

## Decisions of the Area Planning Panel (Shipley) held on Thursday 19 March 2009

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

---

### DECISIONS:

1. **LAND ADJACENT TO BUTLER HOUSE AND 27 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 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)

2. **DENHOLME VELVETS, FORESIDE MILL, HALIFAX ROAD, Bingley Rural  
DENHOLME**

Full application for the demolition of industrial buildings and construction of 47 family dwellings, external alteration to existing industrial unit, creation of new access, car parking and landscaping at Denholme Velvets, Foreside Mills, Halifax Road, Denholme – 08/06488/FUL.

**The Panel noted that the application had been withdrawn in writing by the applicant prior to the commencement of the meeting.**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



2006-2007  
Improving Rural Services  
Empowering Communities



INVESTOR IN PEOPLE

Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



3. **LAND AT SWAN AVENUE, ELDWICK**

**Bingley**

Full planning permission is sought for a Doctor's surgery, nursery, three retail units, veterinary practice, D1 unit and fifty parking spaces on land to the south west of 188-190 Swan Avenue, Bingley – 08/07436/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 also to the owner entering into a Section 106 Agreement to pay the costs of providing a Traffic Regulation Order (TRO) to extend double yellow lines along Swan Avenue at the frontage of the development and to the following additional condition:**

**That a Waste Management Plan shall have been submitted to and obtained the approval of the Local Planning Authority prior to commencement of development and implemented and maintained as approved as part of the development;**

**And the following revision of Condition 18 as follows:**

**“The hours of operation of the proposed D1 use and the largest retail unit on the eastern side of the development site shown on the submitted drawings shall be restricted to 07.30 to 23.00 and the hours of operation of all other uses on the development shall be restricted to 07.30 to 20.30 Mondays to Saturdays (including staff movement to and from the site), and the uses shall not operate on Sunday.”**

***ACTION: Strategic Director, Regeneration***

(Ian Wilson – 01274 434605)

4. **34 KEIGHLEY ROAD, CROSSFLATTS, BINGLEY**

**Bingley**

Application for the change of use of 34 Keighley Road, Bingley from A1 (Retail) to A5 (Hot food take away) – 08/06667/COU.

**Resolved -**

**That the application be deferred to the next meeting of the Panel in order for clarification to be sought with regards to the ownership of the frontage access area and compliance with notification procedures.**

***ACTION: Strategic Director, Regeneration***

(Ian Wilson – 01274 434605)

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

**APPEALS DISMISSED**

(i) **BLANTYRE HOUSE, KEIGHLEY ROAD, HARDEN**

**Bingley Rural**

Change of use and extension of outbuildings to form dwelling for parents (Granny annexe) – 08/02228/COU.

(ii) **LAND AT GREEN LANE, BURLEY WOODHEAD**

**Wharfedale**

Construction of an access road – 08/00190/APPENF

Appeal dismissed and Enforcement Notice upheld with corrections and variations. Overall time period to comply with the Notice extended to three months.

**Resolved –**

**That the decisions be noted.**

**NO ACTION**

(Ian Wilson – 01274 434605)

6. **LAND AT WHITLEY STREET, BINGLEY**

**Bingley**

Full application for the construction of a residential development comprising of 78, one and two bed apartments and 17 2-4/5 bed townhouses on land to the south west of Rhodes Yard, south of Whitley Street, Bingley – 08/00358/FUL.

**Resolved –**

(1) **That the information contained in the report be noted.**

(2) **That the Section 106 Heads of Terms be amended to include the following:**

- (i) **that any due contributions received in respect of affordable housing to be available towards supporting schemes providing housing for people with housing needs in the Bingley area as first priority and in the parliamentary constituency as a whole as second priority; and**
- (ii) **that any due contributions shall be subject to increases or decreases in the Building Price Index (BPI) up to the date when payment is made.**

***ACTION: Strategic Director, Regeneration***

(Ian Wilson – 01274 434605)

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

(i) **LAND AT EAST MANYWELLS FARM, DOLL LANE,  
CULLINGWORTH**

**Bingley Rural**

Alleged unauthorised tipping – 07/00555/ENFUNA

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

Date Enforcement File Closed: 17 June 2008

(ii) **NORR HILL FARM, LEE LANE, WILSDEN**

**Bingley Rural**

Alleged unauthorised engineering and landscaping operations – 07/01377/ENFUNA

It was not considered that there was a clear breach of planning control which would

warrant further Enforcement Action.

Date Enforcement File Closed: 11 August 2008

(iii) **4 COMMERCIAL STREET, SHIPLEY** **Shipley**

Unauthorised installation of replacement shop front – 08/01115/ENFUNA

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

Date Enforcement File Closed: 28 January 2009

(iv) **FIELD ADJACENT TO THE CROFT, BROWN LEE LANE,  
HARECROFT, WILSDEN** **Bingley Rural**

Construction of a septic tank – 07/00086/ENFUNA

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

Date Enforcement File Closed: 3 February 2008

(v) **8 LODGE HILL, BAILDON** **Baildon**

Alleged unauthorised deposit of demolition waste – 08/00004/ENFUNA

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

Date Enforcement File Closed: 3 February 2008

(vi) **29 WROSE BROW ROAD, WINDMILL, SHIPLEY** **Baildon**

Removal of railing from the rear boundary, contrary to condition 10 of planning permission 03/00460/FUL – 08/01262/ENFCON.

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

Date Enforcement File Closed: 13 February 2009

**Resolved -**

**That the decisions be noted.**

**NO ACTION**

(Ian Wilson – 01274 434605)

8. **31 – 33 SOUTHLANDS GROVE, BINGLEY** **Bingley**

Construction of five houses to the rear of 31 – 33 Southlands Grove, Bingley, access drive and extension to Southlands Grove to form adoptable turning head – 08/07181/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) Prior to commencement of development the developer shall have submitted to and have obtained the approval of a construction plan. The approved construction plan shall thereafter be implemented during the construction phase of the development.**

***ACTION: Strategic Director, Regeneration***

(Ian Wilson – 01274 434605)

**9. 1 SPRINGFIELD GROVE, BINGLEY**

**Bingley**

Construction of a two storey, bay fronted detached 3 bed dwelling in the side garden of 1 Springfield Grove, Bingley – 09/00030/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)

**10. 24 LAUREL PARK, WILSDEN**

**Bingley Rural**

A full planning application for residential development comprising 3 terrace houses with integral garages on land adjacent to 24 Laurel Park, Wilsden – 08/06535/FUL

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

***ACTION: Strategic Director, Regeneration***

(Ian Wilson – 01274 434605)

---

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

Committee Secretariat Contact: Claire Tomenson – 01274 432457  
i:\decsheets\areaplanpanel2008-09/pls19Mar