

Decisions of the Regulatory and Appeals Committee on Thursday, 6 October 2016

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publication of the Minutes**

Decisions

5. GREENHOLME MILLS, IRON ROW, BURLEY IN WHARFEDALE

Previous reference: Minute 52 (2015/16)

Full planning application for alterations and extensions to existing mill buildings to create a mixture of residential and commercial uses including a crèche, spa/gym and restaurant together with 20 new build houses and 6 new build apartments and ancillary infrastructure at Greenholme Mills, Iron Row, Burley in Wharfedale – 15/03339/MAF.

Resolved –

- (1) That the application be referred to the Secretary of State for Communities and Local Government under the provisions of the Town and Country Planning (Consultation)(England) Direction 2009 and, subject to him deciding not to call-in the application for determination, it be approved for the reasons and subject to the conditions set out in the Assistant Director - Planning, Transportation and Highways' technical report.**
- (2) That the grant of planning permission be subject also to the completion of a legal planning obligation under Section 106 of the Town and Country Planning Act 1990, or such other lawful mechanism for securing the heads of terms as may be agreed in consultation with the City Solicitor, in respect of:**
 - (i) On-site affordable housing provision of 6 units at a level of discount on the open market value of the properties necessary to allow disposal of the properties to a Registered Social Landlord,**
 - (ii) The payment of a sum of £93,415 to the Local Planning Authority for the purpose of upgrading the existing educational infrastructure at Menston Primary School or Burley Oaks Primary School,**
 - (iii) The payment of a sum of £120,660 to the Local Planning Authority for the purpose of upgrading the existing educational infrastructure at Ilkley Grammar School,**
 - (iv) The payment of a sum of £21,334 to the Local Planning**



- Authority for the purpose of improving recreational infrastructure; to be used either towards the delivery of a new Multi Use Games Area on land to the west of Iron Row or for drainage works, footpath works and fencing at Iron Row Recreation Ground and Burley Park,
- (v) On-site Recreation/Open Space Provision:
- (a) Provision of a 'Public Plaza and Gardens' in the area shown on the 'Landscape Management Plan', to be made available and accessible for public use in perpetuity in accordance with details to be approved in writing by the Local Planning Authority;
 - (b) Provision of the 'Riverside Walk' in the area shown on the 'Landscape Management Plan' to be made available and accessible for public use in perpetuity in accordance with details to be approved in writing by the Local Planning Authority;
 - (c) Approval of details and implementation of a plan for the management/maintenance of the Public Plaza and Gardens, Riverside Walk, Woodland Areas and Wildlife Meadows, as shown on the 'Landscape Management Plan',

the legal planning obligation to contain such other ancillary provisions as the Strategic Director, Regeneration (after consultation with the City Solicitor) considers appropriate.

***ACTION: Assistant Director - Planning, Transportation and Highways
City Solicitor***

(John Eyles – 01274 434380)

6. LAND AT THE FORMER RIVERSIDE WORKS, KEIGHLEY ROAD, SILSDEN

Outline application for the demolition of existing buildings and a residential development of up to 142 houses, with means of access to be considered, on land at the Former Riverside Works, Keighley Road, Silsden – 16/03804/MAO.

Resolved –

- (1) That the application be approved for the reasons and subject to the conditions set out in the Assistant Director - Planning, Transportation and Highways' technical report.
- (2) That the grant of planning permission be subject also to the completion of a legal planning obligation under Section 106 of the Town and Country Planning Act 1990, or such other lawful mechanism for securing the heads of terms as may be agreed in consultation with the City Solicitor, in respect of:
 - (i) 20% on-site affordable housing provision (2 and 3 bedroom units),
 - (ii) The payment of a commuted sum of £265,299 for the

- improvement of educational infrastructure at primary level in Silsden,
- (iii) The payment of a commuted sum of £141,132 towards the enhancement of recreation facilities in Silsden; to be used towards the following priorities: (i) the provision of additional community facilities in Silsden to include bringing the existing structures in the park back into use and providing a new facility/flexible space for sports/meetings/changing rooms for those playing sports in the park; (ii) the retention of the Multi Use Games Area (MUGA) next to the Youth Centre in Eliot Street or towards general recreational facilities in Silsden Park,
 - (iv) The payment of a contribution of £20,000 to mitigate impacts on sensitive habitats by bringing forward improvements on nearby footpath routes,
 - (v) The payment of a contribution of £120,000 towards the provision of a footbridge to cross the A629.
 - (vi) The safeguarding of the area of land adjacent to the proposed junction with Keighley Road, as shown hatched in red on Plan Reference: SIL-BWB-00-01-DR-TR-101 Rev P1, to provide for any improvements to the junction which may be required in future to facilitate access beyond the current application site,
 - (vii) A Section 278 Agreement in respect of the delivery of necessary works on Keighley Road to facilitate access to the site,

the legal planning obligation to contain such other ancillary provisions as the Strategic Director, Regeneration (after consultation with the City Solicitor) considers appropriate.

- (3) That the application for Reserved Matters be submitted to this Committee for consideration.

(John Eyles – 01274 434380)

FROM: Parveen Akhtar
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