

## Decisions of the Area Planning Panel (Keighley and Shipley) on Tuesday, 6 September 2016

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

### Decisions

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

(a) 13 Parish Ghyll Road, Ilkley Ilkley

Application for change of use from garage to studio dwelling with integral garage – 16/04451/FUL.

**Resolved –**

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

- (i) The proposal constitutes overdevelopment of the site.
- (ii) There is insufficient information in the plans to determine the impact of the proposals, specifically in terms of the lack of measurements/dimensions.
- (iii) The design of the window is unsympathetic to the Conservation Area, contrary to Policies D1 and BH7 of the Replacement Unitary Development Plan, and it overhangs the public footway and so obstructs the public highway.

(b) 3 Gilstead Way, Ilkley Ilkley

Application for the demolition of the existing house and reconstruction of a detached dwelling with integral garage – 16/02962/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, together with an additional condition in respect of the use of obscured glass for windows in the eastern gable elevation facing Gilstead Court, to prevent overlooking.**

(c) 9 Glenlyon Drive, Keighley Keighley Central



Application for the construction of a single storey annex to the rear of an existing detached property – 16/00839/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.**

(d) **Land adjacent 49 Cowpasture Road, Ilkley** **Ilkley**

Retrospective application for the construction of a detached dwelling – 16/04159/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.**

(e) **133 North Street, Keighley** **Keighley  
Central**

Application for change of use of office building to nursery/after school activity, including the construction of a single storey rear extension – 16/04767/FUL.

**The Panel noted the withdrawal of the application by the applicant.**

(Mohammed Yousuf – 01274 434605)

## 6. MISCELLANEOUS ITEMS

The Panel noted the following:

### **ENFORCEMENT ACTION**

(a) **Land to the North of Springfield Farm, Halifax Road, Cullingworth** **Bingley  
Rural**

The Planning Manager (Enforcement and Trees) had authorised the service of an Enforcement Notice requiring the cessation of the unauthorised uses, on 18 August 2016.

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

#### ***APPEAL ALLOWED***

(b) **Non Addressable at Grid Reference 413586 447713,** **Ilkley**

**Cheltenham Avenue, Ilkley**

Demolition of existing garage/workshop and construction of two bedroom house –  
Case No. 15/07559/FUL.  
Appeal Ref: 1600066/APPFL2.

***APPEALS DISMISSED***

(c) **2 Stonegate, Bingley**

**Bingley**

Construction of garage to front of dwelling – Case No. 16/01900/HOU.  
Appeal Ref: 16/000800/APPHOU.

(d) **Golden Fleece, 38 Long Lane, Harden, Bingley**

**Bingley**  
**Rural**

Appeal against Enforcement Notice – Case no. 14/00101/ENFUNA.  
Appeal Ref: 16/00068/APPENF.

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