

## Decisions of the Area Planning Panel (Shipley) held on Thursday 16 April 2009

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

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### DECISIONS:

1. **SUN SIDE FARM, 31 HALIFAX ROAD, DENHOLME** **Bingley Rural**

Full planning permission is sought for the change of use and conversion of vacant abattoir buildings to provide 11 residential units, construction of a new garage block containing four garages and a new access road at Sun Side Farm, Halifax Road, Denholme Gate, Denholme – 09/00835/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The Panel noted that the application had been withdrawn by the applicant prior to the commencement of the meeting.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)

2. **LAND AT 20 BRITANNIA STREET, BINGLEY** **Bingley**

Siting of portable office (portakabin type) for use as private hire booking office on land at 20 Britannia Street, Bingley – 09/00590/FUL.

**Resolved -**

**That the petition be noted.**

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



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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



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

#### APPEALS DISMISSED

(i) **4 ROSE COTTAGE FARM, MAIN STREET, WILSDEN** Bingley Rural

- a) Demolition of outbuildings and construction of a bungalow with garaging and new access – 08/03115/FUL
- b) Demolition of outbuildings and alterations to boundary wall to form new access – 08/03116/CAC

(ii) **LAND AT THE LIVERY STABLES, HALLAS LANE, CULLINGWORTH** Bingley Rural

Appeal against enforcement regarding non-compliance of condition 2 of planning approval 02/04247/COU – temporary stationing of caravan to cease by 31 May 2008 and restoration of land to its former state – 07/00722/ENFCOU

Appeal dismissed and enforcement notice upheld.

Period for compliance: 14 days

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

(iii) **65 NORTH BANK ROAD, COTTINGLEY** Bingley Rural

Two storey side extension – 08/01544/FUL.

(iv) **RYLANDS, MOORLAND CRESCENT, BAILDON** Baildon

Demolition of existing garage and erection of a 2 bedroom bungalow – 08/02785/FUL.

(v) **LAND AT 42 THORNACRE ROAD, WROSE** Windhill/Wrose

Construction of a detached dwelling – 08/01212/FUL.

(vi) **36 HAZELMERE AVENUE, COTTINGLEY** Bingley Rural

Replacement side fence (retrospective application) – 08/04846/FUL.

**Resolved –**

**That the decisions be noted.**

**NO ACTION**

(Ian Wilson – 01274 434605)

4. **61 MAIN STREET, BINGLEY**

**Bingley**

Unauthorised installation of a replacement shop front and fascia board – 07/01488/ENFUNA.

**Resolved –**

**That the report be noted.**

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

(Ian Wilson – 01274 434605)

5. **ENFORCEMENT ENQUIRIES CLOSED BY THE AREA PLANNING MANAGER (ENFORCEMENT & TREES) AS NOT EXPEDIENT TO PURSUE**

(i) **LAND ADJACENT TO 36 HAZELMERE AVENUE, COTTINGLEY, Bingley Rural BINGLEY**

Erection of fencing and use of land for domestic garden use at land adjacent to 36 Hazelmere Avenue, Cottingley, Bingley – 08/00231/ENFUNA

It was not considered that the breach of planning control would cause significant amenity issues to warrant further enforcement (legal) action.

Date Enforcement File Closed: 6 March 2009

(ii) **2 MYRTLE PLACE, SALTAIRE**

**Shipley**

Installation of uPVC windows to the front and rear of 2 Myrtle Place, Saltaire. a Grade II Listed property.

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

Date Enforcement File Closed: 18 March 2009

(iii) **82-84 KIRKGATE, SHIPLEY**

**Shipley**

Construction of timber fence on the boundary of Wellington House Nursing Home, 82-84 Kirkgate, Shipley – 07/01535/ENFUNA.

It was not considered that the breach of planning control would cause significant amenity or highway safety issues to warrant further enforcement action.

Date Enforcement File Closed: 10 March 2009

(iv) **LAND TO THE NORTH OF ILKLEY ROAD, BURLEY IN WHARFEDALE**

**Wharfedale**

Alleged unauthorised security fencing erected at land to the north of Ilkley Road, Burley in Wharfedale – 08/00089/ENFUNA

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

Date Enforcement File Closed: 13 June 2008

**Resolved -**

1. That the decisions for items (i), (ii) and (iv) be noted.
2. That the Panel notes the decision for item (iii) and request that when the Strategic Director, Regeneration reviews the Planning Scheme of Delegation he should propose amendments to the effect that where an officer is minded to decide that it is not expedient to pursue enforcement action, in relation to substantially the same unauthorised development subject to a previous refusal of planning permission, the issue should be referred back to the Area Planning Panel (or Regulatory and Appeals Committee as appropriate) for a decision.

**ACTION: Strategic Director, Regeneration**

(Ian Wilson – 01274 434605)

6. **2 WOODPECKER ROAD, BURLEY IN WHARFEDALE** **Wharfedale**

Full planning application is sought for the construction of a first floor extension above an existing ground floor rear extension at 2 Woodpecker Road, Burley in Wharfedale – 08/06552/FUL.

**Resolved -**

That the application be refused as the proposed extension would be detrimental to residential amenity in that it would cause excessive overshadowing to the adjacent garden's patio area contrary to paragraph 2.2 of the Council's House Extension Policy and polices UR3 and D1 of the Replacement Bradford Unitary Development Plan (2005).

**ACTION: Strategic Director, Regeneration**

(Ian Wilson – 01274 434605)

7. **CLARKE HOUSE, KEIGHLEY ROAD, BINGLEY** **Bingley**

Planning permission is sought for the change of use of the first floor of Clarke House, Keighley Road, Bingley to provide customer toilets, staff accommodation and storage space to be occupied and used in association with the authorised ground floor use of the premises as a restaurant. The application also includes some minor alterations to the front and side (south facing) elevations, comprising the raising of walling beneath new windows – 09/01016/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)

8. **4 CECIL AVENUE, BAILDON**

**Baildon**

A full planning application for the construction of a new bungalow in the rear garden of 4 Cecil Avenue, Baildon – 09/00734/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 details of the tree protective fencing be submitted and approved prior to commencement of any construction.**

***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

Committee Secretariat Contact: Claire Tomenson – 01274 432457  
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