

## Decisions of the Area Planning Panel (Shipley) held on Thursday 23 July 2009

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

### DECISIONS:

1. **MANYWELLS LANDFILL SITE, MANYWELLS BROW, CULLINGWORTH** Bingley Rural

Application for the remediation and final restoration of Manywells Landfill Site, Cullingworth, the construction of a new access road off Manywells Brow and the landfill with inert waste of quarry hollows in fields to the south of Manywells Landfill site - 09/01181/FUL.

**Resolved -**

That the application be referred to the Regulatory and Appeals Committee with a recommendation for approval for the reasons and subject to the conditions set out in the Strategic Director, Regeneration's technical report; and that the Assistant Director, Planning discuss with the Assistant Director, Transportation and Highways the feasibility of adopting part of the proposed access road into the site in order to facilitate traffic orders regulating vehicle movements of traffic exiting the Site.

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

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

### APPEALS ALLOWED

- (i) **21 HALSTEAD DRIVE, MENSTON** Wharfedale

One and two storey side and rear extension with new roof – 08/04728/FUL

- (ii) **BANKFIELD HOUSE, 16 DERRY HILL, MENSTON** Wharfedale

Internal alterations and re-construction of a garage forming a utility room and cloakroom



2006-2007  
Improving Rural Services  
Empowering Communities



INVESTOR IN PEOPLE

Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



area – 08/07163/FUL

## **APPEALS DISMISSED**

(iii) **60 CLAREMONT ROAD, WROSE**

**Windhill/Wrose**

Retention of pergola, reduced in size, to front of property – 08/06859/FUL

(iv) **CLARKE HOUSE, KEIGHLEY ROAD, BINGLEY**

**Bingley**

Appeal against condition 2 attached to planning approval which restricts opening hours to 5pm to 11.30pm seven days per week – 08/03937/COU

(v) **8 QUEEN STREET, BAILDON**

**Baildon**

Change of use from first floor flat to taxi office, including new staircase and 10m high radio aerial – 08/07113/COU

NB. The Inspector allowed the new staircase access, which had already been installed. Whilst he had no objection to the radio aerial, it was not permitted since the main proposed use was disallowed.

(vi) **1A BERTRAM DRIVE, BAILDON**

**Baildon**

Construction of a new dwelling in side garden – 08/03189/FUL

**Resolved –**

**That the decisions be noted.**

**NO ACTION**

(Ian Wilson – 01274 434605)

### **3. ENFORCEMENT ACTION AUTHORISED BY THE PLANNING MANAGER (ENFORCEMENT & TREES)**

(i) **132 MAIN STREET, BINGLEY**

**Bingley**

Unauthorised installation of a silver coloured fascia board on the front elevation of the property – 08/00494/ENFADV

The occupier was advised that planning permission was required for the installation of the fascia board. No action was taken within the given timescales, therefore on 21 April 2009 an Enforcement Notice was authorised. The Notice was issued on 9 June 2009 and requires that the unauthorised fascia board be removed by 28 July 2009, unless an appeal is made beforehand.

**Resolved –**

**That the report be noted.**

**NO ACTION**

(Ian Wilson – 01274 434605)

4. **ENFORCEMENT COMPLAINTS CLOSED BY THE PLANNING MANAGER (ENFORCEMENT & TREES)/SENIOR ENFORCEMENT OFFICER AS NOT EXPEDIENT TO PURSUE**

(i) **43 WYCLIFFE ROAD, SHIPLEY** **Shipley**

Construction of timber fence on the boundary of 43 Wycliffe Road, Shipley – 09/00134/ENFUNA

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

Date Enforcement File Closed: 1 July 2009

(ii) **1 PARKWOOD ROAD, SHIPLEY** **Shipley**

Construction of timber fence on the boundary of 1 Parkwood Road, Shipley – 09/00165/ENFUNA

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

Date Enforcement File Closed: 1 July 2009

(iii) **ROYSTON FOLD FARM, SALTAIRE ROAD, ELDWICK** **Bingley**

Construction of a car park extension at Royston Fold Farm, Saltaire Road, Eldwick – 08/01071/ENFUNA

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

Date Enforcement File Closed: 23 December 2008

(iv) **19 LADY LANE, BINGLEY** **Bingley**

Construction of a fence on the boundary of 19 Lady Lane, Bingley – 09/00504/ENFUNA

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

Date Enforcement File Closed: 8 July 2009

**Resolved –**

**That the decisions be noted.**

**NO ACTION**

(Ian Wilson – 01274 434605)

**5. THE BUNGALOW, WEST LANE, BAILDON**

**Baildon**

Full application for the construction of four new detached dwellings at The Bungalow, West lane, Baildon – 08/07421/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 also subject to the signing of a Section 278 Agreement.**

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

(Ian Wilson – 01274 434605)

**6. 1 ROYD AVENUE, GILSTEAD, BINGLEY**

**Bingley**

Full application to construct a single storey ‘granny annexe’ extension on the side of 1 Royd Avenue, Gilstead, Bingley - 09/01176/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 stone gate post be retained.**

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

(Ian Wilson – 01274 434605)

**7. MENSTON GARAGE, 46 BRADFORD ROAD, MENSTON**

**Wharfedale**

Full planning application for extension, re-cladding and refurbishment of existing premises including 2 new MOT bays, extensions to rear and new wash bay with screens at the existing car dealership at 46 Bradford Road, Menston – 09/01864/FUL. Yellow road lining is also proposed to immediately adjacent streets. The application is part retrospective as some elements have been completed.

**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 conditions:**

- (i) that the chimneys and cladding of the car dealership building, up to the eaves level, facing 2 and 3 Oakridge Avenue, as shown on the revised plan (Drawing 29C), be painted green; and**
- (ii) that a scheme for the provision of appropriate planting on the cladding of the car dealership building be submitted to and approved by the Local Planning Authority and subsequently implemented within a timescale specified by the Assistant Director, Planning.**

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

(Ian Wilson – 01274 434605)

8. **BUTLER HOUSE, BUTLER LANE, BAILDON**

**Baildon**

Full planning application for the construction of a detached bungalow in the garden of Butler House, Butler Lane, Baildon – 09/01999/FUL. The application is a resubmission of one which had previously been approved by the Area Planning Panel (Shipley) on 19 March 2009. The application has been resubmitted to reduce the scale of the proposed dwelling and to re-orientate the main living accommodation from the rear to the front of the building. The design of the front elevation has also changed.

**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 to Condition 3 as follows:**

- (i) **“Parking to be provided before first occupation and such parking areas not to be used for any other purpose.”**

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

(Ian Wilson – 01274 434605)

9. **20 GLEN RISE, BAILDON**

**Baildon**

Full planning application for the construction of a front porch at 20 Glen Rise, Baildon – 09/02344/HOU.

**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. **STY LANE FRAMEWORK**

**Resolved -**

**That the application be referred to the Regulatory and Appeals Committee with a recommendation to approve the ‘Framework Document’ as part of a strategy to guide the implementation of housing allocation (S/H2.10) which is located between Crossflatts and Bingley.**

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

(Fiona Tiplady – 01274 432033)

---

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

Committee Secretariat Contact: Claire Tomenson – 01274 432457

i:\decsheets\areaplanpanel2009-10/pls23Jul