

Decisions of the Area Planning Panel (Shipley) held on Thursday 7 May 2009

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DECISIONS:

1. **LEXICON, BANKSIDE, DOCK LANE, SHIPLEY** **Shipley**

Outline application with access and scale to be considered. Demolition of an existing commercial building and construction of mixed use development including commercial and residential development and associated access roads at Lexicon, Bankside, Dock Lane, Shipley – 08/07200/OUT.

Resolved -

That the application be deferred to enable the statutory consultation period to expire prior to determination of the matter. The Panel considered that it was in the interests of natural justice that the objection period had first expired on 29 May 2009 before the matter could be properly considered.

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

2. **GRANIC FILLING STATION, 242 HARDEN ROAD, HARDEN** **Bingley Rural**

Full planning application is sought for the redevelopment of the site to provide 8 three storey, three bedroom houses at the existing Granic Filling Station, 242 Harden Road, Harden, Bingley – 08/06823/FUL.

Resolved -

That the application be referred to the Regulatory and Appeals Committee with a recommendation for refusal for the reasons set out in the Strategic Director, Regeneration's technical report.

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



Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



3. **LANGLEY LODGE, STATION ROAD, BAILDON** **Baildon**

Change of use from public highway to residential curtilage and installation of wrought iron gates at Langley Lodge, station Road, Baildon – 09/00627/COU.

Resolved –

That the petition be noted.

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

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

APPEALS DISMISSED

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

Appeal against Enforcement Notice issued for the unauthorised installation of externally mounted roller shutter boxes to front and side elevations. Requirements of the Notice were to (i) remove the unauthorised externally mounted roller shutters; (ii) remove the unauthorised roller shutter boxes; (iii) remove all resulting materials from the land and (iv) make good any damage caused to the building – 08/00207/APPENF.

Appeal dismissed and Enforcement Notice upheld.

Period for compliance: 14 days

Resolved –

That the decision be noted.

NO ACTION (Ian Wilson – 01274 434605)

5. **19 GILSTEAD LANE, BINGLEY** **Bingley**

Unauthorised erection of a raised timber platform with enclosing rail and supporting structure – 07/01488/ENFUNA.

Resolved –

That the report be noted.

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

6. **THE WROSE BULL, 35 WROSE ROAD, WROSE** **Windhill/Wrose**

A part retrospective application for full planning permission for external works at the Wrose Bull Public House, Wrose Road, Wrose. Works subject to the application comprise retention of raised seating terrace and disabled access ramp to front of premises with new 1100mm high black powder coated metal balustrade to replace the existing solid stone

perimeter wall and handrail; retention of gate piers and lanterns at the entrance from Wrose Road; retention of alterations to existing conservatory associated with its conversion to a kitchen, comprising re-roofing in artificial blue slate, roof extensions to accommodate existing external ductwork within the extended building, and the provision of painted timber cladding to the exterior walls; retention of a bin store; removal of redundant ductwork and associated window replacements; and retention of external kitchen extract/air supply plant behind raised wall screening – 08/03746/FUL.

Resolved -

That the application be refused for the following reasons:

- (i) That the lantern above the central doorway on the main front elevation of the public house, due to its inappropriate materials, design, and position, represents incongruous and insensitive development that is detrimental to the character and appearance of this key unlisted building and the wider Wrose Conservation Area. The development is therefore contrary to policies BH7, D1 and UR3 of the Replacement Bradford Unitary Development Plan (2005);**
- (ii) That the two gate piers with lanterns at the site entrance from Wrose Road cause harm to the character and appearance of the street scene and the wider Wrose Conservation Area due to their proportions and height in relation to adjacent boundary treatments, and their poor design with regard to the lanterns. They therefore conflict with policies BH7, D1 and UR3 of the Replacement Bradford Unitary Development Plan (2005);**
- (iii) That the western gate pier at the vehicular access point from Wrose Road obstructs visibility for vehicular traffic emerging from the site and would be likely to prejudice traffic and pedestrian safety to an unacceptable degree. The development therefore conflicts with policy TM19A of the Replacement Bradford Unitary Development Plan (2005);**
- (iv) That the type, appearance, and detailing of materials used to clad the former conservatory in connection with its conversion to a kitchen, together with the bin store adjacent to the west-facing elevation of the former conservatory, have resulted in development that relates poorly with the parent building in terms of design and appearance, and which is prominent in views from surrounding streets within the Wrose Conservation Area. The alteration of the former conservatory in the manner undertaken, and the provision of the bin store, cause harm to the character and appearance of this key unlisted building and the Wrose Conservation Area. The further works proposed to house and screen kitchen extract/air supply plant would further contribute to this unsatisfactory development. For these reasons the proposal conflicts with policies BH7, D1 and UR3 of the Replacement Bradford Unitary Development Plan (2005); and**
- (v) That the external kitchen extract/air supply plant represents incongruous and insensitive development which, due to its inappropriate design, materials and visual relationship with the parent building, causes harm to the character and appearance of this key unlisted building and the wider Wrose Conservation Area. It therefore conflicts with policies BH7, D1 and UR3 of the Replacement Bradford Unitary Development Plan (2005).**

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

7. **2 MILLIGAN COURT, HARDEN**

Bingley Rural

A full planning application for the construction of a two storey side extension which reduces to single storey to the rear and incorporates the existing garage at 2 Milligan Court, Harden, Bingley – 09/00982/FUL

Resolved -

That the application be refused for the reasons set out in the Strategic Director, Regeneration's technical report.

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

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

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