

Decisions of the Area Planning Panel (Shipley) held on Wednesday 18 January 2012

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

DECISIONS:

1. **LAND EAST OF 24 VALLEY VIEW, HARDEN, BINGLEY** Bingley Rural

Outline application for the construction of a detached dwelling and parking at land to the east of 24 Valley View, Harden - 11/03543/OUT

Resolved –

That the application be refused as the proposed development would have a detrimental impact on highway safety due to the loss of car parking spaces on the land and the difficulties that the displacement of the off street parking would cause for service and emergency vehicles due to the narrowness of Valley View. In addition the access to an existing garage facility within the rear garden of 24 Valley View would be compromised. The proposal would be contrary to policies TM2 and TM19A of the Replacement Unitary Development Plan for the Bradford District.

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

2. **MICKLETHWAITE LANE/STY LANE, MICKLETHWAITE** Bingley

A full application for a replacement vehicular and pedestrian swing bridge and ancillary works following demolition of the existing swing bridge over Leeds-Liverpool Canal at Micklethwaite Lane/Sty Lane, Micklethwaite, Bingley - 11/03769/FUL

Resolved –

An appeal to the Planning Inspectorate had been lodged because of non-determination of this application. If the Local Planning Authority had been in a position to determine this application the recommendation would have been to refuse planning permission for the following reasons:

1. The proposed development would involve the use of a replacement swing bridge over the Leeds and Liverpool Canal as the principle means of vehicular access to the site. It is considered that as such this type of bridge



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would be inadequate and impractical as a means of vehicular access to the site, leading to conditions prejudicial to highway safety and contrary to Policies TM2 and TM19A of the Council's Replacement Unitary Development Plan.

2. That the proposed development would involve the use of an emergency access route to and from the site using Oakwood Drive which is considered to comprise an inadequate road layout. It is considered that the use of this route is unsatisfactory and therefore the proposal would be prejudicial to highway safety and contrary to Policies TM2 and TM19A of the Council's Replacement Unitary Development Plan.
3. It is considered that the replacement bridge would not make a positive contribution to the character of the Leeds and Liverpool Canal Conservation Area by reason of its design, massing and re-alignment; as such the proposed bridge would fail to enhance the Conservation Area and is considered to be contrary to Policies BH7, BH20, UR3 and D1 of the Replacement Unitary Development Plan.
4. It is considered that the alignment of the new swing bridge would erode the character of an existing open area to the detriment of the character of the Leeds and Liverpool Canal Conservation Area, the adjacent listed and unlisted buildings and local wildlife; as such the proposal is considered to be contrary to Policies BH7, BH10 and NE10 of the Replacement Unitary Development Plan.
5. That the proposed diversion of the existing traffic route along Micklethwaite Road would be unacceptable in that it would create highway safety issues for vehicles associated with both Airedale Mills and the adjacent houses and premises; as such the proposal is considered to be contrary to Policies TM2 and TM19 of the Replacement Unitary Development Plan.

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

3. **MICKLETHWAITE LANE/STY LANE, MICKLETHWAITE** **Bingley**

A conservation area consent application for the demolition of the existing swing bridge over Leeds-Liverpool Canal and ancillary works at Micklethwaite Lane/Sty Lane, Micklethwaite, Bingley - 11/03775/CAC

Resolved –

An appeal to the Planning Inspectorate had been lodged because of non-determination of this application. If the Local Planning Authority had been in a position to determine this application the recommendation would have been to refuse conservation area consent for the following reasons:

That the existing bridge is of historic interest in terms of its alignment, character and narrowness and as such it is considered that its demolition would unduly affect the character of the Conservation Area and would be contrary to Policy BH9 of the Replacement Unitary Development Plan.

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

4. **BURLEY LIBRARY, GRANGE ROAD,
BURLEY IN WHARFEDALE**

Wharfedale

Full planning application to refurbish and extend the Burley in Wharfedale library to provide a new Co-operative convenience store on the ground floor with storage, staff rooms and car parking and a first floor extension to house the library - 11/04143/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)

5. **REQUEST FOR ENFORCEMENT/PROSECUTION ACTION**

(i) **27 GREENFIELD AVENUE, SHIPLEY**

Windhill/Wrose

Construction of a balcony to the side of the property - 10/01076/ENFUNA

Enforcement action to remove the balcony was authorised on 22 November 2011.

(ii) **3 WILLOW GROVE, WROSE**

Windhill/Wrose

Unauthorised single storey front extension - 11/00343/ENFUNA

An Enforcement Notice was authorised on 9 November 2011.

(iii) **DOE PARK VIEW FARM, TEN YARDS LANE, DENHOLME**

Bingley Rural

On 7 December 2011 the Planning Enforcement Manager authorised three enforcement notices to be issued. These have been drafted and approved and served on the owner of the land - 11/00653/ENFCOU

The details of the three approved notices are as follows:-

1. Engineering operations to form an area of hard standing with raised banking and block stone retaining walls.
2. The change of use of land to residential.
3. The unauthorised siting of a static caravan, stable block, kennel building and small outbuilding.

(iv) **LAND AT GRID REF 408326, BROWN LEE LANE,
WILSDEN, BINGLEY**

Bingley Rural

Unauthorised change of use of agricultural land within the green belt to domestic curtilage including the siting of a static caravan for domestic use - 11/01331/ENFUNA

Enforcement Action requiring that the unauthorised change of use cease and the caravan be removed from the land was authorised on 14 December 2011.

Resolved –

That the decisions be noted

NO ACTION

(Ian Wilson – 01274 434605)

6. DECISIONS MADE BY THE SECRETARY OF STATE

APPEAL ALLOWED

- (i) **LAND AT GRID REF 416833 443277, BINGLEY ROAD, MENSTON** **Wharfedale**

Creation of a replacement agricultural entrance - Case No: 10/05903/FUL

Appeal Ref: 11/00136/APPFUL

APPEALS DISMISSED

- (i) **20 SHERWOOD GROVE, SHIPLEY** **Shipley**

Construction of bungalow within grounds of property - Case No: 10/03436/FUL

Appeal Ref: 11/00094/APPFUL

- (ii) **NATURE RESERVE, FAWEATHER GRANGE, SCONCE LANE HIGH ELDWICK, BINGLEY** **Bingley**

Shed/hide/store for forestry equipment (retrospective) - Case No: 10/04751/FUL

Appeal Ref: 11/00159/APPFUL

- (iii) **THE LAURELS, LAND WEST OF THE OLD STABLES, LONK HOUSE LANE, BAILDON** **Baildon**

Construction of single storey detached dwelling and garage - Case No: 11/02932/OUT

Appeal Ref: 11/00154/APPOUT

APPEAL WITHDRAWN

- (i) **LAND NORTH OF LAYTHORPE FARM, STY LANE, MICKLETHWAITE, BINGLEY** **Bingley**

Construction of 475 dwellings, replacement vehicular and pedestrian swing bridge over the Leeds to Liverpool canal and provision of new accesses off Sty Lane and Micklethwaite Lane, access off Fairfax Road and off site highway improvements - Case No: 10/00961/MAO

Appeal Ref: 11/00170/APPNON

Resolved –

That the decisions be noted.

NO ACTION

(Ian Wilson – 01274 434605)

7. HERITAGE VIEW, WEST LANE, BAILDON

Baildon

A full application for alterations to elevations of house types approved under planning permission 07/01356/FUL at Heritage View, West Lane, Baildon - 11/05265/MAF

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)

8. AIREDALE HOUSE, MICKLETHWAITE LANE, BINGLEY

Bingley

A full application for the construction of 27 dwellings with associated highways, parking and landscaping at Land South of Airedale House, Micklethwaite Lane, Bingley - 11/01491/MAF

Resolved –

That the application be deferred on the grounds that the Panel may be mindful to approve the development upon the submission of satisfactory and comprehensive financial information which would permit the Heads of Terms of the Section 106 Agreement contributions to be assessed; and that Condition 10 be amended to include a full Sustainable Urban Drainage System.

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

**9. LAND TO THE SOUTH OF AIREDALE HOUSE,
MICKLETHWAITE LANE, BINGLEY**

Bingley

Resolved –

That the information contained within Not for Publication Document “T” be considered in the determination of planning application 11/01491/MAF.

ACTION: Strategic Director, Regeneration and Culture (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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