

## Decisions of the Area Planning Panel (Shipley) held on Thursday 12 February 2009

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

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### DECISIONS:

1. **BUTLER HOUSE, ACCESS FROM KIRK DRIVE, BAILDON** Baildon

Full application for the construction of a contemporary split-level detached bungalow on land adjacent to Butler House and 27 Kirk Drive, Baildon – 08/03723/FUL.

**Resolved -**

**That the application be deferred in order for officers to further consider alternative off-street parking arrangements with the applicant.**

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

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

### APPEALS ALLOWED

(i) **5 LOWER HEIGHTS FARM, KEIGHLEY ROAD, CULLINGWORTH** Bingley Rural

Farm store for the drying of feed, hay and farm implements and the parking of a tractor – 08/02826/FUL.

(ii) **3 DELPH WOOD CLOSE, GILSTEAD** Bingley

Construction of a new dwelling in garden – 08/01086/FUL

(iii) **3 FARNHAM CLOSE, BAILDON** Baildon

Gable extension to form first floor bedroom with en-suite and ground floor WC and kitchen – 08/02301/FUL



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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



## **APPEALS DISMISSED**

### **(iv) LAND TO REAR OF 30 MAIN STREET, BURLEY IN WHARFEDALE Wharfedale**

Construction of a single storey three bedroom detached house with integral garage – 08/04465/FUL

### **(v) 7 WEST CHEVIN ROAD, MENSTON Wharfedale**

Construction of a two storey three bedroom detached dwelling with integral garage – 07/10518/FUL

### **(vi) OAKBANK FARM LAND, CHILDS LANE, WROSE Windhill/Wrose**

Construction of 10 detached dwellings – 08/00053/OUT

**Resolved –**

**That the decisions be noted.**

**NO ACTION**

(Ian Wilson – 01274 434605)

### **3. 20 NAB WOOD DRIVE, SHIPLEY Shipley**

An Enforcement Notice was issued against the owner of the above property for the unauthorised construction of a wall and fence adjacent to the highway. The owner failed to comply with the Enforcement Notice by 9 April 2008 and prosecution proceedings were instigated. Summonses were issued in October 2008 and on 15 January 2009 the owner appeared before Bradford Magistrates. The requirements of the Enforcement Notice to reduce the wall to 1 metre in height were complied with in early January 2009.

**Resolved –**

**That the information contained in the report be noted.**

**NO ACTION**

(Ian Wilson – 01274 434605)

### **4. ENFORCEMENT ENQUIRIES CLOSED BY THE AREA PLANNING MANAGER AS NOT EXPEDIENT TO PURSUE**

#### **(i) PARK HOUSE, THE GREEN, BINGLEY Bingley**

Damage to protected tree – 07/00430/TPOCN

It is not considered that there was a clear breach of planning control which would warrant further enforcement action.

Date Enforcement File Closed: 2 January 2009

(ii) **LAND OFF THACKLEY OLD ROAD, SHIPLEY**

**Windhill/Wrose**

Unauthorised tipping – 07/01069/ENFUNA

It was not considered that there was a clear breach of planning control which would warrant further Enforcement Action.

Date Enforcement File Closed: 2 October 2008

(iii) **LAND TO THE WEST OF 31 SHANN STREET,  
BOLTON WOODS**

**Windhill/Wrose**

Damage to protected tree – 05/00008/TPOCN

It was not considered that there was a clear breach of planning control which would warrant further Enforcement Action.

Date Enforcement File Closed: 23 December 2008

(iv) **BINGLEY ROOFING AND STONE CENTRE, GREENSIDE LANE, Bingley Rural  
CULLINGWORTH**

Alleged unauthorised change of use of premises - 07/01058/ENFCOU

It was not considered that there was a clear breach of planning control which would warrant further Enforcement Action.

Date Enforcement File Closed: 6 January 2009

**Resolved -**

**That the decisions be noted.**

***NO ACTION***

(Ian Wilson – 01274 434605)

5. **41 GLENAIRE DRIVE, BAILDON**

**Shipley**

Full application for the construction of a detached dwelling in the side garden of 41 Glenaire Drive, Baildon – 08/05106/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)

6. **28 LANSDOWNE CLOSE, BAILDON**

**Baildon**

Full planning permission is sought for the construction of a side extension at 28 Lansdowne Close, Baildon – 08/06373/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 condition:**

**(i) That the use of the replacement garage shall be restricted to a non commercial use in connection with the residential use of the dwelling house.**

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

**7. JENNY LANE PLAYING FIELDS, HEYGATE LANE, BAILDON Baildon**

A full application for the construction of a two metre high mesh fence at Jenny Lane Playing Fields, Heygate Lane, Baildon – 08/06381/FUL.

**Resolved -**

**That the application be refused as the proposed fencing, by reason of its inappropriate design, height, appearance and position would cause detriment to the character and appearance of this semi rural location, contrary to polices UDP3, UR3 and D1 of the Replacement Bradford Unitary Development Plan (2005).**

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

**8. 7 WESTCLIFFE AVENUE, BAILDON Baildon**

An outline application for the construction of a detached house at 7 Westcliffe Avenue, Baildon with all matters reserved – 08/06767/OUT

**The Panel noted that the application had been withdrawn in writing by the applicant prior to the commencement of the meeting.**

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

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