

Decisions of the Area Planning Panel (Shipley) held on Wednesday 16 December 2009

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

DECISIONS:

1. **1 STATION ROAD, DENHOLME** **Bingley Rural**

Change of use application from A1 (retail) to A3 (restaurant & cafes) at 1 Station Road, Denholme – 09/04170/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 amendment of Condition 3 as follows:

“That the storage of the waste bin be not permitted on the pavement and that details for waste removal, storage and disposal be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented at the commencement of use and shall be thereafter retained.”

ACTION: Strategic Director, Regeneration (Mohammed Yousuf – 01274 434605)

2. **MANYWELLS INDUSTRIAL ESTATE, MANYWELLS BROW, CULLINGWORTH, BINGLEY** **Bingley Rural**

Outline application with access only to be considered at Manywells Industrial Estate, Manywells Brow, Cullingworth, Bingley – 09/04432/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 additional condition:



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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



- (i) that separate access roads for the commercial/industrial use and the proposed residential and nursing home shall be provided.
- (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 to include the heads of terms set out in the Strategic Director, Regeneration's technical report plus the following additional provisions:
 - (i) That a pedestrian crossing shall be provided on Cullingworth Road, near to Sutton Drive along with a vehicle activated speed sign;
 - (ii) No more than 30 dwellings on the site shall be occupied until at least 7,000 square metres of the employment floor space has been completed and is ready for occupation; and
 - (iii) The contributions for education and recreation be primarily spent in Cullingworth.

ACTION: Strategic Director, Regeneration (Mohammed Yousuf – 01274 434605)

3. **METHODIST FREE CHURCH, MICKLETHWAITE LANE, Bingley
MICKLETHWAITE, BINGLEY**

Full planning application for the conversion of a former Methodist Church to form two apartments (2 bedroom) with parking, including the demolition of existing outbuildings and formation of a new driveway at the Methodist Free Church, Micklethwaite Lane, Micklethwaite, Bingley – 09/04563/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 Condition 2 being amended to reflect the correct elevations.

ACTION: Strategic Director, Regeneration (Mohammed Yousuf – 01274 434605)

4. **WOODBANK, HARDEN ROAD, HARDEN Bingley Rural**

Full application for the construction of split level dwelling on land at Woodbank, Harden Road, Harden – 09/04833/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 434605)

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

(i) 35 DOVE STREET, SALTAIRE, SHIPLEY Shipley

Alleged unauthorised works to a Listed Building – 09/01050/ENFLBC

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: 1 December 2009

(ii) 'DON'T TELL TITUS', 6-7 VICTORIA ROAD, SALTAIRE, SHIPLEY Shipley

Alleged unauthorised development – 07/00014/ENFLBC

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: 30 November 2009

(iii) 'DON'T TELL TITUS', 6-7 VICTORIA ROAD, SALTAIRE, SHIPLEY Shipley

Alleged unauthorised development – 07/00015/ENFLBC

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: 30 November 2009

Resolved –

That the decisions be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)

6. REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION

**(i) BRADFORD & BINGLEY RUGBY CLUB, WAGON LANE, Bingley Rural
BINGLEY**

Unauthorised erection/siting of a permanent Marquee – 09/00205/ENFUNA

A retrospective planning application was refused on 6 July 2009. Two of the reasons for refusal were GB1, Green Belt and UR3, Residential Amenity.

The Marquee remains in situ.

The Planning Manager (Enforcement & Trees) authorised on 19 November 2009 Enforcement action to have the Marquee removed.

(ii) **LAND AT CANAL VIEW, MICKLETHWAITE LANE, BINGLEY** **Bingley**

Unauthorised change of use from agricultural land to residential garden – 06/01052/ENFCOU

The original complaint arose due to a small amount of digging arising next to a site with permission for the conversion of farm buildings. It was alleged that the land would be varied to a garden and the curtilage of the converted property extended. The landowner was challenged and maintained that the use would not be changed to a garden. Subsequently fencing was erected and a lawn laid, an ornamental gate was erected and steps laid down to the lawn. The land took on the character and appearance of a garden.

Enforcement action was authorised on 13 November 2009 requiring the cease of use of the land as a garden and for any residential use or purposes ancillary to residential use. A time period of 28 days for compliance was proposed.

(iii) **OTLEY ROAD GARAGE (FRY CARPETS), OTLEY ROAD, BAILDON** **Baildon**

Unauthorised change of use from Retail to a mixed use of Retail and Hand Car Wash - 09/01318/ENFCOU

A retrospective planning application is currently under consideration but given the serious highway safety concerns the Planning Manager (Enforcement & Trees) authorised on 23 November 2009 Enforcement action requiring the owners to cease the unauthorised Hand Car Wash use.

The Bradford Unitary Development Plan policies quoted were TM19A, TM2, TM11 and UR3.

Resolved –

That the decisions be noted.

NO ACTION (Mohammed Yousuf – 01274 434605)

7. DECISIONS MADE BY THE SECRETARY OF STATE

APPEAL ALLOWED

(i) **10 FERN HILL ROAD, SHIPLEY** **Shipley**

Retention of conservatory as built - Case No: 08/03498/FUL

Appeal Ref: 09/00097/APPFUL

APPEALS DISMISSED

(ii) **6 MOORFIELD DRIVE, BAILDON** **Baildon**

Construction of single storey bungalow in rear garden - Case No: 09/01724/FUL

Appeal Ref: 09/00111/APPFUL

(iii) **RED GARTH, 20 MANLEY ROAD, ILKLEY**

Ilkley

Conversion of basement to form self contained flat - Case No: 09/00054/FUL

Appeal Ref: 09/00137/APPFUL

Resolved –

That the decisions be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)

FROM: S Hemingway
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City of Bradford Metropolitan District Council

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