

Decisions of the Area Planning Panel (Shipley) held on Thursday 3 September 2009

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

DECISIONS:

1. **ASSOCIATED WASTE MANAGEMENT, CANAL ROAD, BRADFORD** Windhill & Wrose

Application for the construction of 2 acoustic enclosures and an additional light waste picking station, alterations to the yard-facing facade of the existing recycling hall, and the extension of the permitted operating hours at the Associated Waste Management Waste Transfer Station at Canal Road, Bradford, BD2 1AU – 09/00676/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 conditions:

- (i) That the number of Heavy Goods Vehicle movements be restricted to 100 per day;
- (ii) That the applicant be requested to attend at least 1 Neighbourhood Forum meeting per year in order to exchange views with residents.

And that Condition 5 be amended to include an annual monitoring review of the noise levels generated by the site.

ACTION: Strategic Director, Regeneration (Mohammed Yousuf – 01274 433950)

2. **LAND OFF DOWLEY GAP LANE, BINGLEY** Bingley

Full application for construction of three office blocks for B1 business use and car parking at Land off Dowley Gap Lane, Bingley, BD16 1WA – 09/02624/FUL



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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



BRADFORD
METROPOLITAN DISTRICT COUNCIL

Resolved –

That the granting of planning permission be deferred and delegated to the Strategic Director, Regeneration in order for detailed site investigations to be undertaken by the developer and a satisfactory surface water drainage scheme to be submitted to and approved by the Local Planning Authority, such drainage scheme to incorporate the provisions of Sustainable Urban Drainage Systems (SUDS).

ACTION: Strategic Director, Regeneration (Mohammed Yousuf – 01274 433950)

**3. LAND TO SIDE OF 4 LANGFORD LANE, Wharfedale
BURLEY IN WHARFEDALE**

Full application for construction of one detached, 3 bedroom, split level house on east side of 4 Langford Lane, Burley-in-Wharfedale – 09/02060/FUL

Resolved -

That the application be refused as the proposal fails to provide adequate visibility at the intended point of access onto Langford Lane which would result in conditions prejudicial to highway safety and as such would be contrary to Policy TM19A of the Replacement Unitary Development Plan.

ACTION: Strategic Director, Regeneration (Mohammed Yousuf – 01274 433950)

**4. BINGLEY & DISTRICT WORKING MEN'S CLUB, YORK STREET, Bingley
BINGLEY**

Full planning application to divide the existing Bingley and District Working Men's Club building to form a retail unit and alterations to entrances and replacement of existing roof coverings at Bingley & District Working Men's Club, York Street, Bingley BD16 2QW – 09/02500/FUL.

Resolved -

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

ACTION: Strategic Director, Regeneration (Mohammed Yousuf – 01274 433950)

5. GH HAIRDRESSING, 4A WESTGATE, BAILDON Baildon

Full application for a change of use from a hairdressers (A1) to a satellite private hire taxi booking office at 4A Westgate, Baildon – 09/02495/FUL.

Resolved –

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

ACTION: Strategic Director, Regeneration (Mohammed Yousuf – 01274 433950)

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

(i) 13 STANLEY STREET, BINGLEY Bingley

Alleged unauthorised fencing – 09/00667/ENFUNA

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

Date Enforcement File Closed: 28 July 2009

(ii) 52 NORWOOD TERRACE, SHIPLEY Shipley

Alleged unauthorised development – 08/00940/ENFUNA

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

Date Enforcement File Closed: 4 August 2009

(iii) HILLBRO NURSING HOME, HOLDEN LANE, BILDON Bildon

Alleged unauthorised works to protected tree – 06/01449/TPOCN

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

Date Enforcement File Closed: 14 July 2009

Resolved –

That the decisions be noted.

NO ACTION

(Mohammed Yousuf – 01274 433950)

7. DECISIONS MADE BY THE PLANNING MANAGER (ENFORCEMENT & TREES)

(i) 1 STATION ROAD, DENHOLME Bingley Rural

Unauthorised change of use of property from a newsagents (Use Class A1) to a café/hot food takeaway (Use Classes A3 and A5).

Resolved to issue an Enforcement Notice to cease the unauthorised use of the premises as a café/hot food takeaway.

Time period for compliance: 28 days

Resolved –

That the decisions be noted.

NO ACTION

(Mohammed Yousuf – 01274 433950)

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

APPEALS DISMISSED

(i) **38 WEAVERS LANE, CULLINGWORTH, BINGLEY**

Bingley Rural

Construction of detached dwelling – 09/00450/FUL

Appeal Ref: 09/00069/APPFUL

(ii) **5 WHARFE PARK, ADDINGHAM, ILKLEY**

Craven

Retention of timber platform and guard rails – 08/05518/FUL

Appeal Ref: 09/00063/APPFUL

(iii) **LAND AT KEIGHLEY ROAD, HARDEN, BINGLEY**

Bingley Rural

Alleged unauthorised change of use – 07/01498/ENFCOU

Appeal Ref: 08/00223/APPENF

(iv) **RESTAURANT, 61 MAIN STREET, BINGLEY**

Bingley

Alleged unauthorised replacement shopfront – 07/01488/ENFUNA

Appeal Ref: 09/00070/APPENF

Resolved –

That the decisions be noted.

NO ACTION

(Mohammed Yousuf – 01274 433950)

FROM: S Hemingway
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City of Bradford Metropolitan District Council

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