

Decisions of the Area Planning Panel (Shipley) held on Thursday 21 July 2011

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

DECISIONS:

1. **3 GLEN ROAD, ELDWICK, BINGLEY** **Bingley**

Outline planning application for the construction of one house, garage and access on land at 3 Glen Road, Eldwick, Bingley - 10/03348/OUT

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)

2. **2 HEATHER VIEW, ELDWICK, BINGLEY** **Bingley**

Full application for the erection of a bungalow with integral garage on land at 2 Heather View, Bingley - 11/00870/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 condition:

- (i) **That the roof of the development hereby approved shall be clad using natural stone slates.**

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



An outline application for the construction of up to 73 dwellings and 511 sqm (5,500 sq ft) of B1 (b/c) employment floor space following demolition of the existing buildings at C R Taylor (Timber) Limited, Station Sawmill, Station Road, Denholme - 11/01326/MAO

Resolved –

(1) 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 along with additional condition (No.30) as follows:

30. The site of the approved 511 sqm of employment floor space shall be made ready by levelling and servicing the area with all required services to an agreed specification with the Local Planning Authority prior to the occupation of 30% of the dwellings on the development site.

(2) That the grant of planning permission be subject also to the completion of a legal planning obligation under Section 106 of the Town and Country Planning Act 1990 and Section 278 of the Highways Act 1980 in respect of:

- The provision of 25% of the houses on the site as affordable units at a discount of 35% on the open market value. Two bedroomed houses should be provided at 75 sqm and three bedroomed houses should be provided at 85 sqm.
- A contribution of £114, 374 for the provision of recreation facilities in the vicinity of the site.
- A contribution of £111,147 for the provision of secondary education facilities in this Ward to appropriate schools within the area of the Development.
- The provision of a cycle way through the site to link up with the tunnels at each end of the development site. Suitable access controls to the cycleway should be provided at each end of the road links (these links should comprise an A-frame, horse stile, and maintenance vehicle access gate. Direction signs, bench seats and litter bins should also be provided along with suitable lighting of the route. Maintenance of the cycle way should also be undertaken. The cycleway works to be provided in accordance with design standards and a timetable agreed by the Local Planning Authority.
- Provision of footpath links from the development site to Public Footpath 56 (Denholme).
- Highway Works to include works to Station Road – (i) proposed footway to tie into the proposed internal footpath (ii) existing carriageway to be investigated with trial holes. Road cores and then suitable measures to be agreed with the LPA to bring Station Road to an adoptable standard (iii) proposed traffic claming (iv) proposed footway along the southern edge of Station Road (v) existing verge along the northern side of the site to be reconstructed as a footway (vi) condition of the existing footway outside existing properties in Station road to be investigated and suitable measures to be agreed with the LPA.

- **Management Plan (which shall include details of an interpretative panel detailing where the former goods shed was) – full details required of maintenance of communal areas which shall include the cycleway.**
 - **The legal planning obligation to contain such other ancillary provisions as the Strategic Director, Regeneration and Culture (after consultation with the City Solicitor) considers appropriate.**
- (3) That the Reserve Matters application be submitted to the Panel for consideration.**

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

4. HOYLE COURT PRIMARY SCHOOL, FYFE GROVE, BILDON Bildon

Full application for construction of a new single storey extension and associated works at Hoyle Court Primary School, Fyfe Grove, Bildon, comprising four new classrooms, workshop area and library with associated toilet and cloakroom areas, stores etc - 11/00726/FUL

Resolved –

- (1) That authority be delegated to the Strategic Director, Regeneration and Culture to approve the application following the submission of amended plans detailing the provision of 30 car parking spaces within the site and the proposed sedum roof to cover the extensions hereby approved, subject to the conditions set out in the technical report (as amended where appropriate) and also subject to the following amendment to Condition 2a and also subject to the following additional conditions in order to secure:**
- 2a. The development hereby approved shall only be carried out in accordance with the approved plans 10301(sy) 01, 10301(2) 01 – 19.**
- (i) That acoustic fencing be placed at the school’s boundaries where it is adjacent to residential dwellings; and**
 - (ii) The use of permeable materials for the hard standing vehicle parking areas.**
- (2) That the Strategic Director, Regeneration and Culture be delegated to request the applicant to provide further information in relation to the feasibility of installing solar panels on the proposed development and where deemed appropriate to attach relevant conditions in that regard.**

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

5. LEA BANK, SLENINGFORD ROAD, BINGLEY

Bingley

An outline planning application for the construction of 6 dwellings following the demolition of the existing dwelling, Lea Bank, Sleningford Road, Crossflatts, Bingley - 11/01375/OUT

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 amendments to Conditions 1, 7 and 8:

Conditions:

- 1. The development hereby approved shall only be carried out in accordance with the approved plans 6737/02C, 6737/04C, 6737/06C, 6737/08B, 6737/10C, 6737/14, 6737/15, 6737/03b, 6737/05a, 6737/07, 6737/09, 3737/011b, 6737/012a received by the Council on 1 and 7 April 2011.**
- 7. Before any part of the development is brought into use, the visibility splays hereby approved on plan numbered 6737/02C 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.**
- 8. Before any part of the development is brought into use, full details and specifications of the improvement works to Side Sleningford Road shall be submitted and approved in writing by the Local Planning Authority and the works shall have been carried out to the satisfaction of the Local Planning Authority.**

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

6. REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION

(i) 2 FAIRFAX ROAD, CULLINGWORTH

Bingley Rural

A rear dormer has been erected to the rear of the property detrimental to the visual amenity of the area by way of its design, size and materials.

Enforcement action has now been authorised for its removal.

Resolved –

That the decision be noted.

NO ACTION

(Ian Wilson – 01274 434605)

7. DECISIONS MADE BY THE SECRETARY OF STATE

APPEALS DISMISSED

(i) **22 AIREVILLE CRESCENT, SHIPLEY**

Heaton

Decking and associated fencing in garden – Case No: 10/06267/HOU

Appeal Ref: 11/00084/APPHOU

(ii) **270A BRADFORD ROAD, SHIPLEY**

Heaton

Construction of single storey extension and garage conversion to form an A2 office in retrospect - Case No: 10/05284/FUL

Appeal Ref: 11/00039/APPFUL

(iii) **30 LOW ASH CRESCENT, SHIPLEY**

Windhill/Wrose

Construction of two storey rear extension – Case No: 10/06304/HOU

Appeal Ref: 11/00078/APPHOU

Resolved –

That the decisions be noted.

NO ACTION

(Ian Wilson – 01274 434605)

8. QUARTERLY PLANNING ENFORCEMENT FIGURES

Resolved –

That the information be noted.

NO ACTION

(Ian Wilson – 01274 434605)

FROM: S Hemingway
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City of Bradford Metropolitan District Council

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