

Decisions of the Area Planning Panel (Keighley & Shipley) held on Tuesday 16 February 2016

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

DECISIONS:

1. **28 LINDISFARNE ROAD, SHIPLEY** Shipley

Full planning application for extension of existing bungalow to form a two storey dwelling with side, rear and front porch extensions – 15/05119/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report and subject to condition 2 being amended as outlined in (1) below and that Permitted Development Rights be withdrawn as outlined in (2) below:

- (1) **“Before the development is brought into use, the off street car parking facility shall be laid out and permeably surfaced 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.”**

Reason: In the interests of highway safety and to accord with Policy TM12 of the Replacement Unitary Development Plan.

- (2) **“Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any subsequent equivalent legislation) no development falling within Classes A to E of Part 1 of Schedule 2 of the said Order shall be carried out without the prior written permission of the Local Planning Authority.”**

Reason: To safeguard the amenity of occupiers of neighbouring properties and to accord with Policy UR3 of the Replacement Unitary Development Plan.

ACTION: Strategic Director, Regeneration

(Mohammed Yousuf – 01274 434605)

2. **HANDWASH LIMITED, BINGLEY ROAD, SHIPLEY** Shipley

Full application for construction of a new Sainsbury's Local convenience store (Use Class A1) with a gross floor area of 360 sq m along with associated access, 13 car parking spaces and landscaping, following demolition of the existing hand car wash buildings and structures – 15/04044/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 and subject to Condition 8 being amended to read as follows:

Deliveries of goods to the retail premises shall only take place between the hours of 0700 to 2100 each day.

Reason: To safeguard the living conditions and amenities of neighbouring residents and to accord with policies P7 and UR3 of the Replacement Unitary Development Plan.

ACTION: Strategic Director, Regeneration

(Mohammed Yousuf – 01274 434605)

3. KEIGHLEY POST OFFICE, 44 TOWNGATE, AIREDALE SHOPPING CENTRE, KEIGHLEY

Keighley Central

Planning application for change of use from Post Office to betting shop (sui generis) at Keighley Post Office, 44 Towngate, Airedale Shopping Centre, Keighley, BD21 3QE – 15/07608/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)

4. REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION

(i) 10 The Hallows, Highfield, Keighley

Keighley Central

Construction of raised timber decking to the rear of the property – 15/00609/ENFUNA

The construction of the raised timber decking was detrimental to the residential amenity of the occupiers of neighbouring residential properties because due to its elevated position it introduces overlooking to the private amenity areas and windows of adjoining residential properties.

The Planning Manager (Enforcement and Trees) therefore authorised the issuing of an Enforcement Notice under delegated powers, on 26 January 2016.

(ii) 280 Bradford Road, Riddlesden

Keighley East

Construction of raised timber decking to the rear of the property – 14/00371/ENFUNA

The construction of the raised timber decking was detrimental to the residential amenity of the occupiers of neighbouring residential properties because due to its elevated position it introduces overlooking to the private amenity areas and windows of adjoining residential properties.



The Planning Manager (Enforcement and Trees) therefore authorised the issuing of an Enforcement Notice under delegated powers, on 26 January 2016.

(iii) **35 Woodside Drive, Cottingley, Bingley** **Bingley Rural**

Construction of white UPVC clad dormer window to the rear elevation of the property – 14/00534/ENFUNA.

The dormer window was considered to be significantly detrimental to the visual amenity of the existing property and wider surrounding area. The Planning Manager (Enforcement and Trees) therefore authorised the issuing of an Enforcement Notice under delegated powers, on 26 January 2016.

(iv) **61 Leeds Road, Shipley** **Windhill and Wrose**

Breach of conditions 2 and 3 of planning permission 15/00876/FUL – 15/00050/ENFUNA.

The conditions of the planning permission continue to be breached and on 17 December 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice (Breach of Condition). It was considered expedient to instigate Enforcement (Legal) Action as the breach of conditions was detrimental to highway safety, contrary to Policies TM11 and TM19a of the Council's adopted Replacement Unitary Development Plan.

(v) **Black Bull Farm, Ilkley Road, Burley In Wharfedale** **Wharfedale**

Mixed use of the land – 15/00272/ENFUNA.

The unauthorised mixed use was located on former agricultural land adjacent to residential properties and was inappropriate within the designated Green Belt.

The Planning Manager (Enforcement and Trees) therefore authorised the issuing of an Enforcement Notice under delegated powers, on 27 January 2016.

(vi) **Land at Back Prospect Place Keighley** **Keighley Central**

The unauthorised change of use of land for the storage of two metal containers – 12/00451/ENFUNA.

The siting of the metal containers was considered to be detrimental to visual and residential amenity. The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 26 January 2016.

(vii) **The Golden Fleece, 38 Long Lane, Harden, Bingley** **Bingley Rural**

Construction of an outbuilding – 14/00101/ENFUNA.

The outbuilding was considered to be detrimental to both visual and residential amenity. The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 26 January 2016.

(viii) **Non Addressable At Grid Ref 403745 441545 – Land known as Church View Stables, Braithwaite Road, Laycock, Keighley** **Keighley West**

Unauthorised storage of waste materials including rubble, wood, plastic, tyres, bath tub plastic etc thereby adversely affecting the amenity of the surrounding area – 16/00060/215EH.



Via the Council's Environmental Health Department a section 215 Notice has been authorised to clear the site of all the unauthorised materials and leave the land in a clean and tidy condition.

(ix) **The Grange, Woodfield Road, Cullingworth, Bingley**

Bingley Rural

Unauthorised outbuilding – 15/00756/ENFAPP.

The unauthorised building, due to its size and location has a significant adverse impact on the surrounding area and the openness of the green belt therefore constituting inappropriate development within the green belt. The unauthorised development was contrary to policies GB1, UDP3 and UR3 of the Replacement Unitary Development Plan and The National Planning Policy Framework.

The Planning Manager authorised the issuing of an Enforcement Notice under delegated powers, on 26 January 2016.

Resolved –

That the report be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)

5. DECISIONS MADE BY THE SECRETARY OF STATE

APPEALS DISMISSED

(i) **59 Staveley Road Keighley**

Keighley West

Remove existing garage and replace with a two bedrooled dwelling to the side - Case No: 15/00908/FUL

Appeal Ref: 15/00128/APPFL2

(ii) **Agricultural Building Tarn Lane Laycock Keighley**

Keighley West

Conversion of existing steel portal frame structure with concrete block walls into one single-storey habitable dwelling - Case No: 15/03344/PAR.

Appeal Ref: 15/00127/APPPN2

Resolved –

That the decisions be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)

FROM: D Pearson

Interim City Solicitor

City of Bradford Metropolitan District Council



Committee Secretariat Contact: Adam Backovic – 01274 431182

i:\decsheets2015-16\areaplanpanel/plks16Feb

