

## Decisions of the Area Planning Panel (Shipley) held on Wednesday 10 March 2010

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

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### DECISIONS:

1. **BANK TOP FARM, ROSEDALE CLOSE, BAILDON** Baildon

Full application for the construction a detached dwelling within the curtilage of Bank Top Farm, Baildon - 09/05882/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 existing conservatory at Bank Top Farm be removed prior to the commencement of any development.

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

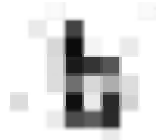
2. **LAND ADJACENT TO CLEASBY COURT, KIRKLANDS CLOSE, MENSTON, ILKLEY** Wharfedale

Full application for the construction of a two storey detached dwelling on land at Cleasby Court, Kirklands Close, Menston - 09/05594/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 samples of the materials to be used be submitted to and approved by the Local Planning Authority prior to the commencement of any development; and



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ENTERED ON THE REGISTER

Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



BRADFORD  
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- (ii) That the large tree to the south of the site be retained.

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

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

Outline application with means of access to be considered for construction of mixed use development at Manywells Industrial Estate, Manywells Brow, Cullingworth, Bingley – 09/04432/OUT

**Resolved –**

- (1) That authority be delegated to the Strategic Director, Regeneration to grant planning permission subject to the conditions previously approved by the Panel on 16 December 2009, save for Condition 8 which shall be deleted; and the completion of a Section 106 Agreement to provide the following:
- (i) Payment of an off site recreation contribution to be used primarily in Cullingworth (£30,000);
  - (ii) Provision of full details of arrangements for the provision of affordable housing on the site;
  - (iii) Payment of a contribution to increase educational facilities primarily in Cullingworth (£189,187);
  - (iv) Provision of two bus shelters (including raised kerbs) on Manywells Brow;
  - (v) 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
  - (vi) A pedestrian crossing be provided on Cullingworth Road, near to Sutton Drive along with a vehicle activated speed sign.
- (2) That should the Section 106 Agreement not be signed within 3 months of the date of the Panel's decision, that authority be delegated to the Strategic Director, Regeneration to refuse to grant planning permission on the grounds that the applicants have failed to demonstrate that the essential requirements of the planning permission can be delivered.
- (3) That it be made clear within the 'reasons for decision' section of the Decision Notice that the purpose of allowing the provision of the housing on the development is to enable the delivery of the employment floor space.
- (4) That any new application submitted in respect of the site be presented to the Panel for consideration.

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

4. **TRANSCO COMPOUND, VIEW CROFT ROAD, SHIPLEY**

**Shipley**

A full planning application for the extension of an existing 15m tower by 10m, the installation of three 4-stack dipolar antennas, one 0.3m dish antenna and one equipment cabin and feeder gantry for the Airwave Emergency Services Network at the Transco Compound, View Croft Road, Shipley - 10/00451/FUL

**Resolved –**

**That authority be delegated to the Strategic Director, Regeneration to grant planning permission on the expiry of the statutory period of publicity.**

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

5. **30 MAIN STREET, BURLEY IN WHARFEDALE, ILKLEY**

**Wharfedale**

Planning application for the construction of a double garage at 30 Main Street, Burley in Wharfedale - 09/05367/HOU

**Resolved –**

**That the application be granted as set out below:**

**That the proposal would maintain and enhance the Burley in Wharfedale Conservation Area and would preserve the setting of the Listed Buildings fronting Main Street. As such the proposal would be in accordance to policies BH4A, BH7, BH10 and OS8 of Replacement Unitary Development Plan.**

**And that the application be subject to the following conditions:**

- (i) **That the construction of the garage to commence within 3 years; and**
- (ii) **That samples of all the materials, including doors, be submitted to and approved by the Local Planning Authority prior to the commencement of any development.**

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

6. **THE STONE YARD, DERRY HILL, MENSTON, ILKLEY**

**Wharfedale**

Full application for the erection of a sales office, stores and associated hard standing and parking areas at Clayax Yorkstone Ltd, The Stone Yard, Derry Hill, Menston - 09/05910/FUL

**Resolved –**

**That the application be deferred to allow the amended plans submitted to be considered.**

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

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

**(i) 14 FERNCLIFFE DRIVE, BAILDON Baildon**

Unauthorised fence - 09/00794/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: 23 September 2009

**(ii) 18 FENNEC ROAD, BAILDON Baildon**

Horse Chestnut and Sycamore in rear garden pruned by neighbours without council authority - 09/00627/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: 25 January 2010

**(iii) 3 LEES MOOR MEADOWS, CULLINGWORTH, BINGLEY Bingley Rural**

Tree damage - 09/00684/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: 4 February 2010

**(iv) 39 WOODVALE CRESCENT, BINGLEY Bingley**

Unauthorised tree works - 09/00655/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: 25 January 2010

**(v) 5 - 7 PROVIDENCE ROW, BAILDON Baildon**

Unauthorised tree works - 09/00646/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: 25 January 2010

(vi) **88 MAIN STREET, BINGLEY**

**Bingley**

Unauthorised change of use - 09/01136/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 January 2010

(vii) **BROOKLANDS, HAWORTH ROAD, CULLINGWORTH, BINGLEY** **Bingley Rural**

Unauthorised business & building works and unauthorised fencing - 08/00614/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: 4 February 2010

(viii) **LING BOB MILL, MAIN STREET, WILSDEN, BINGLEY**

**Bingley Rural**

Breach of a planning condition - 09/00796/ENFCON

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: 9 February 2010

(ix) **ROYSTON FOLD FARM, SALTAIRE ROAD, ELDWICK, BINGLEY**

**Bingley**

Unauthorised tree works - 09/00729/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: 18 January 2010

(x) **THE GLEN TEA ROOMS, PROD LANE, BAILDON**

**Baildon**

Unauthorised alterations to roof - 09/01530/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: 15 February 2010

(xi) **UNIT 1 PEEL HOUSE, 2 TAUNTON STREET, SHIPLEY**

**Shipley**

Unauthorised tree works - 09/00697/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: 29 January 2010

**Resolved –**

**That the decisions be noted.**

**NO ACTION**

(Mohammed Yousuf – 01274 434605)

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

**APPEALS DISMISSED**

(i) **ALIF'S SELF SERVICE, 120 CRAG ROAD, SHIPLEY** Windhill and Wrose

Construction of detached dwelling - Case No: 09/00144/FUL

Appeal Ref: 09/00107/APPFUL

(ii) **CLAYAX YORKSTONE LIMITED, DERRY HILL, MENSTON, ILKLEY** Wharfedale

Replacement sales office and stores - Case No: 09/02483/FUL

Appeal Ref: 09/00148/APPFUL

**APPEAL WITHDRAWN**

(iii) **CHARLESTOWN BAPTIST CHURCH, OXFORD PLACE, BAILDON** Baildon

Change of use from former Baptist Church to office use with demolition of flat roof extension and general refurbishment - Case No: 09/04305/FUL

Appeal Ref: 09/00204/APPFUL

**Resolved –**

**That the decisions be noted.**

**NO ACTION**

(Mohammed Yousuf – 01274 434605)

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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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