

## Decisions of the Area Planning Panel (Shipley) held on Wednesday 8 September 2010

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

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### DECISIONS:

1. **204 GAISBY LANE, SHIPLEY**

Windhill & Wrose

A full application for the construction of a two storey side extension and garage, as amended, at 204 Gaisby Lane, Shipley - 10/01617/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 and also subject to the following additional condition:

- (i) That the garage door must not obstruct the highway when opened or closed.

**ACTION: Strategic Director, Regeneration**

(Ian Wilson – 01274 434605)

2. **36 NORTH PARADE, BURLEY IN WHARFEDALE, ILKLEY**

Wharfedale

Full planning application for construction of a two storey side extension and single storey rear extension at 36 North Parade, Burley in Wharfedale LS29 7JR - 10/02186/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 and also subject to the following additional condition:

- (i) That all works connected with the construction of the extensions approved shall only be carried out between the hours of 0800 and 1830 Monday to Friday and the hours of 0800 and 1300 on Saturday. There shall be no work connected with the construction on the extensions on Sunday.

**ACTION: Strategic Director, Regeneration**

(Ian Wilson – 01274 434605)



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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



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3. **4 GROSVENOR ROAD, SHIPLEY**

**Shipley**

Householder application for the construction of a single storey rear extension to the permitted development two storey rear extension at 4 Grosvenor Road, Shipley - 10/03313/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)

4. **66 & 68 WROSE ROAD, SHIPLEY**

**Windhill & Wrose**

Full application for the change of use from hot food takeaway at 66/68 Wrose Road to hot food takeaway at 66 Wrose Road and retail unit at 68 Wrose Road and the construction of a ramp to the front of the property - 10/02586/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 also subject to the following additional conditions:**

- (i) **That the retail unit shall only be open for business between the hours of 0900 and 1700 Monday to Saturday.**
- (ii) **That prior to the operation of the retail unit an off street car parking space for use by staff working at the premises shall be provided within the application site at the side/rear of the premises with access from Oakdale Road and shall be in addition to the parking space required by condition under planning permission 07/08191/COU.**

***ACTION: Strategic Director, Regeneration***

(Ian Wilson – 01274 434605)

5. **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.

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 –**

**09/01848/FUL and 09/01850/FUL**

**That the Heads of Terms of the Section 106 Agreement be amended as per Option A set out within the report and also with the amendment that a safe pedestrian crossing facility be provided.**

***ACTION: Strategic Director, Regeneration***

(Ian Wilson – 01274 434605)

**6. 27 GREENFIELD CRESCENT, CULLINGWORTH, BINGLEY Bingley Rural**

Retrospective householder application for a conservatory and dormer window to the rear at 27 Greenfield Crescent, Cullingworth, Bingley - 10/00480/HOU

**Resolved –**

**That the application be refused for the reasons as set out in the Strategic Director, Regeneration's technical report.**

***ACTION: Strategic Director, Regeneration***

(Ian Wilson – 01274 434605)

**7. 66 & 68 WROSE ROAD, SHIPLEY Windhill & Wrose**

Permission is sought to vary condition 3, attached to planning approval 07/08191/COU, to extending the opening hours from 23:00 to 24:00 - 66-68 Wrose Road, Shipley - 10/02296/VOC

**Resolved –**

**That the application be deferred in order to enable the applicant to clarify the extension to the opening hours.**

***ACTION: Strategic Director, Regeneration***

(Ian Wilson – 01274 434605)

**8. IVY HOUSE FARM, RYECROFT, HARDEN, BINGLEY Bingley Rural**

Full application for the construction of extension to ménage at Ivy House Farm, Ryecroft, Harden - 10/01171/FUL

**Resolved –**

**That the application be refused for the reasons as set out in the Strategic Director, Regeneration's technical report.**

***ACTION: Strategic Director, Regeneration***

(Ian Wilson – 01274 434605)

9. **OTLEY ROAD NEWS, 14 OTLEY ROAD, BAILDON**

**Baildon**

Full application to change the use of the ground floor shop and first floor residential accommodation at 14 Otley Road, Baildon to a hot food takeaway and general office respectively - 09/05982/FUL

**Resolved –**

**That the application be deferred to the next meeting at the request of the applicant due to a family bereavement.**

***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) **26 SUTTON DRIVE, CULLINGWORTH, BINGLEY**

**Bingley Rural**

Structure – 09/01290/ENFUNA

It was not considered that the breach constitutes any serious amenity issue to warrant further enforcement action.

Date Enforcement File Closed: 14 July 2010

(ii) **BOLD PRIVATEER, 69 WROSE ROAD, SHIPLEY**

**Windhill & Wrose**

Smoking shelter – 09/01359/ENFUNA

The breach of planning control was not expedient to pursue as the open sided smoking shelter was unlikely to cause any amenity issues and officers would support an application to retain it.

Date Enforcement File Closed: 16 August 2010

(iii) **BRIAR RHYDDING, BAILDON**

**Baildon**

Garage – 10/00072/ENFUNA

The breach of planning control was not expedient to pursue as the garage was not highly visible and was not considered to cause any significant amenity issues. It was likely that officers would recommend approval of a retrospective planning application to retain it.

Date Enforcement File Closed: 14 July 2010

(iv) **CLARKE HOUSE FARM, WEST LANE, BAILDON**

**Baildon**

Non-compliance with planning permission – 09/00493/ENFAPP

It was not considered that the breach should be pursued as the design and materials used did not cause any detrimental residential amenity issues.

Date Enforcement File Closed: 13 August 2010

(v) **GLARONA, 45 NAB LANE, SHIPLEY**

**Shipley**

Felling of 8 trees – 09/00649/TPOCN

The breach of planning control was not expedient to pursue as the felled trees have been replaced.

Date Enforcement File Closed: 29 June 2010

(vi) **STAVELEY ROAD, SHIPLEY**

**Shipley**

Contractors caught carrying out tree removal adjacent to Bingley Road - 10/00105/TPOCN

The breach of planning control was not expedient to pursue as consent would have been granted for the removal of the trees.

Date Enforcement File Closed: 12 August 2010

**Resolved –**

**That the decisions be noted.**

***NO ACTION***

(Ian Wilson – 01274 434605)

## **11. DECISION MADE BY THE SECRETARY OF STATE**

### **APPEAL DISMISSED**

(i) **BRADFORD & BINGLEY SPORTS CLUB LIMITED,  
WAGON LANE, BINGLEY**

**Bingley Rural**

Retrospective for temporary marquee - Case No: 09/06170/FUL

Appeal Ref: 10/00074/APPFUL

**Resolved –**

**That the decision be noted.**

***NO ACTION***

(Ian Wilson – 01274 434605)

12. **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 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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FROM: S Hemingway  
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