffic using the substandard access roads leading to the site. This will result in problems with vehicle manoeuvring and cause problems of access to, and egress from the site, particularly for emergency vehicles, and will therefore be detrimental to highway safety contrary to Policies TM2 and TM19A of the Replacement Unitary Development Plan for the Bradford District.

(Mohammed Yousuf – 01274 433950)

**ACTION:** Strategic Director, Regeneration and Culture

2. **4 CHELTENHAM AVENUE, ILKLEY** Ilkley

Householder application for conversion of existing garage into disabled bedroom and bathroom with new conservatory at 4 Cheltenham Avenue, Ilkley – 12/00706/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 "U").

(Mohammed Yousuf – 01274 433950)

**ACTION:** Strategic Director, Regeneration and Culture



**3. 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 –**

**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 "U") and subject to a Section 106 agreement and the following:**

**That authority be delegated to the Strategic Director, Regeneration and Culture to add suitable conditions -**

- (1) To ensure access is maintained to business and residential properties during construction work.**
- (2) To require that appropriate signage for the chandlery business be installed on the canal side.**

(Mohammed Yousuf – 01274 433950)

**ACTION: Strategic Director, Regeneration and Culture**

**4. ENFORCEMENT MATTERS**

- (i) Wharfeside Hand Car Wash, Coutances Way, Burley in  
Wharfedale**

**Wharfedale**

Ongoing use of land as a hand car wash currently operating without the benefit of planning permission.

A planning enquiry was received in November 2011 and an investigation commenced jointly with the Environment Agency. There were allegations that due to inadequate drainage arrangements the adjoining land was being polluted by effluent from the car wash. Initial investigations by the EA proved inconclusive. The Environment Agency entered into discussions with the developer to find an acceptable solution to this issue. Planning Enforcement challenged the ongoing use and the developer/operator responded by saying they would identify a solution and make a planning application to regularise the position. Recent investigations by the EA identified further issues with the discharge of effluent from the site. There was no formal proposal to resolve the issues currently before the Council to consider. Therefore, the Planning Enforcement Manager on 21<sup>st</sup> February 2012 authorised an enforcement notice up requiring that the hand car wash business cease operating from the land within 7 days from the date the notice takes effect.

**Resolved –**

**That the report be noted.**

(Mohammed Yousuf – 01274 433950)

**ACTION: Strategic Director, Regeneration and Culture**

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

**Appeal Allowed**

(i) **Haygill Farm Bank Lane, Silsden**

**Craven**

Erection of 4 5kw wind turbines (resubmission of 10/06071/FUL) - Case No: 11/01934/FUL

Appeal Ref: 11/00167/APPFUL

**Appeals Dismissed**

(ii) **1 Bamlett Brow, Haworth, Keighley**

**Worth Valley**

Conversion of garage to a utility room and study with a bedroom above - Case No: 11/04784/HOU

Appeal Ref: 12/00011/APPHOU

(iii) **Well House, Barn Brown Bank Lane, Silsden**

**Craven**

Construction of extension at first floor level - Case No: 11/03920/HOU

Appeal Ref: 12/00006/APPHOU

**Resolved –**

**That the decisions be noted.**

(Mohammed Yousuf – 01274 433950)

**NO ACTION**

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