

## Decisions of the Area Planning Panel (Shipley) held on Thursday 20 October 2011

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

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### DECISIONS:

1. 11 PARK WAY, MENSTON, ILKLEY

Wharfedale

Extension and remodelling to the ground floor of an existing bungalow with the addition of a new first floor - 11/02515/HOU

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. 16 EASTWOOD CRESCENT, COTTINGLEY, BINGLEY

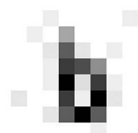
Bingley Rural

Householder application for the construction of: a pitched roof to the two storey flat roof extension on the southern wing of the application property; infilling to the first floor front of the two storey flat roof extension on the southern wing to replace the balcony with a larger bedroom; part single storey part two storey extension to the north side of the existing dwelling; proposed single storey rear ground floor extension (for wc) at 16 Eastwood Crescent, Cottingley, Bingley - 11/01955/HOU

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)



INVESTORS  
IN PEOPLE



2009-2010  
Positive engagement  
of older people  
2006-2007  
Improving Rural Services:  
Empowering Communities



BRADFORD  
METROPOLITAN DISTRICT COUNCIL

3. **DOE PARK RESERVOIR, FOSTER PARK VIEW, DENHOLME** Bingley Rural

Extension to existing changing facilities, new boat maintenance area and classroom/stores, overflow car park and access road improvements, and use of land for mountain bike training area and high ropes course at Doe Park Reservoir, Denholme - 11/02875/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 subject to the following amendments to Conditions 3, 4 and 6:**

3. **Prior to the development being brought into use, a plan detailing the overflow car park arrangements; resurfacing and proper drainage of the access road; appropriate signing; and cycle connections to the Great Northern Trail being shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.**
4. **Prior to work commencing on the mountain bike training loop, BMX course and high rope course, full detailed design showing the exact design, structures and extent of earthworks should be submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.**
6. **Prior to the development being brought into use, a nature conservation enhancement landscaping scheme and habitat management plan shall be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works contained in the scheme shall be carried out in accordance with a timed programme of works and management that shall form part of the submission. Any tree or shrub that dies, becomes diseased, or is otherwise removed within a period of five years from first planting shall be replaced with a tree or shrub of equivalent size and type to the original**

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

4. **31 DENE BANK, BINGLEY** Bingley

Householder planning application for a rear conservatory at 31 Dene Bank, Bingley - 11/03029/HOU

**Resolved –**

**That the application be approved for the following reasons:**

- (1) **That the proposed development would not result in harm to the long term future of the trees and would not be detrimental to their visual amenity.**

(2) That the approval also be subject to the following condition:

- (i) That if it is necessary to fell any of the trees a replanting scheme will be required to be submitted in writing to and approved by the Local Planning Authority prior to their removal.

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

5. **FARVIEW FISHING LAKES, LEE LANE, BINGLEY** **Bingley Rural**

Full application for detached bungalow at Farview Fishing Lakes, Lee Lane, Cottingley, Bingley which is a resubmission of application ref: 11/02638/FUL. There have not been any changes made to the proposed development other than to the types of window frames to be installed in the proposed dwelling - 11/03970/FUL

**Resolved –**

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

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

6. **LAND TO THE REAR OF 57 PARK ROAD, BINGLEY** **Bingley**

A full planning application for the demolition of an existing garage and timber workshop and the construction of a new detached dwelling and double garage building (comprising two separate garages) in the rear garden of number 57 Park Road, Bingley - 11/02650/FUL

**Resolved –**

**That the application be approved for the following reason:**

- (1) That the proposal would not harm the local amenity of neighbours or the character and appearance of the Leeds and Liverpool Canal Conservation Area and that the proposed access was suitable and would not result in highway safety implications.
- (2) That the approval be subject to the following conditions:
  - (i) That there shall be no habitable space in the roof;
  - (ii) That the permitted development rights be removed;
  - (iii) That the screen to the boundary to the west of the development site shall be to a height of 1.8 metres;
  - (iv) That the dwelling will be constructed using natural stone and blue slate roof tiles; and
  - (v) That the windows in the dwelling will be set back as per the requirement for a Conservation Area.

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

**7. DECISIONS MADE BY THE SECRETARY OF STATE**

**APPEAL ALLOWED**

(i) **20 TULYAR COURT, GILSTEAD, BINGLEY**

**Bingley**

Single storey conservatory to rear - Case No: 11/01704/HOU

Appeal Ref: 11/00120/APPHOU

**APPEALS DISMISSED**

(i) **20 TULYAR COURT, GILSTEAD, BINGLEY**

**Bingley**

First floor extension over existing single storey accommodation with extension to width of front porch - Case No: 11/01704/HOU1

Appeal Ref: 11/00162/APPHOU

(ii) **LAND SOUTH WEST 188-190 SWAN AVENUE, BINGLEY**

**Bingley**

Lighting columns - Case No: 10/01430/ENFUNA

Appeal Ref: 11/00092/APPENF

**Resolved –**

**That the decisions be noted.**

***NO ACTION***

(Ian Wilson – 01274 434605)

**8. PLANNING AGREEMENTS ANNUAL MONITORING REPORT**

**Resolved –**

**That the report be noted.**

***NO ACTION***

(Ian Wilson – 01274 434605)

**9. QUARTERLY PLANNING ENFORCEMENT FIGURES**

**Resolved –**

**That the report be noted.**

***NO ACTION***

(Ian Wilson – 01274 434605)

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