

Decisions of the Area Planning Panel (Shipley) held on Thursday 24 June 2010

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

DECISIONS:

1. **2 ST JOHNS COURT, BAILDON** **Baildon**

A full application for change of use from off licence/convenience store to tattoo studio at 2 St Johns Court, Baildon – 10/00753/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.

ACTION: Strategic Director, Regeneration (Ian Wilson – 01274 434605)

2. **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.

Resolved –

That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration's technical report as amended to specify use of materials in accordance with the sample panels tabled by him at the meeting.

ACTION: Strategic Director, Regeneration (Ian Wilson – 01274 434605)



2006-2007
Improving Rural Services
Empowering Communities



UNIVERSITY OF BRADFORD

Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



3. LAND NORTH OF 33-37 LOW ASH ROAD, SHIPLEY

Windhill/Wrose

Outline application for the construction of a detached dwelling on land to the north of 33-37 Low Ash Road, Wrose – 10/01648/OUT

Resolved –

That the application be refused for the following reasons:

- (i) That the proposal represents overdevelopment of the site by reason of the proportion of the site being developed in relation to the undeveloped area and as such would be contrary to policies UR3 and D1 of the Replacement Unitary Development Plan.
- (ii) That the proposal would result in a loss of trees to the detriment of the visual amenity of the street scene and area and be contrary to policies NE5 and NE6 of the Replacement Unitary Development Plan.
- (iii) That the proposal would result in a loss of residential amenity to the occupants of No.s 33 to 37 Low Ash Road by reason of the size and siting of the dwelling and the loss of green space and would be contrary to policy UR3 of the Replacement Unitary Development Plan.

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

4. LAND SOUTH OF 30 PROSPECT MOUNT, SHIPLEY

Windhill/Wrose

Application for outline planning permission for the construction of a pair of semi-detached dwellings on land to the south of 30 Prospect Mount, Shipley, Bradford. The application reserves all matters for later approval although an indicative site layout and scale drawings have been provided - 10/01414/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 that the Reserve Matters application be submitted to the Panel for consideration.

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

5. FORMER NEW MILL, NEW ROAD, DENHOLME

Bingley Rural

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 approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration's technical report as amended to specify use of materials in accordance with the sample panels tabled by him at the meeting.

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

6. **SITE AT SWAN AVENUE, BINGLEY**

Bingley

Construction of doctor's surgery, pharmacy, veterinary practice, 2 retail units, nursery and D1 class use (non-residential) unit: Change to opening/operating hours for the two small retail units (units 1B/1C) from 07:30 -20:30 to 07:30 - 23:00 (7 days a week); veterinary surgery (unit 3A) from 07:30 - 23:00 to 0730 - 20.30 (7 days a week plus unrestricted access for emergencies only) and the remainder to the units on the site to operate between the hours of 07:30 - 20:30 (Mondays to Saturdays) - 10/01510/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.

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

7. **THE GRANGE, WOODFIELD ROAD, CULLINGWORTH,
BINGLEY**

Bingley Rural

Householder application for the construction of a side extension (porch) at The Grange, Woodfield Road, Cullingworth - 10/01541/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)

8. **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 (as amended) at Clayax Yorkstone Ltd, The Stone Yard, Derry Hill, Menston - 09/05910/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.

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

9. **MIDDLE LODGE, OTLEY ROAD, BURLEY IN WHARFEDALE, Wharfedale
ILKLEY**

Householder application for rebuilding of attached garage with roof accommodation and construction of a roof extension to the rear at Middle Lodge, Otley Road, Burley in Wharfedale - 09/06010/HOU

Resolved –

That the application be referred to the Regulatory and Appeals Committee with a recommendation that there are very special circumstances justifying approval in that the proposed design of the building would visually enhance the building and re-create the original character of the dwelling subject to the following conditions:

- (i) that the materials match those of the original dwelling;**
- (ii) that the commencement of development must take place within 3 years of the granting of permission; and**
- (iii) that approval be limited to the amended plans received by the Council on 16 April 2010.**

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

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

(i) 23 SHIRLEY STREET, SALTAIRE, SHIPLEY Shipley

Change of use of ground floor from Shop (A1) to residential use – 09/01286/ENFCOU

It was not considered that the breach should be pursued as the use is less intensive as a single dwelling than its previous use as a shop and dwelling.

Date Enforcement File Closed: 12 May 2010

(ii) LILAC COTTAGE, 20 BROOK HILL, BAILDON Baildon

Siting of a flue – 10/00037/ENFUNA

It was not considered that the breach should be pursued as the flue is inconspicuous due to its size and colour and therefore has no impact on the character of the conservation area.

Date Enforcement File Closed: 28 April 2010

Resolved –

That the decisions be noted.

NO ACTION

(Ian Wilson – 01274 434605)

11. **REQUEST FOR ENFORCEMENT/PROSECUTION ACTION**

- (i) **ERLING WORKS, JERUSALEM FARM, HALF ACRE ROAD, DENHOLME** Bingley Rural

Breach of Condition 8 of APP/W4705/A/01/1075978 regarding Sunday working - 09/00509/ENFCON

The Local Planning Authority has received complaints relating to the authorised hours of working. On 25 May 2010 a Breach of Condition Notice was served.

Resolved –

That the decision be noted.

NO ACTION

(Ian Wilson – 01274 434605)

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

APPEALS ALLOWED

- (i) **35 CULLINGWORTH GATE, MANYWELLS BROW, CULLINGWORTH, BINGLEY** Bingley Rural

Construction of weather porch - Case No: 09/05644/HOU

Appeal Ref: 10/00032/APPFUL

- (ii) **35 - 37 CULLINGWORTH GATE, MANYWELLS BROW, CULLINGWORTH, BINGLEY** Bingley Rural

Construction of weather porch - Case No: 09/05070/LBC

Appeal Ref: 10/00031/APPLBC

- (iii) **60 SKIPTON ROAD, ILKLEY** Ilkley

Formation of a balcony at first floor level to rear - Case No: 09/03655/HOU

Appeal Ref: 10/00048/APPHOU

- (iv) **94 LOW ASH DRIVE, SHIPLEY** Windhill/Wrose

Unauthorised balcony, decking & outbuildings - Case No: 09/00965/ENFUNA

Appeal Ref: 10/00026/APPENF

- (v) **LAND ADJACENT TO RAMSGILL, OTLEY ROAD, ELDWICK, BINGLEY** Bingley

Construction of one 6 kW wind turbine on a 15 metre mast - Case No: 09/04148/FUL

Appeal Ref: 09/00223/APPFUL

(vi) **LAND TO SIDE OF 4 LANGFORD LANE,
BURLEY IN WHARFEDALE, ILKLEY**

Wharfedale

Construction of single dwelling - Case No: 09/02060/FUL

Appeal Ref: 10/00011/APPFUL

APPEALS DISMISSED

(vii) **1 HOLLINGS FARM, POTTER BROW ROAD, BAILDON**

Bingley

Construction of double garage and store to replace wooden stores and parking area -
Case No: 09/05242/HOU

Appeal Ref: 10/00056/APPHOU

(viii) **7 BINSWELL FOLD, BAILDON**

Baildon

Double Garage - Case No: 09/00459/ENFUNA

Appeal Ref: 10/00020/APPENF

(ix) **84 WHEATLEY LANE, ILKLEY**

Ilkley

Demolish existing garage and replace, kitchen, dining room with bedroom over and further
extension to existing reception room - Case No: 09/04887/HOU

Appeal Ref: 10/00051/APPHOU

(x) **LOW LANE HEAD, OTLEY ROAD, ELDWICK, BINGLEY**

Bingley

Change of use of existing garage to an annexe to main house with external alterations to
include dormer windows - Case No: 09/05778/HOU

Appeal Ref: 10/00038/APPHOU

Resolved –

That the decisions be noted.

NO ACTION

(Ian Wilson – 01274 434605)

FROM: S Hemingway
Assistant Director Corporate Services (City Solicitor)
City of Bradford Metropolitan District Council

Committee Secretariat Contact: Claire Tomenson – 01274 432457

i:\dec sheets\areaplanpanel2010-11\pls24Jun