

Decisions of the Area Planning Panel (Keighley & Shipley) held on Wednesday 2 September 2015

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

DECISIONS:

1. **38 MAIN STREET, BURLEY IN WHARFEDALE, ILKLEY** Wharfedale

Householder planning application for a porch extension to front and two storey extension to the rear, with associated internal alterations at 38 Main Street, Burley in Wharfedale, Ilkley - 15/02293/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

(Mohammed Yousuf – 01274 434605)

2. **CEMETERY LODGE, BAILEY HILLS ROAD, BINGLEY** Bingley

Demolition of existing mono pitched outbuilding and construction of a new detached dwelling at Cemetery Lodge, Bailey Hills Road, Bingley - 15/02149/FUL.

Resolved –

That the application be refused for the following reasons:

The proposed dwelling is of significant size in relation to the size of the plot and represents over development. The lack of adequate garden or amenity space within the site would result in a poor standard of amenity for future occupants of the dwelling, and access/egress arrangements are restricted. The proposal is contrary to Policies D1, TM2 and TM19A of the Replacement Unitary Development Plan.

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)



3. **FORMER SITE OF 31 CHURCH STREET, ADDINGHAM** **Craven**

Full planning application for the construction of a three bed terrace house with car parking and external works and remediation of existing party wall on the site of 31 Church Street, Addingham - 15/02065/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.

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

4. **STEETON HALL, STATION ROAD, STEETON WITH EASTBURN** **Craven**

Full planning application for a smoking shelter and a band stand at Steeton Hall, Station Road, Steeton With Eastburn - 15/02467/FU.

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 with the following amended condition 4:

The band stand hereby permitted shall not be used for the broadcasting of amplified voice or sound and it shall not be used for any organised outdoor entertainment event before 11 am or after 6 pm on any day.

Reason: In the interests of the amenities of neighbouring residents and to accord with Policies P7, D1 and UR3 of the Replacement Unitary Development Plan.

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

5. **UNIT 1 AND 2A STATION PLAZA, ILKLEY** **Ilkley**

Change of use from retail (A1) to a mixed use as A3 restaurant with A1 retail sales Units 1 And 2A Station Plaza, Ilkley - 15/02416/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 with the following additional condition:



That the premises shall retain an area for use for A1 retail sales as shown on the approved layout drawings.

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

Note: In accordance with Part 3A (Council Standing Orders) Paragraph 42.2 of the Council's Constitution Councillor M Pollard asked for his abstention in respect of the above resolution to be recorded.

6. 1 CHATSWORTH STREET, KEIGHLEY Keighley East

Full planning application for change of use of ground floor from residential C3 dwelling to a cafe (Use Class A3) with disabled access ramp to front and a new side entrance and windows at 1 Chatsworth Street, Keighley - 15/02206/FUL.

Resolved –

That the application be approved subject to the following conditions:

- (1) The steps and entrance to the proposed cafe from Dalton Lane shall be laid out in strict accordance with the approved drawings to avoid encroachment onto the footway.**
- (2) The noise insulation measures shown on the approved drawings shall be implemented prior to the premises being brought into use for A3 purposes.**

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

7. REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION

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| (i) Former garages, land at Moorside Road, Wilsden. | <u>Bingley Rural</u> |
| (ii) 13 Whitlam Street, Saltaire, Shipley. | <u>Shipley</u> |
| (iii) Land at 16 Highfield Lane, Keighley. | <u>Keighley Central</u> |
| (iv) 16 Queens Road, Keighley. | <u>Keighley Central</u> |
| (v) 22 Dove Street, Saltaire, Shipley. | <u>Shipley</u> |
| (vi) 3 Welwyn Avenue, Wrose, Shipley. | <u>Windhill and Wrose</u> |



- (vii) **36 Helen Street, Saltaire, Shipley.** **Shipley**
- (viii) **69 Bingley Road, Saltaire, Shipley.** **Shipley**
- (vix) **Far View Fishing Ponds, Lee Lane, Wilsden, Bingley.** **Bingley Rural**
- (iv) **Land to the South of Back Eric Street, Keighley.** **Keighley Central**

Resolved –

That the reports be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)

8. DECISIONS MADE BY THE SECRETARY OF STATE

APPEALS DISMISSED

- (i) **251 Leeds Road, Ilkley.** **Ilkley**
- (ii) **3 Forster Close, Burley in Wharfedale, Ilkley.** **Wharfedale**
- (iii) **3 Long Hall Park, Ilkley.** **Ilkley**
- (iv) **3 St Paul's Road, Shipley** **Shipley**
- (v) **Sunny Ridge, 137 Curly Hill, Ilkley.** **Ilkley**

Resolved –

That the decisions be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)

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