

Decisions of the Area Planning Panel (Keighley & Shipley) held on Wednesday 23 March 2016

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

DECISIONS:

1. 102 KINGS ROAD, ILKLEY

Ilkley

Householder application for porch to the front of house at 102 Kings Road, Ilkley – 16/00709/HOU.

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)

2. 39 PARKLANDS, ILKLEY

Ilkley

Full application for the construction of a detached dwelling at 39 Parklands, Ilkley – 15/07493/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. 6 GREENHILL DRIVE, MICKLETHWAITE, BINGLEY

Bingley

Outline application for single detached dwelling and carport. Land at 6 Greenhill Drive, Micklethwaite, Bingley – 15/04681/OUT.

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. CAR PARK, DOVE STREET, KEIGHLEY

Keighley Central

Full planning application (retrospective) for change of use from car park to use as car park and storage yard at Dove Street/Parson Street, Keighley – 15/07200/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 with an additional condition as outlined in (2) below:

- (1) **“Operations in connection with the storage of finished products or disposal of waste materials in the covered waste skip, including loading and unloading, shall not occur outside the hours of 09.30 to 15.00 hours Mondays to Fridays and not at all on Saturdays, Sundays, Bank or Public Holidays.**

Reason: In the interests of highway safety and the amenities of neighbouring residents and to accord with Policies TM19A and D1 and UR3 of the Replacement Unitary Development Plan.

- (2) **“At the same time as the surfacing of the storage area and car parking, the means of vehicular access from Parson Street shall be laid out, hard surfaced, sealed and drained within the site to a constructional specification to be approved in writing by the Local Planning Authority.”**

Reason: To ensure that a suitable form of access is made available to serve the development in the interests of highway safety and to accord with Policy TM19A of Replacement Unitary Development Plan.

ACTION: Strategic Director, Regeneration

(Mohammed Yousuf – 01274 434605)

5. LAND AT SYKES MILL, DENHOLME ROAD, OXENHOPE, KEIGHLEY

Worth Valley

Full application for new dwelling and access on land adjacent to Sykes Mill, Denholme Road, Leeming, Oxenhope – 15/07332/FUL.

The application proposes amendments to a dwelling previously approved on this plot of land by the Area Planning Panel in 2013 (Reference 13/01943/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)

6. THE MALT SHOVEL INN, WILSDEN ROAD, HARDEN, BINGLEY

Bingley Rural

Retrospective planning application for the construction of an outside timber shelter to accommodate a bar, till and servery in the rear garden of The Malt Shovel Inn, Wilsden Road, Harden, Bingley – 15/06916/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)

7. SADDLERS FARM, UPPER MARSH LANE, OXENHOPE, KEIGHLEY

Worth Valley

Full application for construction of timber lodge annex at Saddlers Farm, Upper Marsh Lane, Oxenhope, Keighley – 16/00073/FUL.

Resolved –

That the application be refused for the following reasons

The site is in the Green Belt within which a free standing residential annex beyond the curtilage of the dwelling house would be contrary to the presumption of inappropriate development in the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The Local Planning Authority does not accept that the ‘Very special circumstances’ argued here are sufficient to clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm. The proposal is contrary to the National Planning Policy Framework and Policy GB1 of the Replacement Unitary Development Plan.

ACTION: Strategic Director, Regeneration

(Mohammed Yousuf – 01274 434605)

8. REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION

(i) Land to rear of 171, 173 and 175 Bradford Road, Riddlesden

Keighley East

Land to rear of 171, 173 and 175 Bradford Road, Riddlesden – ENFUNA



The construction of two dwellings in this location was considered to be detrimental to highway safety and visual and residential amenity. The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 18 February 2016.

(ii) **2 View Road, Keighley**

Keighley Central

Construction of a single storey side and rear extension – 15/00043/ENFUNA.

The unauthorised development was considered to be detrimental to residential and visual amenity. The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 18 February 2016.

(iii) **3 Burley Court, Steeton with Eastburn**

Craven

Construction of a garage outbuilding – 15/00246/TPOCN.

The outbuilding was considered to be detrimental to highway and pedestrian safety and to the health and longevity of trees protected by a Tree Preservation Order. The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 3 February 2016.

(iv) **Land at Swartha House Farm, Swartha Lane, Silsden**

Craven

Failure to comply with condition – 15/00019/ENFCON.

The lack of a suitably formed access was considered to be detrimental to highways safety and both visual and residential amenity.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 2 February 2016.

(v) **The Glen Tea Rooms, Prod Lane, Baildon**

Baildon

Construction of raised platform and the installation of doors to the front elevation of the premises – 16/00076/ENFUNA.

The unauthorised raised platform due to its siting and scale was detrimental to the visual amenity of the existing property and wider surrounding area including the traditionally constructed building at The Old Glen House. The unauthorised French doors have an adverse impact on the front elevation of this traditional stone building due to their materials and style. The development was therefore contrary to Policies D1 and UR3 of the Replacement Unitary Development Plan.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 29 February 2016.

Resolved –

That the report be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)



9. DECISIONS MADE BY THE SECRETARY OF STATE

APPEALS ALLOWED

(i) **2 Woodlands Court, Bingley** **Bingley**

Retrospective application for amendments to planning permission 14/00468/HOU dated 02.04.2014: Construction of two-storey side extension with single-storey porch - Case No: 15/02507/HOU

Appeal Ref: 15/00143/APPHOU

(ii) **Fernhill, Jew Lane, Oxenhope, Keighley** **Worth Valley**

Conversion of existing garage into garden room and gym and construction of extension to create new double garage - Case No: 15/03668/HOU

Appeal Ref: 15/00139/APPHOU

(iii) **Ivy Cottage, Hob Cote Lane, Oakworth, Keighley** **Worth Valley**

Replacement conservatory, and new rear first floor windows - Case No: 15/00957/HOU

Appeal Ref: 15/00107/APPHOU

(iv) **Ivy Cottage, Hob Cote Lane, Oakworth, Keighley** **Worth Valley**

Replacement conservatory, and new rear first floor windows - Case No: 15/00950/LBC

Appeal Ref: 15/00133/APPLB2

(v) **Land At Widdon Croft 5, Whiddon Croft, Menston, Ilkley** **Wharfedale**

Construction of one detached dwelling on land adjoining - Case No: 15/01204/FUL

Appeal Ref: 15/00119/APPFL2

APPEALS DISMISSED

(vi) **49 Cliffe Street, Keighley** **Keighley Central**

Retrospective planning application for construction of front and rear dormer windows - Case No: 15/03829/HOU

Appeal Ref: 15/00136/APPHOU

(vii) **64 Mannville Road, Keighley** **Keighley Central**

Construction of single storey rear extension of the following dimensions:
Depth of extension from original rear wall: 5M. Maximum height of extension: 4M
Height to eaves of extension: 3M - Case No: 15/02855/PNH

Appeal Ref: 15/00134/APPNH1



(viii) **Mount Pleasant Farm, Black Moor Road, Oxenhope,
Keighley**

Worth Valley

Demolition of existing porch and construction of two storey rear extension - Case No:
15/03540/HOU

Appeal Ref: 15/00142/APPHOU

(ix) **Wilsden Cricket Club, Haworth Road, Wilsden, Bradford**

Bingley Rural

Retrospective application for sponsor's illuminated advertising board attached to northern gable of
pavilion - Case No: 15/02287/ADV

Appeal Ref: 15/00129/APPAD1

APPEAL ALLOWED IN PART / PART DISMISSED

(x) **9 Malvern Crescent, Riddlesden, Keighley**

Keighley East

Construction of rear extension allowed on appeal/balcony dismissed on appeal - Case No:
15/03183/HOU

Appeal Ref: 15/00148/APPHOU

Resolved –

That the decisions be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)

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