

Decisions of the Area Planning Panel (Keighley and Shipley) on Tuesday, 16 August 2016

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

Decisions

5. APPLICATIONS RECOMMENDED FOR APPROVAL OR REFUSAL

(a) 1 Pollard Street, Cottingley, Bingley Bingley Rural

Construction of a pair of semi-detached two bedroom dwellings at 1 Pollard Street, Cottingley, Bingley - 16/03831/FUL

Resolved –

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

Action: Strategic Director, Regeneration

(b) 11 Endor Grove, Burley in Wharfedale, Ilkley Wharfedale

Construction of a 2-storey side extension partly over garage, increase in footprint of existing single-storey extension, extension to the garage with revision of garage door position and new driveway to 11 Endor Grove, Burley in Wharfedale, Ilkley - 16/04703/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

(c) Bradup Farm, Ilkley Road, Riddlesden, Keighley Keighley East

Full planning application for the demolition of an existing house and construction of new two storey house with stables at Bradup Farm, Ilkley Road, Riddlesden, Keighley - 16/03347/FUL

Resolved –



That the application be refused for the reasons as set out in the Strategic Director, Regeneration's technical report.

Action: Strategic Director, Regeneration

(d) Dawat Lounge, Bradford Road, Keighley Keighley Central

Full planning application for construction of new two-storey building with five ground floor retail units and five first floor apartments including landscaping and external works at Dawat Lounge, Bradford Road, Keighley - 15/07198/FUL

Resolved –

That the application be approved for the following reason:

The principle of development is acceptable on the site. Comments of the Lead Local Flood Authority have been considered but, in view of local knowledge of flood events at site, it is considered that the risk of flooding and the evacuation of residents can be resolved by conditions placed on the permission. The scheme addresses the flood risk issues as required by the National Planning Policy Framework and is not contrary to Policy NR15B of the Council's Replacement Unitary Development Plan as it provides adequate measures for the protection of public safety.

And subject to the following conditions:

- (i) The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.**

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act, 1990 (as amended).

- (ii) Before development commences on site, arrangements shall be made with the Local Planning Authority for the inspection of all facing and roofing materials to be used in the development hereby permitted. The samples shall then be approved in writing by the Local Planning Authority and the development constructed in accordance with the approved details.**

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with Policies UR3 and D1 of the Replacement Unitary Development Plan.

- (iii) Before any part of the development is brought into use, the proposed car parking and cycle parking spaces shall be laid out, hard surfaced, sealed, marked out into bays and drained within the curtilage of the site in accordance with the approved site layout plan numbered 638 307 Revision C. The car park so approved shall be kept available for use while ever the development is in use.**

Reason: In the interests of highway safety and to accord with Policies TM19A, TM11 and TM12 of the Replacement Unitary Development Plan.

- (iv) The residential dwellings hereby approved shall incorporate the recommendations for insulation against noise as set out in the submitted Noise Assessment Report (Reference DRUK/ACC/RS/MABRK/2547) dated 13 June 2016.**

Reason : To ensure good standards of amenity for future occupiers, in accordance with objectives of the National Planning Policy Framework and Policies D1 and UR3 of the Replacement Unitary development plan.

- (v) The development hereby approved shall be carried out in accordance with the recommendations and mitigation proposals outlined in the submitted Flood Risk Assessment by FRC Flood Risk Consultancy Ltd. and with the FRC Addendums 3A; 3B; 3C; 3D; 3E; 3F and 3G. The scheme shall incorporate the following design recommendations:**
- Ground floor levels to be set at a level of 85.20mAOD.**
 - Incorporation of under floor compensatory flood storage space.**
 - Flood resistance/resilience measures to be incorporated into the building design up to a minimum level of 85.36mAOD.**
 - EA Flood Warnings Direct - Site owner/occupier should sign up the Environment Agency's free Flood Warnings Direct Service.**
 - A CCTV survey of the existing surface water drainage networks within the site is conducted to determine the line and level of the networks and the presence of an existing outfall into the River Aire.**

Reason : In the interests of mitigation of flood risk, to accord with Policies NR15B and NR16 of the Replacement Unitary Development Plan.

- (vi) Notwithstanding any details contained within the submitted Flood Risk Assessment or Sequential/Exception Test documents, prior to the commencement of development, the developer shall submit a Flood Evacuation Plan for the written approval of the Local Planning Authority. This shall include details of arrangements and responsibilities for its implementation and monitoring. The approved Flood Evacuation Plan shall then be put into effect upon occupation of the building and remain in effect as long as the building is in use.**

Reason : To mitigate Flood Risk and accord with Policy NR15B of the Replacement Unitary Development Plan.

- (vii) The development shall not begin until details of a scheme for foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The scheme so approved shall thereafter be implemented prior to the commencement of the development. Before the development is begun, full details and calculations of the pre and post development surface water discharge rates should be submitted to and be approved by the Local Planning Authority. The developer must submit details and calculations to**

demonstrate any surface water attenuation proposals are sufficient to contain flows generated in a 1:30 year event plus climate change within the underground system, together with details and calculations to demonstrate flows generated in a 1:100 year event plus climate change will be contained within the site boundary without affecting the proposed buildings, safe egress and access or overflowing into the adjacent river. The surface water discharge to river shall be limited to the rate that exists from the site prior to development, less a minimum 30% or to the greenfield run off rate of 2 litres per second per hectare.

Reason: To ensure proper drainage of the site and to accord with Policies UR3 and NR16 of the Replacement Unitary Development Plan.

- (viii) Prior to the development commencing, a Phase 2 geotechnical and geoenvironmental intrusive site investigation shall be undertaken to refine the Conceptual Site Model undertaken by Mugen Geo Ltd in the submitted Phase 1 Contamination Study. This Application No: 15/07198/FUL intrusive investigation shall assess the nature and extent of any contamination on the site, present a risk assessment, a remedial options appraisal scheme, and a detailed remediation strategy which ensures removal of unacceptable risks to all identified receptors from contamination. The results of the Phase 2 investigation, risk assessment and proposed remediation strategy shall be submitted to and approved in writing by the Local Planning Authority. The remediation strategy must include proposals for verification of remedial works. The development shall be carried out in accordance with the remediation strategy unless otherwise agreed in writing by the Local Planning Authority. Upon completion of the development, a remediation verification report prepared in accordance with the approved remediation strategy shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development.

Reason: To ensure that the site is remediated appropriately for its intended use and to comply with Policy UR3 of the Replacement Unitary Development Plan.

Action: *Strategic Director, Regeneration*

- (e) Land 403166 434645 Hill House Lane, Oxenhope, Worth Valley
Keighley

Outline application for construction of five-bed detached dwelling at land off Hill House Lane, Oxenhope, Keighley - 16/03306/OUT

Resolved –

That the application be approved for the following reason:

The proposed development would retain a substantial distance and

screening between the village of Oxenhope and the satellite settlement of West Croft. It would therefore not result in harm to the setting of the Oxenhope Conservation Area or the Grade II listed buildings that occupied the adjoining land and, therefore, would not be contrary to policies UDP3, BH4A, BH7 and BH10 of the Council's Replacement Unitary Development Plan or the National Planning Policy Framework.

And that the application be subject to the following conditions:

- (i) Application for approval of the matters reserved by this permission for subsequent approval by the Local Planning Authority shall be made not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 92 of the Town and Country Planning Act, 1990. (as amended)

- (ii) The development to which this notice relates must be begun not later than the expiration of two years from the date of the approval of the matters reserved by this permission for subsequent approval by the Local Planning Authority, or in the case of approval of such matters on different dates, the date of the final approval of the last of such matters to be approved.

Reason: To accord with the requirements of Section 92 of the Town and Country Planning Act, 1990 (as amended).

- (iii) Before any development is begun plans showing the landscaping of the site must be submitted to and approved in writing by the Local Planning Authority.

Reason: To accord with the requirements of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and in the interests of visual amenity and to mitigate the impact of development on the setting of the conservation area.

- (iv) Before development commences on site, arrangements shall be made with the Local Planning Authority for the inspection of all facing and roofing materials to be used in the development hereby permitted. The samples shall then be approved in writing by the Local Planning Authority and the development constructed in accordance with the approved details.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with Policies UR3 and D1 of the Replacement Unitary Development Plan.

- (v) The development shall not begin until details of a scheme for foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The scheme so approved shall thereafter be implemented prior to the commencement of the development.

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

Baildon

Orangery to create extended tea room area - Case No: 15/05045/FUL

Appeal Ref: 16/00062/APPFL2

Resolved –

That the decisions be noted.

Action: Strategic Director, Regeneration

(Mohammed Yousuf – 01274 434605)

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

Committee Secretariat Contact: Claire Tomenson, (01274) 432457