

## Decisions of the Area Planning Panel (Keighley and Shipley) on Wednesday, 13 July 2016

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

### Decisions

#### 1. APPLICATIONS RECOMMENDED FOR APPROVAL OR REFUSAL

(a) 2 Tower Road, Saltaire, Shipley Shipley

Full planning application for construction of two dwellings on land at 2 Tower Road, Saltaire, Shipley – 16/03326/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**

(b) 28 Lindisfarne Road, Shipley Shipley

Full application for a two storey dwelling with side, rear and front porch extensions at 28 Lindisfarne Road, Shipley – 16/02066/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**

(c) 50 Falcon Road, Bingley Bingley

Outline planning application for demolition of existing house and construction of seven, two-storey detached houses at land at 50 Falcon Road, Bingley – 15/06926/OUT

**Resolved –**



**That the application be refused for the following reason:**

**There is a lack of information with the application to assess the impact of the development in terms of the standard of access, visibility splays and turning facilities. The proposal is therefore contrary to Policies TM2 and TM19A of the Council's Replacement Unitary Development Plan.**

***Action: Strategic Director, Regeneration***

**(d) 6 Wheatley Rise, Ilkley**

**Ilkley**

Construction of detached dwelling with access from High Wheatley, at 6 Wheatley Rise, Ilkley – 16/01922/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***

**(e) 9-11 Rocklands Avenue, Baildon**

**Baildon**

Outline application for the construction of two three-bedroom houses with direct access from Saint Eloi Avenue including demolition of two old garages at land to the rear of 9-11 Rocklands Avenue, Baildon – 16/00891/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***

**(f) Oxenhope Station, Station Road, Oxenhope, Keighley**

**Worth Valley**

Full application for construction of single storey station cafeteria and extension to existing car park at Oxenhope Railway Station, Station Road, Oxenhope – 16/01036/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***

**(g) Rivendell, 49 Cemetery Lane, Keighley**

**Keighley Central**

Full planning application for construction of three dwellings on land at Rivendell, 49 Cemetery Lane, Keighley – 16/03273/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 the amendment of condition 2 as follows:**

**Before any part of the development is brought into use, the proposed means of vehicular and pedestrian access hereby approved, including provision of the kerb radius improvement and footway along the frontage of the site, shall be laid out, hard surfaced, sealed and drained within the site in accordance with the approved plan 1426 - 02 Rev A and completed to a constructional specification 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 the Replacement Unitary Development Plan.**

***Action: Strategic Director, Regeneration***

(Mohammed Yousuf – 01274 434605)

## **2. MISCELLANEOUS ITEMS**

The Panel noted the following:

### **DECISIONS MADE BY THE SECRETARY OF STATE**

#### ***APPEALS ALLOWED***

**(a) Cemetery Lodge, Bailey Hills Road, Bingley**

**Bingley**

Demolition of existing mono pitched outbuilding and construction of new detached dwelling - Case No: 15/02149/FUL

Appeal Ref: 16/00009/APPFL2

**(b) Hoyle Court, Otley Road, Charlestown, Baildon**

**Baildon**

Double-legged post-mounted sign - Case No: 16/00501/ADV

Appeal Ref: 16/00061/APPAD1

#### ***APPEALS DISMISSED***

(c) **25 Staveley Way, Keighley**

**Keighley West**

Alterations to Planning Application No 11/00912/HOU to form a "Granny Annex" with a gable roof to the front elevation - Case No: 15/06896/HOU

Appeal Ref: 16/00064/APPHOU

(d) **44 Westgate, Shipley**

**Shipley**

Installation of roller shutter to secure property - Case No: 15/03397/FUL

Appeal Ref: 16/00052/APPFL2

(Mohammed Yousuf – 01274 434605)

FROM: Parveen Akhtar  
City Solicitor  
City of Bradford Metropolitan District Council

Committee Secretariat Contact: Claire Tomenson, (01274) 432457