

Decisions of the Area Planning Panel (Shipley) held on Thursday 29 July 2010

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

DECISIONS:

1. **17 MENSTON OLD LANE, BURLEY IN WHARFEDALE** Wharfedale

A full application for the construction of a two storey side extension at 17 Menston Old Lane, Burley in Wharfedale - 10/00729/HOU

Resolved –

That the application be deferred to enable further investigations to be undertaken with regard to the specific flood risk on the site and that following this the application be re-submitted to the Panel.

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

2. **5 LONG MEADOWS, BURLEY IN WHARFEDALE** Wharfedale

Retrospective application for retention of wooden gazebo to rear garden of 5 Long Meadows, Burley In Wharfedale, Ilkley - 10/01332/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)



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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



3. **LAND EAST OF 128 HIGHER COACH ROAD, BAILDON**

Shipley

An outline application with all matters reserved for a residential development at land east of 128 Higher Coach Road, Baildon - 10/01527/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 also subject to the following addition to Condition 3:

(vi) the siting of not more than three houses in line with the adjacent properties and not more than two storeys in height.

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

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

4. **BECKFOOT HOUSE, BECKFOOT LANE, HARDEN**

Bingley Rural

A full application for construction of a new livestock building together with retention of part of a general purpose agricultural building. Land at Beckfoot House, Beckfoot Lane, Harden, Bingley.

Resolved –

That the application be granted as set out below:

The modifications and the lowering of a third of the agricultural building’s height overcome the former objections in respect of bulk and scale and impact on the character and appearance of the wider landscape. The proposed improvements to the drainage, the provision of wetland habitat and the native hedge and tree planting undertaken further assist to mitigate the adverse effects on the character of the Green Belt and create an environmental asset. The new access removes farm traffic from Beckfoot Lane in the interests of traffic and pedestrian safety. Also the ability of the building to accommodate livestock (being situated away from a dwelling) reduces the need for additional buildings in the countryside. Therefore the development complies with Policies GB1, GB2, NE3, NE3A and TM19A of the Replacement Unitary Development Plan.

And that the application be subject to the following conditions:

- (i) that the building be used for agricultural purposes only;**
- (ii) that the proposed drainage improvements be investigated and submitted to and approved by the Local Planning Authority; and**
- (iii) that additional planting be undertaken and approved by the Local Planning Authority.**

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

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

(i) **47 LANGLEY LANE, BAILDON**

Baildon

Conservatory – 10/00012/ENFUNA

The breach of planning control is not expedient to pursue as the decking platform could be constructed under permitted development rights at a slightly lower height. The reduction in height to comply with permitted development rights would not significantly reduce overlooking of the neighbouring properties amenity space.

Date Enforcement File Closed: 28 June 2010

(ii) **ESSCROFT PRIVATE DAY NURSERY, ILKLEY ROAD,
BURLEY IN WHARFEDALE**

Wharfedale

Swimming pool – 10/00079/ENFUNA

The breach of planning control is not expedient to pursue as it is likely that the conservatory and swimming pool have been in situ for 4 years or more and therefore exempt from enforcement action.

Date Enforcement File Closed: 28 June 2010

Resolved –

That the decisions be noted.

NO ACTION

(Ian Wilson – 01274 434605)

6. DECISION MADE BY THE SECRETARY OF STATE

APPEAL DISMISSED

(i) **ADJ 20 WELWYN AVENUE, SHIPLEY**

Windhill&Wrose

Construction of a detached house - Case No: 09/03353/FUL

Appeal Ref: 10/00033/APPFUL

Resolved –

That the decision be noted.

NO ACTION

(Ian Wilson – 01274 434605)

7. MANYWELLS INDUSTRIAL ESTATE, MANYWELLS BROW, CULLINGWORTH

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

Resolved –

That Members note the current situation and resolve that the S106 legal agreement should be completed by the end of August once all specialist housing officers are able to give full input into the S106 process.

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

FROM: S Hemingway
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City of Bradford Metropolitan District Council

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