

## Decisions of the Area Planning Panel (Shipley) held on Thursday 11 December 2008

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

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### DECISIONS:

#### 1. DECISIONS MADE BY THE SECRETARY OF STATE

##### APPEAL ALLOWED

- (i) **LAND AT SPRINGFIELD FARM, FLAPPIT SPRINGS, HALIFAX ROAD, CULLINGWORTH** Bingley Rural

Alleged unauthorised construction of a stone building – 07/00279/ENFUNA

Appeal against an Enforcement Notice the requirements of which were to demolish the building and remove all the resulting materials from the site.

Appeal allowed, subject to a condition that the building shall be restricted to storage in connection with agriculture and the Enforcement Notice quashed.

##### APPEALS DISMISSED

- (ii) **LAND AT SILSON LANE, BAILDON** Baildon

Residential development of 7 dwellings – 07/05954/FUL.

- (iii) **LOWER HOLME MILLS, OTLEY ROAD, BAILDON** Baildon

Construction of 84 apartments and 12 terrace houses (live/work units) including associated roads and hardstandings – 07/09100/REM.

- (iv) **12 FLAPPIT SPRINGS, CULLINGWORTH** Bingley Rural

Two storey extension to rear – 07/08441/FUL.



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INVESTOR IN PEOPLE

Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



**Resolved –**

**That the decisions be noted.**

**NO ACTION**

(Ian Wilson – 01274 434605)

**2. DECISIONS MADE BY AREA PLANNING MANAGER**

**(i) 45 SALTAIRE ROAD, SHIPLEY**

**Shipley**

Unauthorised installation of three externally mounted roller shutters.

Resolved to issue an Enforcement Notice to remove the three unauthorised shutters from the property.

Time period for compliance: 14 days.

**(ii) 206 SALTAIRE ROAD, SHIPLEY**

**Shipley**

Unauthorised construction of a timber extension.

Resolved to issue an Enforcement Notice to demolish the unauthorised extension and restore the site to its former condition.

Time period for compliance: 28 days.

**(iii) 22 DOVE STREET, SALTAIRE**

**Shipley**

Unauthorised installation of a white uPVC door to the rear of the property (Listed Building).

Resolved to issue an Enforcement Notice to remove the unauthorised door and replace with a planked timber door similar to one shown in photographic record taken in July 2003.

Time period for compliance: 28 days.

**(iv) SALTAIRE HAND CAR WASH, BINGLEY ROAD, SHIPLEY**

**Shipley**

Unauthorised construction/alteration of a means of enclosure (replacement of Perspex panels with timber ply panels).

Resolved to issue an Enforcement Notice to remove the unauthorised timber ply panels and replace them with Perspex, as approved by the original planning consent.

Time period for compliance: 14 days.

**(v) 44 THE OVAL, BINGLEY**

**Bingley**

Unauthorised construction of timber decking.

Resolved to issue an Enforcement Notice to remove the unauthorised decking and remove all the resulting materials from the site.

Time period for compliance: 14 days.

**Resolved –**

**That the decisions be noted.**

**NO ACTION**

(Ian Wilson – 01274 434605)

**3. ENFORCEMENT COMPLAINT CLOSED BY THE AREA PLANNING MANAGER AS NOT EXPEDIENT TO PURSUE**

**(i) 14 GOIT STOCK TERRACE, HARDEN, BINGLEY**

**Bingley**

Unauthorised single storey side and rear extensions – 07/01253/ENFAPP

This matter is not expedient to pursue.

Date Enforcement File Closed: 16 October 2008

**(ii) 57 KIRKGATE, SHIPLEY**

**Shipley**

Unauthorised hard surfacing of front garden area and installation of wrought iron gates and railings – 08/00314/ENFAPP

It was considered that the breach of planning control would not cause significant amenity issues to warrant Enforcement Action.

Date Enforcement File Closed: 25 November 2008

**Resolved -**

**That the decision be noted.**

**NO ACTION**

(Ian Wilson – 01274 434605)

**4. STUBBING HOUSE, HOLLIN ROAD, SHIPLEY**

**Windhill/Wrose**

Construction of a detached two storey building comprising double garage at ground floor with a self-contained one bedroom flat above, within the curtilage of Stubbing House, Hollin Road, Shipley – 08/01655/FUL.

**Resolved -**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration's technical report and subject to the amendment of Condition 4 as follows:**

**“The additional unit of residential accommodation and double garage to be constructed pursuant to the proposed development hereby permitted shall only be occupied or used for domestic purposes in connection with and ancillary to the occupation of Stubbing House and shall not be used in connection with any business or trade.”**

**ACTION: Strategic Director, Regeneration**

(Ian Wilson – 01274 434605)

5. **LAND AT STUBBING HOUSE, HOLLIN ROAD, SHIPLEY** Windhill/Wrose

Full application for two pairs of semi detached dwellings and one detached dwelling on land at Stubbing House, Hollin Road, Shipley – 08/02834/FUL.

**Resolved -**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration’s technical report and subject to the following additional two conditions:**

- (i) **That no windows be allowed in the southern elevation to the detached property; and**
- (ii) **That the development be in accordance with the amended plans showing a hipped roof on the detached dwelling proposed to be constructed pursuant to the development hereby permitted.**

**ACTION: Strategic Director, Regeneration** (Ian Wilson – 01274 434605)

6. **32 WEAVERS LANE, CULLINGWORTH** Bingley Rural

A retrospective application for the retention of works already carried out at 32 Weaver’s Lane (off Keighley Road), Cullingworth. The works comprise landscaping of the rear garden area including the formation of an upper level terrace, provision of a stone wall and railings along the boundary with the adjoining property (number 34) and formation of a gated opening in the rear boundary wall giving access to Ellar Carr Road – 08/04540/FUL.

**Resolved -**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration’s technical report.**

**ACTION: Strategic Director, Regeneration** (Ian Wilson – 01274 434605)

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FROM: S Hemingway  
Assistant Director Corporate Services (City Solicitor)  
City of Bradford Metropolitan District Council

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