

Decisions of the Area Planning Panel (Keighley and Shipley) on Wednesday, 22 March 2017

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

Decisions

6. APPLICATIONS RECOMMENDED FOR APPROVAL OR REFUSAL

(a) 110 Skipton Road, Ilkley Ilkley

Construction of detached car port with office above plus associated works at 110 Skipton Road, Ilkley - 16/07296/HOU

Resolved –

That the application be refused for the following reasons:

- (i) The proposed development will have an adverse impact on the character and appearance of the area and the Ilkley Conservation Area contrary to Policies D1 and BH7 of the Replacement Unitary Development Plan.
- (ii) The building will have substandard access due to the narrow width of Riverside Walk and the increased likelihood of parking by clients of the proposed home business would cause obstruction. As such the proposal is contrary to Policies TM19A and TM2 of the Replacement Unitary Development Plan.
- (iii) The position of the roof lights on the submitted drawings is such that overlooking would be caused to occupiers of existing dwellings on Riverside Walk, resulting in loss of amenity to occupiers of these dwellings contrary to Policies D1 and UR3 of the Replacement Unitary Development Plan.
- (iv) The development would pose a threat to the trees immediately adjoining the site which is within the Conservation Area. This would be contrary to Policies NE4 and NE5 of the Replacement Unitary Development Plan.

Action: Strategic Director, Place



(b) 29 Greenside Lane, Cullingworth, Bingley **Bingley Rural**

Householder application for a proposed two-storey side extension to 29 Greenside Lane, Cullingworth, Bingley - 16/09228/HOU

Resolved –

That the application be approved for the reason and subject to the conditions set out in the Strategic Director, Place's technical report and an additional condition in relation to:

The first floor windows, serving the en-suite bathroom and dressing room, in the rear and side elevations of the extension hereby permitted shall be glazed in obscure glass prior to the first occupation of the extension and thereafter retained as such, in order to prevent overlooking of the adjacent property or garden area.

Action: Strategic Director, Place

(c) 3 Park Dale, Menston, Ilkley **Wharfedale**

Full application for the construction of a detached dwelling with associated parking at 3 Park Dale, Menston, Ilkley - 16/08877/FUL

Resolved –

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

Action: Strategic Director, Place

(d) 5 West View Wells Road, Ilkley **Ilkley**

Retrospective application for an extension to rear of the property to house a lift and staircase, at 5 West View, Wells Road, Ilkley - 17/00515/FUL

Resolved –

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

Action: Strategic Director, Place

(e) Cullingworth and District, Bingley Rural **Cullingworth**
Conservative Club, 21 - 23 Station Road

Full application for an externally mounted flue to serve kitchen extract ventilation at Cullingworth and District Conservative Club, 21-23 Station Road, Cullingworth - 16/08874/FUL

Resolved –

That the application be approved for the following reason:

The flue will bring public benefits, in terms of an improvement to amenity for neighbours in respect of odour and noise, which are considered to outweigh the harm to the Cullingworth Conservation Area. The development is therefore considered to accord with Policy BH7 of the Replacement Unitary Development Plan and Paragraph 134 of the National Planning Policy Framework,

and subject to a condition in respect of:

The extraction flue hereby permitted shall be rectangular in shape and coloured to match the adjoining stonework as specified on the submitted drawings and written submissions and shall be retained in that form and colour thereafter.

Reason: To safeguard the character and appearance of the Cullingworth Conservation Area in which it is located and to accord with Policies UR3, D1 and BH7 of the Replacement Unitary Development Plan.

Action: Strategic Director, Place

(f) Holmfield Manor Road, Keighley

Keighley Central

Full planning application for an amended house type on Plot 4 of the previously approved development at Holmfield, Manor Road, Keighley - 16/08785/FUL

Resolved –

That the application be approved for the following reason:

It is considered that the amendments to the house on Plot 4 would not result in the proposed dwelling having an unacceptable overbearing impact on the habitable rooms and rear garden area of the existing neighbouring property. As such the proposal would not be contrary to Policies D1 and UR3 of the Replacement Unitary Development Plan or Paragraph 17 of the National Planning Policy Framework,

and subject to the conditions applied to the previous permission 13/04890/FUL that are appropriate and including that no further windows, including dormer windows, or other openings shall be formed in the north elevation of the dwelling on Plot 4 without the prior permission of the Local Planning Authority, in order to prevent overlooking of the adjacent property or garden area.

Action: Strategic Director, Place

(g) Land North of Well Cottage, Black Moor Road,

Worth Valley

Oxenhope, Keighley

Full application for conversion of stables to form one dwelling. Building on land North of Well Cottage, Black Moor Road, Oxenhope, Keighley - 16/07909/FUL

Resolved –

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

Action: Strategic Director, Place

(h) Marsh Farm, Banks Lane, Riddlesden, Keighley East Keighley

Full application for construction of a new boarding kennel for up to 44 dogs and associated parking facilities. Marsh Farm, Banks Lane, Riddlesden, Keighley - 16/08142/FUL

Resolved –

That the application be refused for the following reasons:

- (i) The site is in the Green Belt defined by the Replacement Unitary Development Plan for the Bradford District (the RUDP). Policy GB1 of the RUDP and the National Planning Policy Framework (2012) set a strong presumption against inappropriate development in order to prevent urban sprawl by keeping land permanently open and safeguard the countryside from encroachment. The proposal would present a prominent encroachment of new building, car parking and ancillary development not required for agriculture into an area of unspoilt open countryside. The development would not preserve the openness of the countryside and would conflict significantly with the purposes of including the land within the green belt. No very special circumstances have been presented that would outweigh that harm to the green belt and the proposal is therefore inappropriate development contrary to Policy GB1 of the Replacement Unitary Development Plan and the National Planning Policy Framework.**
- (ii) The Local Planning Authority is not convinced by the assessment of noise impact submitted by the applicant. It considers that noise associated with the dog kennels would have an adverse impact on the residential amenities currently enjoyed by the occupants of Hilltops and Paxton Bungalows, Bank Lane, Riddlesden. As such the proposal will conflict with Policies D1 and UR3 of the Replacement Unitary Development Plan and will not form sustainable development compatible with the National Planning Policy Framework.**

Action: Strategic Director, Place

(Mohammed Yousuf – 01274 434605)

7. **MISCELLANEOUS ITEMS**

The Panel noted the following:

REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION

- (a) **31 Westgate, Shipley** **Shipley**

Unauthorised externally mounted roller shutters - 16/01019/ENFUNA.

- (b) **6 Edward Street, Saltaire** **Shipley**

Unauthorised change of use from residential to a mixed use including both residential and retail use for the operation of a bakery - 15/00989/ENFCOU.

- (c) **Land to the East of Long Gate, Sutton in Craven,
Oakworth, Keighley** **Worth
Valley**

Unauthorised development – 17/00053/ENFUNA

DECISIONS MADE BY THE SECRETARY OF STATE

APPEAL ALLOWED

- (d) **High Binns, Height Lane, Oxenhope, Keighley** **Worth
Valley**

Barn conversion an ancillary to dwelling, minor extension of domestic curtilage, engineering works to create an underground car park within established curtilage and deposit of excavated material on adjacent field – Case No: 16/01852/FUL.

Appeal Ref: 16/00127/APPFL2.

APPEALS DISMISSED

- (e) **1 Thorn Gate, Whalley Lane, Denholme, Bradford** **Bingley
Rural**

Change of use of agricultural building and land to residential use (C3) and associated external alterations – Case No: 16/04729/PAR.

Appeal ref: 16/00128/APPPAR.

- (f) **10 The Hallows, Keighley** **Keighley
Central**

Appeal against Enforcement Notice – Case No: 15/00609/ENFUNA.

Appeal Ref: 16/00076/APPENF

- (g) **Broad View, Hob Cote Lane, Oakworth, Keighley** **Worth**

Valley

Demolition of garden sheds and replacement with new garden store building –
Case No: 16/05490/HOU.

Appeal Ref: 17/00002/APPHOU.

(h) **Fair Deal Beds, Unit 2, Back Prospect Place, Keighley** **Keighley**
Central

Appeal against Enforcement Notice – Case No: 12/00451/ENFUNA.

Appeal Ref: 16/00070/APPENF.

Action: Strategic Director, Place

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