

Decisions of the Area Planning Panel (Shipley) adjourned on Thursday 2 December 2010 and reconvened on Monday 13 December 2010

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

DECISIONS:

1. **12 JUMB BECK CLOSE, BURLEY IN WHARFEDALE, ILKLEY** Wharfedale

Householder application for the construction of a part two storey side and part single storey side extension at 12 Jumb Beck Close, Burley in Wharfedale, Ilkley - 10/03959/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 development shall not commence until details of any flood proofing measures that may be required have been submitted to and approved in writing by the Local Planning Authority. Any such detailed measures that shall have been approved shall be implemented during the construction phase of the development and thereafter retained whilst the development subsists.

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

2. **GLENDALE, WOODLANDS, ROUNDWOOD ROAD, BAILDON** Baildon

An outline planning permission for the construction of one dwelling, all matters are reserved, at Glendale, Woodlands, Roundwood Road, Baildon - 10/03151/OUT

Resolved –

That the application be refused on the following grounds:



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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



BRADFORD
METROPOLITAN DISTRICT COUNCIL

1. The proposal would represent an overdevelopment of this limited site with an inadequate level of external amenity space being retained to cater adequately for future occupiers. The proposal would therefore conflict with policies UR3 and D1 of the Replacement Bradford Unitary Development Plan (2005).
2. The proposal fails to provide sufficient space on site for the parking and manoeuvring of vehicles adequate to enable vehicles to enter and leave the site in a forward gear. The proposal would therefore conflict with policies TM12 and TM19A of the Replacement Bradford Unitary Development Plan (2005).
3. The proposal represents an unsatisfactory form of development lacking a proper road frontage, poorly related to existing properties and likely to result in overlooking of the private garden areas of neighbouring properties. The proposal would be out of keeping with the character of the immediate locality, and would result in the loss of existing trees, including part of a protected group. As such it would be detrimental to residential amenity and the character of the area which consists of dwellings set in spacious, well-treed plots. The proposal is therefore contrary to policies UR3, D1 and NE4 of the Bradford Replacement Unitary Development Plan (2005).

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

3. **LAND ADJACENT TO 15 QUEENS ROAD, SHIPLEY**

Shipley

An outline application for a residential development with all matters reserved at land adjacent to 15 Queens Road, Shipley - 10/03680/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.

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

4. **LAND AT BUCK LANE, OTLEY ROAD, BAILDON**

Baildon

A full application for enabling works to prepare this development site – works to include site access to Otley Road, main spine road works, earth works for development plateaux, retaining walls and main drainage works at Land at Buck Lane, Otley Road, Baildon - 10/04112/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)

5. LAND AT BUCK LANE, OTLEY ROAD, BAILDON

Baildon

An outline application for the construction of a science and technology based Business Park with Hi-Tech manufacturing and construction of hotel/restaurant and retail outlets on Land at Buck Lane, Otley Road, Baildon - 10/04330/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.

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

6. LEA BANK, SLENINGFORD ROAD, BINGLEY

Bingley

A full planning application for the construction of 8 dwellings. This application is the resubmission of application 09/04860/FUL at Lea Bank, Sleningford Road, Bingley - 10/03213/FUL

Resolved –

That the application be refused on the following grounds:

- 1. The proposed development represents a poor standard of design, both in terms of layout and appearance. The disposition of parking spaces would result in poor levels of amenity for occupiers of proposed units 1 and 8, and the provision of a bin store to the front elevation of unit 2 is inappropriate in visual and amenity terms. The design and appearance of the houses is stark and uninteresting, the design solution for addressing and turning the corner in Sleningford Road is poor, and the resulting streetscape would lack character and quality. The development fails to respond to local distinctiveness or the opportunities offered by the prominent site, and would appear visually unattractive. By failing to enshrine the principles of good urban design, the development is contrary to policies UDP3, UR3, and D1 of the Bradford Replacement Unitary Development Plan (2005) and to Planning Policy Statement 1 – Delivering Sustainable Development (2005).**
- 2. The development would result in conditions prejudicial to traffic and pedestrian safety on Sleningford Road. This would be due to the number and positions of private driveways which provide vehicular access across the pavement, the increased number of vehicle movements turning in to and out of Sleningford Road across the pavement, and increased pressure for on street parking on a part of Sleningford Road which currently provides on street parking, including for the adjacent bowling club. The proposal would therefore conflict with policies TM2, TM12 and TM19A of the Replacement Bradford Unitary Development Plan (2005).**
- 3. The proposed development, due to poor design, would fail to provide a suitable setting for the adjacent Leeds and Liverpool Canal Conservation Area, whose special character and appearance would be harmed. The development therefore conflicts with policies UDP3, UR3, BH7 and BH10 of the Replacement Bradford Unitary Development Plan (2005).**

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

7. **ROUNDHILL, COTTINGLEY WOOD, COTTINGLEY, BINGLEY** Bingley Rural

Householder application for the construction of a first floor extension and ground floor kitchen extension to the rear and re-building of the dormer window on the front elevation at Roundhill, Cottingley Wood, Cottingley - 10/03431/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. **66-68 WROSE ROAD, SHIPLEY** Windhill/Wrose

Permission is sought to vary condition 3, attached to planning approval 07/08191/COU, by extending the opening hours to those between 11:00am to 24:00 (midnight) - 66-68 Wrose Road, Wrose, Bradford - 10/02296/VOC

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. **CHEVIN END FARM, WEST CHEVIN ROAD, MENSTON, ILKLEY** Wharfedale

Full application for the conversion and change of use of an existing farm building to form 11 bed and breakfast rooms as part of the Chevin End Guest House, West Chevin Road, Menston - 10/03457/FUL

Resolved –

That the application be referred to the Regulatory and Appeals Committee with a recommendation for approval as it is believed that very special circumstances have been established in relation to the benefit to the local economy, the sustainability of unique local businesses and the reduction in the bulk and mass of the building which would provide a lesser impact on the openness of the Green Belt and also subject to the following conditions:

- (i) **Notwithstanding the submitted drawings, all external elevations shall be faced in natural stone, a sample of which shall be provided for inspection on site prior to the commencement of development. Details of coursing and pointing shall be submitted to the Local Planning Authority and approved in writing prior to the commencement of development. Ribbon or strap pointing shall not be used. The development shall be completed in accordance with the approved details and approved stone sample;**
- (ii) **Prior to the commencement of development, a lighting scheme for the proposed development shall be submitted to and approved in writing by**

the Local Planning Authority. The scheme shall include details of night time lighting to external communal areas and measures to control the visibility of interior lighting from West Chevin Road. The development shall be completed and thereafter operated in accordance with the approved scheme; and

- (iii) The development shall be drained using separate foul sewer and surface drainage systems.

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) **17 LADDERBANKS LANE, BAILDON** **Baildon**

Crown reduction to gain clearance to the dwelling – 09/00656/TPOCN

The breach of planning control was not expedient to pursue as there has been no long term effect on the health of the tree.

Date Enforcement File Closed: 12 October 2010

- (ii) **18 GRANGE ROAD, ELDWICK, BINGLEY** **Bingley**

Non-compliance with planning permission & siting of shed – 09/01413/ENFAPP

It was not expedient for enforcement action to be taken to secure the removal of the small outbuilding as it was not considered to be detrimental to residential amenity. There was no overlooking of the neighbouring gardens from this building and it had been constructed out of materials to match the existing dwelling. Should an application be submitted to retain the outbuilding Officers are likely to support it.

Date Enforcement File Closed: 16 November 2010

- (iii) **27A WEST LANE, BAILDON** **Baildon**

Driveway to new dwelling not constructed in accordance with the approved plans – 09/01051/ENFCOU

It was not considered that enforcement action should be taken requesting that the driveway be constructed in accordance with the approved plans as the boundary wall constructed to divide the driveway from the neighbouring property could be constructed as permitted development. Furthermore it was not considered that the changes to the driveway had a detrimental effect on highway safety.

Date Enforcement File Closed: 10 October 2010

- (iv) **67 - 69 MAIN STREET, BINGLEY** **Bingley**

Internal signs to shop front – 10/00262/ENFADV

The breach of planning control was not expedient to pursue as the internal signs that

surround the door of the shop front had a minimal impact upon the parent building, present street scene and Bingley conservation area.

Date Enforcement File Closed: 11 October 2010

- (v) **BOLTON WOODS QUARRY, SOUTH BOLTON HALL ROAD, Windhill/Wrose
BRADFORD**

Construction dropped kerb & access gate – 09/00514/ENFUNA

It was not considered expedient to take action in relation to a gate and drop kerb proposed to be used to access a maintenance strip.

Date Enforcement File Closed: 22 September 2010

- (vi) **CHURCH OF ST MICHAEL AND ALL ANGELS, LITTLELANDS, Bingley Rural
COTTINGLEY, BINGLEY**

Construction of a timber pergola within the church grounds – 10/00197/ENFUNA

It was not considered that enforcement action should be taken requesting that the pergola be removed as it was not thought to be detrimental to visual amenity and Officers would be likely to support an application to retain it.

Date Enforcement File Closed: 3 November 2010

- (vii) **LAND TO WEST OF HEATHERLANDS AVENUE, Bingley Rural
DENHOLME**

Excavations and construction of sheds – 09/01423/ENFUNA

It was not considered expedient to require the removal of the small stable for the two ponies or chicken coop as there was no significant harm to amenity. Planning permission has also been granted for an agricultural building to serve the smallholding.

Date Enforcement File Closed: 22 September 2010

- (viii) **ROSE COTTAGE FARM, OLD ALLEN ROAD, WILSDEN Bingley Rural**

Gates to the front of the property – 10/00137/ENFUNA

It was not expedient for enforcement action to be taken to secure the removal of the 2.1 metre high gates at the entrance to the property as they were not considered to be detrimental to visual amenity. Should an application be submitted to retain the gates Officers are likely to support it.

Date Enforcement File Closed: 16 November 2010

- (ix) **THE FIZZ CAFÉ BAR, 12 GLENDALE HOUSE, NORTHGATE, BAILDON Baildon**

Installation of a retractable canopy to the front of the premises – 10/00136/ENFUNA

It was not expedient for enforcement action to be pursued regarding this matter as it was not considered that the canopy was detrimental to the character of the conservation area

or the street scene. Should an application be submitted to retain the canopy Officers are likely to support it.

Date Enforcement File Closed: 19 October 2010

Resolved –

That the decisions be noted.

NO ACTION

(Ian Wilson – 01274 434605)

11. DECISIONS MADE BY THE SECRETARY OF STATE

APPEAL ALLOWED

(i) **20 HASLEY ROAD, BURLEY IN WHARFEDALE, ILKLEY** Wharfedale

Amendment to previous approval 09/02842/HOU to amend roof junction to existing convert garage to utility/store and provide two car parking spaces by adding one new space with porous paving - Case No: 10/01870/HOU

Appeal Ref: 10/00157/APPHOU

APPEALS DISMISSED

(i) **3 GREENFIELDS WAY, BURLEY IN WHARFEDALE, ILKLEY** Wharfedale

Front extension to form garage, porch and shower room - Case No: 10/00705/HOU

Appeal Ref: 10/00154/APPHOU

(ii) **4 AYRTON CRESCENT, MORNINGTON ROAD, BINGLEY** Bingley

Raised timber decks - Case No: 10/03705/HOU

Appeal Ref: 10/00177/APPHOU

(iii) **99 PARK ROAD, BINGLEY** Bingley

Appeal against - Case No: 08/00789/ENFUNA

Appeal Ref: 10/00118/APPENF

(iv) **FRY CARPETS, OTLEY ROAD, BAILDON** Baildon

Change of use to hand car wash - Case No: 10/00011/FUL

Appeal Ref: 10/00079/APPFUL

(v) **FRY CARPETS, OTLEY ROAD, BAILDON** Baildon

Unauthorised change of use to a mixed use including car wash - Case No: 09/01318/ENFCOU

Appeal Ref: 10/00081/APPENF

(vi) **LAND ADJACENT TO 16 GRANVILLE TERRACE, BINGLEY**

Bingley

Construction of detached dwelling - Case No: 10/00571/FUL

Appeal Ref: 10/00120/APPFUL

(vii) **RANDOM HOUSE, 13 LADY LANE, BINGLEY**

Bingley

Appeal against - Case No: 09/00398/ENFCOU

Appeal Ref: 10/00044/APPENF

(viii) **THORNLEA, STATION ROAD, WILSDEN, BINGLEY**

Bingley Rural

Construction of dwelling - Case No: 10/00945/OUT

Appeal Ref: 10/00122/APPOUT

Resolved –

That the decision be noted.

NO ACTION

(Ian Wilson – 01274 434605)

FROM: S Hemingway
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