

Decisions of the Area Planning Panel (Shipley) held on Thursday 12 May 2011

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

DECISIONS:

1. **8 NAB WOOD MOUNT, SHIPLEY**

Shipley

Householder application for proposed development at 8 Nab Wood Mount, Shipley, comprising the construction of a single storey side extension with rear dormer window; two rear dormer windows in the rear roof slope of the existing property; a conservatory to the rear; and the enlargement of the vehicular access on to Nab Wood Drive - 11/00784/HOU

Resolved –

- (1) That authority be delegated to the Strategic Director, Regeneration and Culture to approve the application for the reasons and subject to the conditions set out in the technical report and also subject to the following suitable worded additional conditions:
 - (i) That the proposed extension, dormer windows and conservatory shall only be used as ancillary to the existing dwelling as a single household and shall not be occupied or demised as separate units of occupation; and
 - (ii) The commencement of any development or site preparation shall not be undertaken until a Tree Root Protection Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Tree Root Protection Plan shall be implemented prior to commencement of any development or site preparation.
- (2) That the Strategic Director, Regeneration and Culture be delegated to secure a Section 106 Agreement to revoke the planning permission granted in 2009 and the new parking area to the front of the property; and that the permitted development rights be removed on this application for a driveway to the front of the property.

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



INVESTORS
IN PEOPLE



2. **84 WOODCOT AVENUE, SHIPLEY**

Baildon

A full planning application for the construction of a detached bungalow within the rear garden of the existing dwelling house at 84 Woodcot Avenue, Baildon, Shipley - 10/05920/FUL

Resolved –

That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration and Culture’s technical report.

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

3. **ERLINGS WORKS, HALF ACRE ROAD, DENHOLME**

Bingley Rural

This is a full application for a single storey building to form a trailer shed for 12 trailers at Erlings Works, Half Acre Road, Thornton - 11/00414/FUL

Resolved –

That the application be referred to the Regulatory and Appeals Committee with a recommendation for approval for the reasons and subject to the conditions set out in the Strategic Director, Regeneration and Culture’s technical report and also subject to the completion of an appropriately worded Section 106 Agreement requiring prior approval and implementation of an effectively monitored Trailer Management Scheme including use of a CCTV system (with footage made available on request to duly authorised officers of the Council’s planning authority) to monitor compliance with the approved scheme, suitable fast closing doors to minimise escape of noise and smells from the structure and imposition of a financial penalty for any breaches of the approved Management Scheme.

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

4. **HAZELMERE, 50 BURLEY LANE, MENSTON, ILKLEY**

Wharfedale

Full planning application for the construction of two detached dwellings on land to the north of Hazelmere, Burley Lane, Menston - 10/05982/FUL

Resolved –

That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration and Culture’s technical report and also subject to the amendment of Condition 7 as below:

- (i) **That before any part of the development is brought into use, and notwithstanding details shown on approved drawing referenced BA2795/TP showing the proposed tree planting, the visibility splays hereby approved on plan numbered 08/T05/03 Rev J shall be laid out and there shall be no obstruction to visibility exceeding 900mm in height within the splays so formed above the road level of the adjacent highway.**

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

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

ShIPLEY

A full application for a residential development consisting of a pair of semi-detached dwellings and a detached dwelling at land east of 128 Higher Coach Road, Baildon - 11/00692/FUL

Resolved –

That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration and Culture’s technical report and also subject to a Section 278 Agreement in relation to the widening of the road.

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

6. **PINE CROFT, PROSPECT ROAD, BURLEY IN WHARFEDALE
ILKLEY**

Wharfedale

A full planning application for the demolition of an existing dwelling and the construction of two detached dwellings and a new vehicular access on the site of Pine Croft, Prospect Road, Burley in Wharfedale - 11/00475/FUL

Resolved –

That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration and Culture’s technical report and also subject to the following additional conditions:

- (i) **Development shall not commence until a suitable water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority and the scheme shall subsequently be implemented in accordance with the approved details during the construction phase of the development; and**
- (ii) **Surface water from the hard standing vehicle parking areas shall be drained using gullies which shall be installed before the development is brought into use.**

And that a footnote be placed on the permission that if the development affects any street lighting columns then the Street Lighting Unit, Flockton House, Flockton Road, Bradford be contacted before building commences.

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

7. **REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION**

(i) **4 VALLEY HEIGHTS, DENHOLME**

Bingley Rural

The occupants have erected a raised decking in their rear garden resulting in overlooking and loss of amenity to immediate neighbours - 10/00593/ENFUNA

Enforcement action has now been authorised for its removal.

(ii) **81 MAIN STREET, BINGLEY** **Bingley Rural**

This breach of planning control was first brought to the attention of the local planning authority in June 2010. The occupier submitted a planning application but this was refused. No valid appeal has been submitted and the shutter, shutter guides and shutter mechanism remains in situ. Therefore Enforcement Action was authorised by the Development Manager on 28 March 2011. It was considered that the shutter, shutter guides and shutter mechanism have a stark and deadening effect on the appearance of the shop and a negative impact on the character and appearance of the Bingley Conservation Area. As such the unauthorised works conflict with the Council's Replacement Unitary Development plan and the adopted Shopfront Design Guide - 10/00604/ENFUNA

Resolved –

That the actions be noted.

NO ACTION

(Ian Wilson – 01274 434605)

8. DECISIONS MADE BY THE SECRETARY OF STATE

APPEAL ALLOWED

(i) **LAND TO THE REAR OF 28 - 40 CHELTENHAM ROAD, BRADFORD** **Windhill and Wrose**

Change of use - Case No: 09/01555/ENFCOU

Appeal Ref: 10/00238/APPENF

APPEALS DISMISSED

(i) **56 FOSTER PARK ROAD DENHOLME** **Bingley Rural**

Appeal against - Case No: 10/00109/ENFCOU

Appeal Ref: 10/00242/APPENF

(ii) **LAND AT CHENESITON, BRADFORD ROAD, BINGLEY** **Bingley Rural**

Amendments to planning approval 08/00130/FUL for construction of detached dwelling to include adjustment to size and additional windows including side dormer window - Case No: 10/03140/FUL

Appeal Ref: 11/00010/APPFUL

(iii) **LAND TO THE REAR OF 28 - 40 CHELTENHAM ROAD,
BRADFORD**

Windhill and Wrose

Structure - Case No: 09/01538/ENFUNA

Appeal Ref: 10/00239/APPENF

Resolved –

That the decisions be noted.

NO ACTION

(Ian Wilson – 01274 434605)

FROM: S Hemingway
City Solicitor
City of Bradford Metropolitan District Council

Committee Secretariat Contact: Claire Tomenson – 01274 432457

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