

City of Bradford Metropolitan District Council

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Minutes of a meeting of the Area Planning Panel (Keighley) held on Thursday 19 January 2012 in the Council Chamber, Keighley Town Hall

Commenced 1000
Concluded 1025

PRESENT – Councillors

| CONSERVATIVE | LABOUR |
|--------------|--------------|
| Clamp | Lee |
| Shaw | Abid Hussain |
| | Dredge |
| | Malik |

Observers: Councillor Martin Smith (Minute 47) and Councillor Abid Husain (Minute 48)

Apologies: Councillor McCabe

Councillor Lee in the Chair

43. DISCLOSURES OF INTEREST

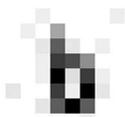
Councillor Abid Hussain disclosed a personal interest in Minute 48 in matters relating to 80 Whin Knoll Avenue, Keighley as the applicant was known to him but he had no dealings with him, but as the interest was not prejudicial in accordance with the Members' Code of Conduct (Part 4A of the Constitution) he took full part in the discussion and voting on this item.

ACTION: *City Solicitor*

44. MINUTES

Resolved -

That the minutes of the meeting held on 27 October 2011 be signed as a correct record.



Suzan Hemingway - City Solicitor

45. INSPECTION OF REPORTS AND BACKGROUND PAPERS

There were no appeals submitted by the public to review decisions to restrict documents.

46. PUBLIC QUESTIONS

There were no questions submitted by the public.

47. 38 BEVERLEY RISE, ILKLEY

Ilkley

A full retrospective application for the retention of a single storey rear extension at 38 Beverley Rise, Ilkley – 11/02047/HOU.

The Strategic Director, Regeneration and Culture gave a presentation setting out the proposals and plans detailing the layout in respect of the application. He reported that five letters of objection were received in connection with the application in total, one of which was anonymous. Three of the objections submitted were from the same household. A further objection was received from an Ilkley Ward Councillor who requested that the application be referred to Members for approval. Ilkley Parish Council had recommended approval of the application. The summary of representations received were as outlined in Document "M".

The Strategic Director, Regeneration and Culture reported that the single storey rear extension was considered to relate satisfactorily to the character of the application dwelling and the surrounding street scene. The impact of the extension on neighbouring properties had been assessed and it was considered that it did not have any significant adverse effect upon their residential amenity. As such the extension was considered to be in accordance with Policies UR3 and D1 of the Replacement Unitary Development Plan and supplementary planning guidance contained within the Revised House Extensions Policy. He therefore recommended that the application be approved subject to the conditions as outlined in Document "M".

A Ward Councillor was present at the meeting and made the following points:

- There needs to be some adjustments in respect of the fencing with additional panels and an increase in height of the fence.
- The application was annoying because it was another retrospective application and no enforcement action has been taken.
- The reason why this application was before the Panel was that there was a need to have a better procedure in respect of enforcement.
- An application should have been made and it was wrong not to make an application as this has left the applicant facing the aftermath of what has occurred.
- Concerning page 4 of the report with reference to the residential amenity this would have an effect on No. 40 Beverley Rise.
- Objectors had not received notification of this meeting as I had to inform them instead.

The applicant was present at the meeting and made the following points:

- I had thought that it was an existing permission.
- I am happy to do the additional fencing.

Members made the following comments:

- They have replaced the old extension and there has been a re-design, have they built further than the previous extension?
- Does it have an overbearing impact?
- Do other houses in the area also have extensions?
- Any general enforcement issues should be brought up in discussions with the Assistant Director, Planning, Transportation and Highways.
- Notification letters were sent before Christmas to objectors and they could have been re-sent.
- Can you put a condition on fencing?

The Council's legal representative confirmed that it was possible for the Panel to put a condition on the fencing but it would be difficult to enforce unless there were complaints from neighbours.

The Strategic Director, Regeneration and Culture responded to Members and the Ward Councillors' comments and made the following points:

- There were objections from the two neighbours on either side who were represented by the Ward Councillor.
- The extension had not been built further than the previous extension.
- The extension did not have an overbearing impact.
- The main difference to the extension was the height.

Resolved –

That the application be approved for the reasons and subject to the conditions as set out in the Strategic Director, Regeneration and Culture's technical report (Document "M") and subject to the following additional condition:

"The existing fence along the boundary with No. 40 Beverley Rise shall be supplemented by the addition of a 300mm high trellis for a distance corresponding to the length of the extension hereby approved"

ACTION: Strategic Director, Regeneration and Culture

48. 80 WHIN KNOLL AVENUE, KEIGHLEY

Keighley Central

Householder application for proposed development at 80 Whin Knoll Avenue, Keighley, comprising the construction of a single garage to the side and retention of a driveway, turning area and boundary wall - 11/04156/HOU.

The Strategic Director, Regeneration and Culture reported the proposed development, as amended and subject to appropriate conditions, would relate satisfactorily to the character of the existing dwelling, adjacent properties and the wider vicinity. The impact of the development upon the occupiers of neighbouring properties had been assessed and it was

considered that there would be no significant adverse impact on their residential amenity. Nor would the development result in any unacceptable highway or pedestrian safety issues. The development was therefore considered to comply with Policies UR3 and D1 of the Replacement Unitary Development Plan and the Supplementary Planning Guidance contained within the Council's Revised House Extension Policy. He therefore recommended that the application be approved subject to conditions as outlined in Document "M". The Strategic Director, Regeneration and Culture confirmed that there were no objections to the application and that it was only before the Panel as it had been referred by Keighley Town Council.

The Ward Councillor confirmed that the conditions would be implemented by the applicant.

The Panel agreed that as there were no objections the application should be approved subject to the conditions as outlined in Document "M" and subject to the drop crossing work being completed within three months.

Resolved –

That the application be approved for the reasons and subject to the conditions as set out in the Strategic Director, Regeneration and Culture's technical report (Document "M") and subject to the following additional condition:

"That the drop crossing work must be completed within three months".

ACTION: Strategic Director, Regeneration and Culture

49. ENFORCEMENT MATTERS

(i) 15 Dradishaw Road, Silsden Craven

The owners of the property had erected a timber fence which exceeds the permitted height. Retrospective planning permission had been refused.

Enforcement action had therefore been authorised for the removal of this structure – 10/00715/ENFUNA.

(ii) Rear of 25 Kilnsey Fold, Silsden Craven

The owners of the land had erected raised timber decking in the field to the rear of the dwelling. It was considered that this constitutes inappropriate development in the green belt contrary to GB1, GB2 and UR3 of the RUDP.

Enforcement action had therefore been authorised for the removal of this structure – 11/00215/ENFUNA.

(iii) Rough Holden Farm, Holden Lane, Silsden Craven

The owner of the land had allowed motor sports on the land to the rear of the main farmhouse. The use Classes Order permits this use but it limits the number of occasions the motor sports can operate without planning consent. The limit was set at 14 days in any one year. The owners had now exceeded this limit and the impact of this was that whilst the motor sports were operating the use had an adverse impact on the local environment and local residents contrary to Policy UR3 of the RUDP.

Enforcement action had therefore been authorised requiring the use of the land in connection with motor sports to cease – 11/00240/ENFCOU.

Resolved –

That the report be noted.

ACTION: Strategic Director, Regeneration and Culture

50. DECISIONS MADE BY THE SECRETARY OF STATE

Appeals Allowed

(i) 48 Ingrow Lane, Keighley Keighley West

Extension to side to form garage and bedroom – Case No: 11/02039/HOU.

Appeal Ref: 11/00166/APPHOU.

(ii) 56 Ben Rhydding Road, Ilkley Ilkley

Demolish detached garage and construct a new double garage with home office above in new position to serve the existing property – Case No: 11/00760/FUL.

Appeal Ref: 11/00090/APPFUL.

(iii) Omega 36A Bradley Road, Silsden Craven

Retrospective application for construction of summerhouse to rear of property - Case No: 11/00321/HOU.

Appeal Ref: 11/00138/APPHOU.

(iv) Snow Hill Farm, Haygill Nook, Silsden Craven

Installation of an on farm wind turbine to provide energy for the farm - Case No: 11/02290/FUL.

Appeal Ref: 11/00140/APPFUL.

(v) Westfield Farm, Tim Lane, Oakworth, Keighley Worth Valley

Retrospective application for conservatory and retaining walls to the rear of dwelling - Case No: 11/01641/HOU.

Appeal Ref: 11/00171/APPHOU.

(vi) Woofa Bank Farm, Cringles Lane, Silsden

Craven

Installation of an on farm wind turbine which will be used on the farm and dairy unit - Case No: 11/02293/FUL.

Appeal Ref: 11/00139/APPFUL.

Appeals Dismissed

(vii) 108 Woodhouse Road, Keighley

Keighley East

Construction of detached dwelling with parking - Case No: 11/02533/FUL.

Appeal Ref: 11/00146/APPFUL.

(viii) 14 Barley Cote Road, Riddlesden, Keighley

Keighley East

Construction of single dwelling - Case No: 10/03701/FUL.

Appeal Ref: 11/00093/APPFUL.

(ix) 27 Primrose Street, Keighley

Keighley East

Construction of 1.8m high feathered fence around the perimeter of the property - Case No: 11/02170/HOU.

Appeal Ref: 11/00137/APPHOU.

(x) 34 West Lane, Haworth, Keighley

Worth Valley

Outbuilding - Case No: 10/00380/ENFUNA.

Appeal Ref: 11/00096/APPENF.

(xi) 35 Canberra Drive, Cross Roads, Keighley

Worth Valley

Appeal against - Case No: 10/00539/ENFUNA.

Appeal Ref: 11/00108/APPENF.

(xii) 42 High Street, Keighley

Keighley Central

Change of use from A3 (restaurants and cafes) to A5 for the sale of hot food to take-away - Case No: 11/00406/FUL.

Appeal Ref: 11/00147/APPFUL.

(xiii) 56 Ben Rhydding Road, Ilkley

Ilkley

Construct a new five-bedroom detached house within the grounds of existing property - Case No: 11/00760/FUL1.

Appeal Ref: 11/00176/APPFUL.

(xiv) **Land South West of Hamilton View, Hebden Bridge Road,
Oxenhope Keighley**

Worth Valley

Detached house - Case No: 10/05859/FUL.

Appeal Ref: 11/00117/APPFUL.

Appeal Withdrawn

(xvi) **Land at Thornhill Road, Steeton with Eastburn**

Craven

Construction of 220 dwellings with associated highway works and landscaping (amended plans/details) - Case No: 10/05872/MAF.

Appeal Ref: 11/00211/APPNON.

Resolved –

That the decisions be noted.

NO ACTION

51. **60 LONG LEE LANE, KEIGHLEY**

Keighley East

Retrospective application for kitchen and conservatory extension to rear of 60 Long Lee Lane, Keighley – 11/04382/HOU.

A petition signed by occupiers of 8 addresses was received objecting to the above householder application.

Following its appraisal by Officers, the application was refused planning permission under Officer designated powers on grounds that the proposed development would have an adverse impact on the amenities of occupants of the adjoining property by reason of its elevated nature and proximity to the boundary. This would result in overshadowing and an overbearing appearance to the adjacent property. It would be contrary to Policies UR3 and D1 of the Replacement Unitary Development Plan and the Supplementary Planning Guidance contained within the Council's approved House Extension Policy.

Resolved-

That the petition be noted.

NO ACTION

52. **RECREATION AREA, ROEDELN ROAD, EAST MORTON,
KEIGHLEY**

Keighley East

Proposed Installation of a high quality post mounted notice board of A2 size at the Recreation Area, Roedelm Road, East Morton, Keighley – 11/03214/ADV.

The above application for advertisement consent for an information board on the recreation ground that forms part of the recent residential development off Swine Lane,

East Morton was supported by a petition signed by 12 residents who petitioned the local planning authority to approve the application and to refer it to the Planning Panel “unless the evaluation process is leading to approval”. As there were no planning objections to the application it was approved under Officer delegated powers on 27 October 2011.

Members were asked to note receipt of this petition in support of the application and that consent for the notice board they supported has now been granted.

Resolved-

That the petition be noted.

NO ACTION

Chair

Note: These minutes are subject to approval as a correct record at the next meeting of the Committee.