

Decisions of the Area Planning Panel (Shipley) held on Thursday 1 October 2009

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

DECISIONS:

1. **13 PROD LANE, BAILDON, SHIPLEY**

Baildon

An outline application including access and layout for a detached dwelling to the rear of 13 Prod Lane, Baildon – 09/03242/OUT.

Resolved -

- (1) That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration's technical report save for the following amendments:
 - (i) that condition 8 shall be amended to read as follows "Sustainable drainage techniques are to be investigated and details submitted to and approved by the Local Planning Authority prior to commencement" and
 - (ii) that condition 10 shall be amended to read "Hours of construction work on the site shall be limited to the Councils standard hours".
- (2) That approval of the application be subject also to the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 in respect of the owner ensuring that two parking spaces and a passing bay be provided between the land adjacent to the access road to the site and the dwelling known as 13 Prod Lane and that this be used solely for that purpose.

ACTION: Strategic Director, Regeneration

(Mohammed Yousuf – 01274 433950)



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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



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2. **LAND NORTH AND WEST OF 11 CASTLEFIELDS LANE, BINGLEY** Bingley

An outline planning application for the construction of 9 industrial units (classes B1 Business - Offices, research and development and light industry appropriate in a residential area and B8 Storage or distribution) with associated access and car parking at Castlefields Lane, Bingley – 08/05572/OUT.

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 developer entering into a Section 106/278 Agreement to secure a Traffic Regulation Order (TRO) along Castlefields Lane and adjacent to the site boundary and to the following additional condition:

- (i) **That any parking details submitted in the reserved matters application be in accordance with Appendix C of the Replacement Unitary Development Plan, or any other subsequent Council policy.**

And that the Reserve Matters application be submitted to the Panel for consideration.

That there be a footnote to the permission that states that the Panel were of the opinion that the indicated density was currently too high for the site and needs to be reduced in the reserved matters application.

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

3. **THE VICARAGE, HALIFAX ROAD, CULLINGWORTH, BINGLEY** Bingley Rural

Full application for the construction of three dwellings, including a new ‘vicarage’ at the recently cleared site of the former ‘Vicarage’, Halifax Road, Cullingworth – 09/02583/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 gate posts be retained; and**
- (ii) **That a Construction Plan be submitted to and approved by the Local Planning Authority prior to the commencement of any development and shall thereafter be implemented as approved.**

And that Condition 8 be amended to include ‘and be maintained’.

That there be a footnote to the permission that requests that the developers attention be drawn to the fact that Heavy Goods Vehicles should not visit the site at school opening and closing times and this should be reflected in the Construction Plan which is to be submitted for approval.

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

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

(i) **19 CROWNEST LANE, BINGLEY** **Bingley**

Alleged breach of a planning condition – 09/00328/ENFCO

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

Date Enforcement File Closed: 19 August 2009

(ii) **19 PLUMPTON MEAD, BRADFORD** **Windhill/Wrose**

Alleged unauthorised dormer – 09/00531/ENFUNA

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

Date Enforcement File Closed: 14 September 2009

(iii) **5 STATION ROAD, BAILDON** **Baildon**

Alleged that trees have been removed from garden and the property is within a conservation area. Also building work is ongoing – 09/00864/TPOCN

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

Date Enforcement File Closed: 8 September 2009

(iv) **9 TITANIA CLOSE, COTTINGLEY, BINGLEY** **Bingley Rural**

Alleged unauthorised conservatory – 08/00786/ENFUNA

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

Date Enforcement File Closed: 25 August 2009

(v) **BIRKSHEAD MILL, BIRKSHEAD, SHAY LANE, WILSDEN, BINGLEY** **Bingley Rural**

Alleged unauthorised advertising – 09/00446/ENFADV

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

Date Enforcement File Closed: 26 August 2009

- (vi) **CITY TRAVEL YORKSHIRE LTD, UNIT 10A MANYWELLS INDUSTRIAL ESTATE, MANYWELLS BROW, CULLINGWORTH, BINGLEY** Bingley Rural

Alleged unauthorised change of use – 08/01123/ENFCOU

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

Date Enforcement File Closed: 25 August 2009

- (vi) **LUCY HALL FARM, LUCY HALL DRIVE, BAILDON** Baildon

Alleged that the development is not being built in accordance with the approved plans – 08/00767/ENFAPP

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

Date Enforcement File Closed: 10 September 2009

Resolved –

That the decisions be noted.

NO ACTION

(Mohammed Yousuf – 01274 433950)

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

- (i) **66-68 WROSE ROAD, SHIPLEY** Windhill/Wrose

Non-compliance with planning conditions 5 & 6 attached to planning application 08/06713/FUL – 09/00175/ENFCOU

Enforcement Action to seek compliance with conditions 5 & 6 was authorised on 25 August 2009.

- (ii) **66-68 WROSE ROAD, SHIPLEY** Windhill/Wrose

Unauthorised construction of an extractor flue that protrudes above the roof plane on the rear elevation of the property – 09/00175/ENFCOU

Enforcement Action to remove the extractor flue was authorised on 25 August 2009.

- (iii) **66-68 WROSE ROAD, SHIPLEY** Windhill/Wrose

Unauthorised installation of four externally mounted shutter boxes, shutters and shutter guide rails – 09/00175/ENFCOU

Enforcement Action to remove the unauthorised shutter boxes, shutters and shutter guide rails was authorised on 25 August 2009.

Resolved –

That the decisions be noted.

NO ACTION

(Mohammed Yousuf – 01274 433950)

6. DECISIONS MADE BY THE SECRETARY OF STATE

APPEAL ALLOWED

(i) **2 WOODPECKER ROAD, BURLEY IN WHARFEDALE, ILKLEY** **Wharfedale**

First floor extension above existing room - 08/06552/FUL

Appeal Ref: 09/00089/APPFUL

APPEALS DISMISSED

(ii) **34 PASTURE ROAD, BAILDON** **Baildon**

Construction of 2 bedroom bungalow and demolition of existing garage - 08/06504/FUL

Appeal Ref: 09/00078/APPFUL

(iii) **58 LONG MEADOWS, BURLEY IN WHARFEDALE, ILKLEY** **Wharfedale**

Single storey extension to front of property linking the garage to the house and new gate to the side garden wall - 09/00795/FUL

Appeal Ref: 09/00096/APPFUL

(iv) **INTERNATIONAL DEVELOPMENT CENTRE, VALLEY DRIVE, ILKLEY** **Ilkley**

Construction of new second floor extension - 08/05876/FUL

Appeal Ref: 09/00071/APPFUL

Resolved –

That the decisions be noted.

NO ACTION

(Mohammed Yousuf – 01274 433950)

7. CONSERVATION AREA ASSESSMENTS

Resolved –

(1) **That the Area Planning Panel (Shipley) recommend to the Shipley Area Committee as follows:**

(i) **That the Conservation Area Assessment for Baildon Green, amended to include the dwellings known as ‘Akhir’ and ‘Kirk Lea’, and the Conservation**

Area Assessment for Eldwick Beck, amended to delete the inclusion of the dwelling known as 'Meadow Sweet Farm', be approved and used for the future management of the areas and their surroundings.

- (ii) That the proposed Baildon Green and Eldwick Beck Conservation Area boundary, including the amendments as detailed in 1(i) above, and set out in Appendix 1 and 2 be approved and formally advertised in accordance with the Planning (Listed Building and Conservation Areas) Act 1990.**
 - (iii) That the outcomes of the consultations as set out in Appendix 3 and 4 be accepted as a basis for future enhancement work.**
- (2) That the Strategic Director, Regeneration be instructed to prepare and submit for such consideration as is appropriate, Draft Supplementary Planning Guidance as identified by the local communities and as resources permit.**
- (3) That the Draft Supplementary Planning Guidance and any representations made following consultation be reported to a future meeting of the Area Planning Panel (Shipley).**

ACTION: Strategic Director, Regeneration

(Joanne Haynes – 01274 434554)

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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