

## Decisions of the Area Planning Panel (Keighley) held on 19 January 2011

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

### DECISIONS:

1. **14 BARLEY COTE ROAD, RIDDLEDSEN, KEIGHLEY** Keighley East

Full application for erection of a single detached dwelling. Land at 14 Barley Cote Road, Riddlesden – 10/03701/FUL.

**Resolved –**

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

**(1) Detriment to Traffic and Pedestrian Safety**

By developing that part of the site that currently contains off-street parking and by failing to provide alternate off-street parking facilities for the retained existing dwelling at 14 Barley Cote Road, the development would likely result in future occupiers of the retained dwelling parking on Barley Cote Road which is a bus route and is relatively narrow. It is considered that this lack of off-street parking provision for 14 Barley Cote Road would likely lead to conditions prejudicial to traffic and pedestrian safety on a bus route, contrary to saved policies TM2, TM6, TM12 and TM19A of the Replacement Bradford Unitary Development Plan (2005).

**(2) Poor Design**

The poor disposition of windows on the front and rear elevations, the lack of fenestration on each side elevation, and the unrelieved use of stone combine to present a proposed dwelling of poor design with a stark, brutal and featureless appearance. Further, the skewed siting of the proposed house on the site would result in an atypical and inappropriate relationship in relation to the neighbouring house at 17 Barley Cote Avenue and the wider street frontage. For these reasons, the proposal would have an adverse impact on local visual amenity contrary to saved policies UR3 and D1 of the Replacement Bradford Unitary Development Plan (2005).



### (3) Overdevelopment

The scale and footprint of the proposed four bedroom house is considered excessive for this restricted site, resulting in the provision of a tight residential curtilage around the property which would provide inadequate private external amenity and circulation space necessary to cater for a dwelling of the size proposed. The proposal would not relate well to the existing character of the locality in terms of design, scale, massing and height, and would fail to provide an acceptable level of amenity for prospective residents. The proposal represents overdevelopment and is contrary to saved policies UR3 and D1 of the Replacement Bradford Unitary Development Plan (2005).

(Ian Wilson – 01274 722840)

**ACTION:** *Strategic Director, Regeneration and Culture*

### 2. SUGDEN END HOUSEHOLD WASTE SITE, HALIFAX ROAD, CROSS ROADS, KEIGHLEY

Worth Valley

Full application for the installation of a replacement landfill gas control flare within an existing fenced compound adjacent to the closed Sugden End Landfill Site, to the north-west of Sugden End Household Waste Recycling Centre, off Halifax Road, Cross Roads, Keighley. The application also includes the provision of additional soft landscaping and replacement fencing – 09/04919/FUL.

Departure from the Development Plan and Green Belt development as defined by paragraph 4 of The Town and Country Planning (Consultation) (England) Direction 2009.

**Resolved –**

That it be recommended to the Regulatory and Appeals Committee that planning permission be granted for the reasons and subject to the conditions as outlined in the Strategic Director of Regeneration and Culture's technical report (Document "L").

(Ian Wilson – 01274 722840)

**ACTION:** *Strategic Director, Regeneration and Culture*

### 3. ENFORCEMENT ENQUIRIES CLOSED BY THE PLANNING MANAGER (ENFORCEMENT & TREES)/SENIOR ENFORCEMENT OFFICER AS NOT EXPEDIENT TO PURSUE

(i) 1 Brook Street, Ilkley

Ilkley

New shop front – 10/01314/ENFUNA.

Date Enforcement File Closed: 10 December 2010.

(ii) 5 Little Lane, Ilkley

Ilkley

Building works – 10/00382/ENFUNA.

Date Enforcement File Closed: 1 December 2010.

(iii) **Café Nero, 6 Brook Street, Ilkley**

**Ilkley**

Sign – 10/01241/ENFADV.

Date Enforcement File Closed: 10 December 2010.

(iv) **Land South East of Keighley, St Andrew's School,  
Becks Road, Keighley**

**Keighley Central**

Fencing and use of land for open storage – 04/00613/ENFUNA.

Date Enforcement File Closed: 29 November 2010.

(v) **The Extension Tarn House Farm, Black Hill Lane,  
Keighley**

**Keighley Central**

Track – 10/00907/ENFUNA.

Date Enforcement File Closed: 29 November 2010.

**Resolved –**

**That the report be noted.**

(Ian Wilson – 01274 434605)

***ACTION: Strategic Director, Regeneration and Culture***

#### **4. ENFORCEMENT MATTERS**

(i) **1 Springfield Road, Keighley**

**Keighley Central**

Unauthorised construction of close boarded fence – 10/01007/ENFUNA.

The occupants had erected a close boarded fence exceeding one metre in height alongside the public highway. Despite the Council's advice to reduce the fence to within the permitted height the owner has failed to do so.

Enforcement action has now been authorised for its removal and for the restoration of ground levels.

(ii) **35 Canberra Drive, Cross Roads, Keighley**

**Worth Valley**

The occupants had raised the land levels in their rear garden resulting in overlooking and loss of amenity to immediate neighbours. A retrospective planning application was refused on 3 September 2010 – 10/00539/ENFUNA.

Enforcement action has now been authorised for its removal and for the restoration of ground levels.

**(iii) 6 Elam Wood Road, Riddlesden, Keighley**

**Keighley East**

Construction of an unauthorised timber framed carport to the front of the property – 10/01346/ENFUNA.

Enforcement Action to remove the timber framed carport was authorised on 14 December 2010 as it was considered that the carport as built was detrimental to visual amenity introducing an unsympathetic and incongruous feature into the locality. The carport has an adverse impact on the setting of the Leeds and Liverpool Conservation Area.

**Resolved –**

**That the report be noted.**

(Ian Wilson – 01274 434605)

**ACTION: Strategic Director, Regeneration and Culture**

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

**Appeals Allowed**

**(i) 110 Skipton Road, Silsden**

**Craven**

Construction of a first floor extension above existing garage – Case No: 10/03756/HOU.

Appeal Ref: 10/00196/APPHOU.

**(ii) 16 Westwood Rise, Ilkley**

**Ilkley**

Formation of raised rear patio area – Case No: 10/01678/HOU.

Appeal Ref: 10/00195/APPHOU.

**Appeals Dismissed**

**(iii) 104 Main Street, Stanbury, Keighley**

**Worth Valley**

Two storey side extension – Case No: 10/01278/HOU.

Appeal Ref: 10/00178/APPHOU.

**(iv) 20 Goose Eye, Laycock, Keighley**

**Worth Valley**

Poly Tunnel – Case No: 09/01332/ENFUNA.

Appeal Ref: 10/00150/APPENF.

**(v) 25 Shaw Lane, Oxenhope, Keighley**

**Worth Valley**

Construction of detached cottage - Case No: 10/01415/FUL.

Appeal Ref: 10/00172/APPFUL.

(vi) **Hillcrest, Hill Top Road, Hainworth** **Keighley East**

Construction of extensions, construction of detached double garage and decking area -  
Case No: 10/02833/HOU.

Appeal Ref: 10/00198/APPHOU.

(vii) **Land at Grid Reference 408078 440051** **Keighley East**  
**Long Lee Hall Farm, Moss Carr Road, Long Lee, Keighley**

Construction of steel portal frame cattle building - Case No: 10/00879/FUL.

Appeal Ref: 10/00164/APPFUL.

(viii) **Low Hall, 20 Rupert Road, Ilkley** **Ilkley**

Construction of detached dwelling with access from Woodside Court - Case No:  
10/00489/FUL.

Appeal Ref: 10/00165/APPNON.

(ix) **Lower Laithe Barn, Providence Lane, Oakworth,** **Worth Valley**  
**Keighley**

Alleged unauthorised development - Case No: 07/01394/ENFUNA.

Appeal Ref: 10/00052/APPENF.

(x) **Valley View Farm, Keighley Road, Oxenhope** **Worth Valley**

Conversion of barn into dwelling - Case No: 10/02049/FUL.

Appeal Ref: 10/00151/APPFUL.

**Resolved –**

**That the decisions be noted.**

(Ian Wilson – 01274 434605)

**NO ACTION**

## 6. **PLANNING AGREEMENTS ANNUAL MONITORING REPORT**

**Resolved –**

**That the planning agreements annual monitoring report (Document "N") be noted.**

(Michala Bartle – 01274 432522)

(Ian Wilson – 01274 434605)

**ACTION:** *Strategic Director, Regeneration and Culture / Assistant Director,  
Planning, Transportation and Highways*

## 7. ENFORCEMENT MATTERS

### (i) 14 Nab View, Silsden

Craven

Construction of decking without the benefit of planning permission – 10/00842/ENFCON.

Following submission of a retrospective planning application a revised application was approved on 27 April 2010 with a condition that the decking should be reduced in size to comply with the condition within 56 days. The period of 56 days had now expired and the alterations to the structure to comply with the approved plans had not been undertaken. The decking and associated ramp had been erected by the owner for the purpose of improving the quality of life for his wife who was severely disabled. No action has been taken to comply with the permission dated 27 April 2010.

In view of the owner's wife's severe disabilities it was not considered expedient to pursue this matter further and serve an enforcement notice.

**Resolved –**

**That a breach of condition notice be issued to:**

- (1) Reduce the size of the decking so that it accords with the approved plans within a period of 2½ years.**
- (2) Erect the boundary fence in accordance with the approved plans within a period of 28 days.**

(Ian Wilson – 01274 434605)

**ACTION: Strategic Director, Regeneration and Culture**

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

**Committee Secretariat Contact: Adam Backovic – 01274 431182**  
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