

Decisions of the Area Planning Panel (Shipley) held on Tuesday 11 May 2010

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

DECISIONS:

1. **66-68 WROSE ROAD, SHIPLEY**

Windhill and Wrose

Application to vary condition 3 of planning permission 07/08191/FUL to allow a hot food takeaway to open between 11-00am and 1-30 pm at 66-68, Wrose Road, Bradford – 10/00458/VOC

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 prior to the implementation of the extended hours a bicycle rack with provision for two cycles be installed outside the premises in order to assist in the reduction of vehicles parking in the area.

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

2. **ASDA SUPERSTORE, MANOR LANE, SHIPLEY**

Shipley

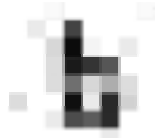
A full application for the provision of (i) a mezzanine floor extension to store; (ii) formation of new additional access to store; and (iii) increase in the hours of car parking use from 2 hours to 3 hours to the existing store at ASDA Stores Ltd, Manor Lane, Shipley – 09/01848/FUL.

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.
- (2) That approval of the application also be subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 as referred to in connection with the decision on agenda item 3 below.

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)



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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



3. ASDA SUPERSTORE, MANOR LANE, SHIPLEY

Shipley

A full application for the extension of the car parking deck to create 127 additional spaces and an increase in the hours of car parking use from 2 hours to 3 hours to the existing store at ASDA Stores Ltd, Manor Lane, Shipley – 09/01850/FUL

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.**
- (2) That approval of the application also be subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 in respect of:**
 - (i) the hours of free public and shoppers car parking use to be increased from 2 hours to 4 hours;**
 - (ii) that the developer be required to fund the full cost of the installation of a ‘real time’ public transport information facility in the store if deemed necessary by the Assistant Director, Planning after consultation with West Yorkshire Passenger Transport; and**
 - (iii) that the implementation of planning application number 09/01848/FUL and 09/01850/FUL shall take place contemporaneously to ensure that the use of the extended retail space and extended car park take place at the same time.**
- (3) That the Assistant Director, Planning in consultation with the Assistant Director, Transportation and Highways, shall consider the desirability of providing a safe pedestrian crossing facility and if deemed appropriate the developer shall be required to fund the full cost of installation of any such pedestrian crossing as a head of term of the Section 106 Agreement.**
- (4) That the Section 106 Agreement to contain such other ancillary provisions as the Strategic Director, Regeneration (after consultation with the Assistant Director, Corporate Services (City Solicitor)) considers appropriate.**

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

4. & 5. FORMER NEW MILL, NEW ROAD, DENHOLME

Bingley Rural

A reserved matters application for the construction of residential development (on 0.4 hectares) on the former industrial site at Pennine Fibre Industries Limited, New Mill, New Road, Denholme. Matters to be considered are appearance, landscaping, layout and scale pursuant to outline planning permissions 07/05830/OUT – 10/00781/REM.

A reserved matters application for the construction of mixed use redevelopment (residential and employment) of former industrial site at Pennine Fibre Industries Limited, New Mill, New Road, Denholme. Matters to be considered are appearance, landscaping, layout and scale pursuant to outline planning permissions 06/09190/OUT – 10/00739/MAR

Resolved –

That the application be deferred to enable the applicant to provide detailed information on the design and the materials (including samples) to be used in the construction of the proposed dwellings in order that the Panel can properly consider the appearance of the proposed properties.

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

6. SKELDA HOUSE, 4 HOLME GROVE, BURLEY IN WHARFEDALE Wharfedale

A full application for the construction of a two storey and single storey side extension and alterations to the existing dwelling at Skelda House, 4 Holme Grove, Burley in Wharfedale. The alterations comprise; changing the gable to a hip to the front of the garage roof; adding a gable roof to the two storey flat roof front projection and adding a roof canopy to the front door – 10/00957/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)

**7. LAND TO EAST OF WHITECROFT FARM, OTLEY ROAD, Bingley
HIGH ELDWICK, BINGLEY**

Full application for construction of stable block for horse isolation/rehabilitation and new dwelling for supervisor at land to the east of Whitecroft Farm, Otley Road, High Eldwick, Bingley – 09/05737/FUL.

Resolved –

That the application be refused for the reasons and subject to the conditions set out in the Strategic Director, Regeneration's technical report together with the following additional reason:

- (ii) That the proposed visibility splays would compromise highway safety in that they would provide inadequate sight lines; therefore the proposed development would be contrary to policy TM19A of the Council's Replacement Unitary Development Plan.**

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

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

(i) **2 REDBURN DRIVE, SHIPLEY** **Heaton**

Unauthorised single storey rear extension – 09/00595/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 March 2010

(ii) **LAND AT GRID REF 412117 438999 PRIMROSE LANE, GILSTEAD, BINGLEY** **Bingley**

Unauthorised tree works – 10/00261/TPOCN

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

Date Enforcement File Closed: 25 March 2010

(iii) **LANE END FARM, GILSTEAD LANE, GILSTEAD, BINGLEY** **Bingley**

Tree felling and limb removal within Delph Wood adjacent to farm fields. TPO 0919 made 2003, woodland order – 09/00813/TPOCN

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

Date Enforcement File Closed: 22 March 2010

(iv) **THE ANVIL FORGE END, 2 EDGE BOTTOM, DENHOLME** **Bingley Rural**

Trees cut down in cemetery (crime reference number: 13080196933) – 09/00706/TPOCN

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

Date Enforcement File Closed: 13 April 2010

(v) **TOURING CARAVAN AT 48 BOLTON HALL ROAD, BRADFORD** **Windhill and Wrose**

Unauthorised siting of a caravan – 10/00161/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: 24 March 2010

Resolved –

That the decisions be noted.

NO ACTION

(Ian Wilson – 01274 434605)

9. REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION

(i) 10 SHIRLEY STREET, SALTAIRE, SHIPLEY

Shipley

Unauthorised works to a Grade II Listed Building comprising the affixing of wooden trellising, plant holders, shelves & brackets on the front, side and rear elevations of the property – 08/01402/ENFLBC.

Listed Building Consent for the works was refused by the Council in July 2009. Whilst some of the shelves, brackets and plant holders have been removed since this time, others remain in place, mainly on the rear elevation.

Enforcement action to remove the remaining wooden trellising, plant holders, shelves & brackets from the front, side and rear elevations of the property was authorised on 1 April 2010.

(ii) 61 LANGLEY LANE, BAILDON

Baildon

Unauthorised extension to the front of the property – 09/01199/ENFUNA.

Enforcement action to remove the extension was authorised on 23 March 2010.

Resolved –

That the decisions be noted.

NO ACTION

(Ian Wilson – 01274 434605)

10. DECISIONS MADE BY THE SECRETARY OF STATE

APPEALS DISMISSED

(i) 52 SOMERSET AVENUE, BAILDON

Baildon

Construction of single dwelling house on land to rear - Case No: 09/01562/OUT

Appeal Ref: 09/00217/APPOUT

(ii) 66 - 68 WROSE ROAD, SHIPLEY

Windhill and Wrose

Retrospective planning application for roller shutters, external door to rear, stainless steel extract system and proposed new roof tiles to main roof - Case No: 09/04814/FUL

Appeal Ref: 10/00009/APPFUL

(iii) **6A MILL STREET, CULLINGWORTH, BINGLEY**

Bingley Rural

Conversion of existing outbuilding to annex/granny flat - Case No: 09/03199/FUL

Appeal Ref: 09/00195/APPFUL

(iv) **LAND TO THE NORTH OF 6 LAUREL GROVE, BINGLEY**

Bingley

Construction of bungalow and garage - Case No: 09/03332/FUL

Appeal Ref: 09/00211/APPFUL

Resolved –

That the decisions be noted.

NO ACTION

(Ian Wilson – 01274 434605)

FROM: S Hemingway
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