

Decisions of the Area Planning Panel (Keighley & Shipley) held on Wednesday 9 December 2015

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

DECISIONS:

1. 20 RUSSELL STREET, KEIGHLEY

Keighley Central

Full planning application for change of use from a training centre to create 7 no. one bed flats and a single retail unit at 20 Russell Street, Keighley – 15/03167/FUL.

Resolved –

That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration's technical report with condition three amended as follows:

Facilities for the secure storage of communal general waste and recycling bins for the flats, and a trade waste bin for the retail shop shall be provided within the site before any part of the development is brought into use. Details of the size of these waste bin storage facilities and the position, size and means of enclosure to these waste bin storage facilities shall be submitted to, and agreed in writing by the Local Planning Authority before any of the development is occupied. Thereafter these facilities shall remain available for use as long as the development is in use for the purposes hereby permitted.

ACTION: Strategic Director, Regeneration

(Mohammed Yousuf – 01274 434605)

2. HOULDSWORTH OF YORKSHIRE, CULLINGWORTH MILLS, GREENSIDE
LANE, CULLINGWORTH, BINGLEY

Bingley Rural

Construction of new stone saw enclosure and boundary fencing at Houldsworth of Yorkshire Stone Yard, Cullingworth Mills, Greenside Lane, Cullingworth – 15/06203/FUL.

Resolved –

That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration's technical report.

ACTION: Strategic Director, Regeneration

(Mohammed Yousuf – 01274 434605)



3. **1374 THORNTON ROAD, DENHOLME, BRADFORD**

Bingley Rural

Retrospective householder application for the retention of wall cladding to south-west elevation of 1374 Thornton Road Denholme Bradford – 15/03205/HOU.

Resolved –

That subject to receiving written confirmation, this application is to be regarded as withdrawn. To allow submission of a new application proposing an alternative form of rendered cladding to the gable, the Council's Planning Enforcement Team shall be instructed not to pursue formal enforcement action for a period of 3 months.

ACTION: Strategic Director, Regeneration

(Mohammed Yousuf – 01274 434605)

4. **LAND AT HALIFAX ROAD, KEIGHLEY**

Keighley East

Full planning application for the construction of 5 residential dwellings and new access road and parking on land at Halifax Road, Keighley – 15/03334/FUL.

Resolved –

That planning permission be granted for the following reasons and subject to the following planning conditions:

Reason for Granting :

There are no concerns regarding the safety of the proposed means of access from Halifax Road or the parking, and the design is acceptable given the character of the surrounding area.

- (1) Before any part of the development is brought into use, the proposed means of vehicular and pedestrian access hereby approved shall be laid out, hard surfaced, sealed and drained within the site in accordance with the approved plan and completed to a constructional specification approved in writing by the Local Planning Authority.**
- (2) Before the development is brought into use, the off street car parking facility shall be laid out, hard surfaced, sealed and drained within the curtilage of the site in accordance with the approved drawings. The gradient shall be no steeper than 1 in 15 except where otherwise approved in writing by the Local Planning Authority.**
- (3) The western boundary of the site shall remain closed and no access for vehicles shall be formed to Knowle Close other than with the prior written approval of the Local Planning Authority.**
- (4) Lighting to safeguard the safety of users of the proposed car parking area shall be provided and made available for use prior to the occupation of the dwellings. Details of the position, type, direction and spread of illumination and intensity of such lighting shall be submitted to and agreed in writing by the Local Planning Authority prior to its installation.**



- (5) Before the car parking area is brought into use, a scheme of landscaping and screening shall be implemented between the parking spaces and the dwellings to the west. Notwithstanding details shown on the approved drawings, details of this screening and planting shall be submitted to, and agreed in writing by the Local Planning Authority before the car parking area is created.
- (6) Prior to the commencement of work on the walls of the dwellings, arrangements shall be made with the Local Planning Authority for the inspection of samples of the external walling and roofing materials for the dwellings. These shall be approved in writing prior to the commencement of work on the walls of the dwellings, and the development shall be built in the materials so approved.

ACTION: Strategic Director, Regeneration

(Mohammed Yousuf – 01274 434605)

5. **SIDE GARDEN IN CHURCH FARM, MAIN STREET, STANBURY, KEIGHLEY**

Worth Valley

Full application for the construction of 3-bedroom subterranean dwelling with associated car parking and landscaped garden at Side Garden of Church Farm, Main Street, Stanbury, Keighley – 15/04267/FUL.

Resolved –

That the application be referred for determination by the Regulatory and Appeals Committee with the recommendation of the Area Planning Panel (Keighley and Shipley) that, although it recognises the position of the development in the Green Belt, it was minded to grant planning permission due to the innovative nature of this particular design and development, which will minimise the impact on the openness of the Green Belt.

Conditions were suggested regarding the need for hedge planting to the south boundary and measures to reduce the visual impact of the car parking.

ACTION: Strategic Director, Regeneration

(Mohammed Yousuf – 01274 434605)

6. **MILL HOUSE, 44 IVY BANK LANE, HAWORTH, KEIGHLEY**

Bingley Rural

Tree Preservation Order application to fell one Horse Chestnut tree on land at 44 Ivy Bank Lane, Haworth -15/04597/TPO.

Resolved –

That consent be granted for the removal of the T1 horse chestnut tree and it be conditioned that it be replaced by 2 lime trees.

ACTION: Strategic Director, Regeneration

(Mohammed Yousuf – 01274 434605)



7. REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION

(i) **129 Bradford Road, Shipley** **Shipley**

Breach of condition 3 of planning permission 09/02153/COU – 12/00395/ENFCON.

On 27 August 2015 The Planning Manager (Enforcement and Trees) authorised enforcement action requiring the occupier/owner of the premises to comply with the requirements of the condition.

(ii) **15 Bradford Street, Keighley** **Keighley Central**

Construction of a rear extension of timber and plastic construction with timber panels and timber fencing– 15/00071/ENFUNA

The unauthorised development was considered to be detrimental to visual amenity. The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 11 November 2015.

(iii) **90 Bradford Road, Menston** **Wharfedale**

Change of use from residential to mixed use of residential and the non-residential storage and sale of motor vehicles – 15/00214/ENFCOU.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 1 October 2015.

Resolved –

That the report be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)

8. DECISIONS MADE BY THE SECRETARY OF STATE

APPEALS ALLOWED

(i) **10 Market Square, Shipley** **Shipley**

Change of use from retail to amusement centre (to include use of amusements by mean of gambling machines, betting and or bingo) and a tanning/beauty salon - Case No: 15/00207/FUL.

Appeal Ref: 15/00073/APPFL2.

(ii) **19 Burley Road, Menston, Ilkley** **Wharfedale**

Hip to gable alterations with loft conversion and rear extensions - Case No: 14/05344/HOU.

Appeal Ref: 15/00077/APPHOU.

(iii) **32 Grange Road, Riddlesden, Keighley** **Keighley East**

Construction of front dormer window and front porch - Case No: 15/00100/HOU.



Appeal Ref: 15/00086/APPHOU.

(iv) **Jaytail Farm Holden Lane, Silsden**

Craven

Installation of one 50kw wind turbine - Case No: 14/03590/FUL.

Appeal Ref: 14/00136/APPFL2.

(v) **Land South Of Stranmour, Occupation Lane, Keighley**

Keighley West

Construction of 124 residential dwellings, public open space, landscaping, access, parking and ancillary works - Case No: 14/02541/MAF.

Appeal Ref: 15/00070/APPFL2.

(vi) **Land to North of Back Shaw Lane, Hainworth Shaw, Keighley**

Keighley East

Construction of agricultural building for the housing of livestock, with new access and farm track - Case No: 14/05220/FUL

(vii) **Pomona House, Slates Lane, Ilkley**

Ilkley

Construction of porch to front elevation - Case No: 15/00820/HOU.

Appeal Ref: 15/00088/APPHOU.

APPEALS DISMISSED

(viii) **206 Highfield Road, Keighley**

Keighley Central

Double storey side and rear extension with rear part split into single storey - Case No: 15/01706/HOU.

Appeal Ref: 15/00104/APPHOU

(ix) **73 Bingley Road, Saltaire, Shipley**

Shipley

Repair chimney stack to eastern side of the building - Case No: 14/01791/LBC.

Appeal Ref: 14/00140/APPLB2.

(x) **73 Bingley Road, Shipley**

Shipley

Appeal against Enforcement Notice - Case No: 14/00579/ENFLBC.

Appeal Ref: 15/00025/APPENF.

(xi) **89 Owlet Road, Shipley**

Windhill and Wrose

Retrospective application for raised decking to the front of dwelling - Case No: 15/00586/HOU.

Appeal Ref: 15/00087/APPHOU.



(xii) **Bronte Park Nursing Home, Bridgehouse Lane, Haworth, Keighley** **Worth Valley**

Retrospective application for the installation of 2 flues to outbuilding to support installation of a Biomass wood pellet boiler - Case No: 15/00657/FUL.

Appeal Ref: 15/00078/APPFL2.

(xiii) **Delph Farm, Coates Lane, Silsden** **Craven**

Construction of rural workers dwelling - Case No: 14/04109/FUL.

Appeal Ref: 15/00064/APPFL2.

(xiv) **Four Bays, Keighley Road, Bingley** **Bingley**

Construction of one dwelling - Case No: 14/05412/OUT.

Appeal Ref: 15/00079/APPOU2.

(xv) **Land At Grid Ref 415298 446591, Sun Lane, Burley In Wharfedale, Ilkley** **Wharfedale**

Change of use of Catton Woods from agricultural to use a paintballing leisure facility. Construction of fence. - Case No: 14/03567/FUL.

Appeal Ref: 15/00081/APPFL2.

Resolved –

That the decisions be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)

FROM: D Pearson
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