

## Decisions of the Area Planning Panel (Keighley and Shipley) on Wednesday, 19 July 2017

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

### Decisions

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

(a) 42A Nelson Road, Ilkley Ilkley

Full application for demolition of 13 existing lock up garages and construction of 7 new units for storage use at 42A Nelson Road, Ilkley - 17/01668/FUL

**Resolved –**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Place's technical report and that condition 3 be amended as follows:**

3. **Notwithstanding details shown on the approved drawings, the storage units shall be roofed using natural slates. 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.**

***Action: Strategic Director, Place***

(b) 99 Bradford Road, Menston, Ilkley Wharfedale

Change of use to create four residential units and construction of side extension with alterations to front elevation and demolition of outbuilding at 99 Bradford Road, Menston, Ilkley - 17/00098/FUL

**Resolved –**

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

***Action: Strategic Director, Place***

**(c) Addingham Primary School, Bolton Road, Addingham Craven**

Full planning application for the installation of a 2.4m high safeguarding fence around the grounds of Addingham Primary School, Bolton Road, Addingham - 17/03290/FUL

**Resolved –**

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

***Action: Strategic Director, Place***

**(d) The Bungalow, Mill Hill, Haworth, Keighley Worth Valley**

A full planning application for the construction of a two-storey dwelling with undercroft garage at ‘The Bungalow’, Mill Hill, Haworth - 17/00684/FUL

**Resolved –**

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

***Action: Strategic Director, Place***

**(e) 369 Bradford Road, Sandbeds, Keighley Keighley East**

Householder planning application for two-storey side and rear extension at 369 Bradford Road, Sandbeds, Keighley - 17/00525/HOU

**Resolved –**

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

**That the special circumstances and future needs of a disabled member of the family provide sufficient reasons to outweigh conflict with design principles 1 and 3 of the Householder Supplementary Planning Document and no significant detriment is caused to local amenity or neighbour’s amenity. The proposal, therefore, satisfies policies D1 and UR3 of the Council’s Unitary Development Plan and complies with the National Planning Policy Framework.**

***Action: Strategic Director, Place***

**(f) Holme Royd, Woodville Road, Keighley** **Keighley Central**

Partially retrospective application for the construction of a single-storey raised extension to the south elevation, three-storey extension to the north elevation, single-storey extension to the rear with two-storey bay above, replacement of existing dormer windows with rooflights, internal balcony and new dormer window, and widening and repositioning of entrances at Holme Royd, Woodville Road, Keighley - 17/01299/HOU

**Resolved –**

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

**That the proposed extensions would not cause substantial harm as they would preserve and enhance a building within the conservation area, and by facilitating a productive re-use of the building, would satisfy policies UDP3, D1, BH7 and BH10 of the Council's Replacement Unitary Development.**

**And be subject to the following condition:**

- (i) That the details of a landscaping scheme, making provision for the planting of not less than eight native trees, be submitted to and approved in writing by the Local Planning Authority. The planting scheme so approved shall be carried out prior to occupation of the extended building.**

***Action: Strategic Director, Place***

**(g) Land at 77 Belgrave Road, Keighley** **Keighley Central**

Full planning application for construction of a three storey detached house at land at 77 Belgrave Road, Keighley - 17/00660/FUL

**Resolved –**

**That subject to written confirmation, this application be regarded as withdrawn and formal notification to be received by the Strategic Director, Place within 10 days.**

***Action: Strategic Director, Place***

(Mohammed Yousuf – 01274 434605)

**6. MISCELLANEOUS ITEMS**

**REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION**

**(a) Land East of Keighley Road, Silsden** **Craven**

Unauthorised change of use of the land to a landscape/construction contractors

yard incorporating material, vehicle and container storage and formation of hardstanding and access - 17/00247/ENFCOU

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 14 June 2017.

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

### ***APPEALS DISMISSED***

**(b) 17 Westlea Avenue, Riddlesden, Keighley Keighley East**

Change of roof from hip to gable and front and rear dormer windows - Case No: 16/08818/HOU

Appeal Ref: 17/00030/APPHOU

**(c) The Croft, Keighley Keighley East**

Construction of three detached houses, improvements to access drive with turning head - Case No: 16/06629/FUL

Appeal Ref: 17/00034/APPFL2

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

Appeal against Enforcement Notice - Case No: 16/00076/ENFUNA

Appeal Ref: 16/00126/APPENF

**(e) The Grange, Woodfield Road, Cullingworth Bingley Rural**

Appeal against Enforcement Notice - Case No: 15/00756/ENFAPP

Appeal Ref: 16/00075/APPENF

**Resolved –**

**That the decisions be noted.**

***Action: Strategic Director, Place***

(Mohammed Yousuf – 01274 434605)

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