

Decisions of the Area Planning Panel (Keighley and Shipley) on Wednesday, 18 October 2017

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

Decisions

6. APPLICATIONS RECOMMENDED FOR APPROVAL OR REFUSAL

(a) 13 Prod Lane, Baildon Baildon

Householder application for construction of a single storey rear extension, a timber car port/garage and driveway gate at 13 Prod Lane, Baildon - 17/04743/HOU

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

(b) 151 Main Street, Addingham Craven

A retrospective planning application for the change of use of part of the Addingham Memorial Hall from Community Hall use (D1) to use as a retail showroom (A1) at 151 Main Street, Addingham - 17/03061/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) 20 Grange Park Road, Bingley

Bingley Rural

Householder planning application for first floor extension on top of existing flat roof bungalow at 20 Grange Park Road, Cottingley, Bingley - 17/03329/HOU

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) Former Site of Bradford Hebrew Congregation,
Spring Hurst Road, Shipley**

Shipley

Planning permission is sought for amendments comprising external works to the rear of the houses on Plots 4 to 7, which form part of an approved residential development at the site of the former Bradford Hebrew Congregation, Spring Hurst Road, Shipley - 17/04336/FUL

Resolved –

That the application be refused for the following reason:

The proposed measures are not considered to satisfactorily mitigate the impact of the development on the amenity of existing and future occupiers of adjoining dwellings due to the loss of privacy and overlooking of habitable room windows and outside areas. Therefore the objectives of the National Planning Policy Framework and policies DS1, DS3 and DS5 of the Local Plan for Bradford are not considered to be satisfied.

Action: Strategic Director, Place

(e) Land at 10 Pink Street, Haworth, Keighley

Worth Valley

Outline planning application with all matters reserved for the development of a single detached family dwelling, including off road vehicle parking and gardens on land at 10 Pink Street, Haworth, Keighley - 17/02907/OUT

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

(f) Land South East of 12 Haincliffe Road, Keighley Keighley East

Full application for the demolition of an existing dwelling and construction of nine dwellings at land south-east of 12 Haincliffe Road, Keighley - 17/00036/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

(g) Low Croft Cottage, 23 Delph Hill, Baildon Baildon

Full application for the construction of a detached dwelling and a pair of semi-detached dwellings and construction of a garage on land at 23 Delph Hill, Baildon - 17/04663/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:

- (i) That protective roadway matting be laid on the unmade track alongside Old Hall.**

Action: Strategic Director, Place

(h) The Samuel Lister Academy, Cottingley New Road, Bingley Rural Bingley

Full planning application for the construction of a green metal palisade fence 2.4 metres high along the perimeter of the sports field adjacent to the public footpath at The Samuel Lister Academy, Cottingley New Road, Cottingley, Bingley - 17/03677/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

(i) Brentroyd Glenlyon Drive, Keighley

Keighley Central

A planning application for the construction of two-storey annex in place of existing detached garage to form games room/home office and ancillary accommodation at Brentroyd, Glenlyon Drive, Keighley - 17/03100/HOU

Resolved –

- (1) 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. If notification to withdrawn is not received then the application be submitted back to the Panel for consideration.**
- (2) That any new application in relation to this property be submitted to the Panel for consideration.**

Action: Strategic Director, Place

(j) Land at Halifax Road, Former Site of Wesley Place Primary School, Keighley

Keighley East

Full planning application for construction of 7 terraced three-storey residential houses at the former site of Wesley Place Primary School, Halifax Road, Keighley - 17/02983/FUL

Resolved –

That the application be approved for the following reason:

The development is acceptable as the means of access onto Halifax Road had previously been granted for five properties and the manoeuvres in and out of the site would not obstruct the free flow of traffic or be prejudicial to highway safety.

And that the application be subject to the following conditions:

- (1) 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.**
- (2) Before any part of the development is brought into use, the proposed means of vehicular and pedestrian access hereby approved shall be laid out, hard surfaced, sealed and drained within the site in accordance with the approved plan and completed to a constructional specification approved in writing by the Local Planning Authority.**
- (3) Before the development is brought into use, the off street car parking facility shall be laid out, hard surfaced, sealed and drained within the**

curtilage of the site in accordance with the approved drawings. The gradient shall be no steeper than 1 in 15 except where otherwise approved in writing by the Local Planning Authority.

- (4) The western boundary of the site shall remain closed and no access for vehicles shall be formed to Knowle Close other than with the prior written approval of the Local Planning Authority.**
- (5) Lighting to safeguard the safety of users of the proposed car parking area shall be provided and made available for use prior to the occupation of the dwellings. Details of the position, type and intensity of such lighting shall be submitted to and agreed in writing by the Local Planning Authority prior to its installation.**
- (6) Before the car parking area is brought into use, a scheme of landscaping and screening shall be implemented between the parking spaces and the dwellings to the west. Notwithstanding details shown on the approved drawings, details of this screening and planting shall be submitted to, and agreed in writing by the Local Planning Authority before the car parking area is created.**
- (7) Prior to the commencement of the development, arrangements shall be made with the Local Planning Authority for the inspection of samples of the external walling and roofing materials for the dwellings. These shall be approved in writing prior to the commencement of development, and the development shall be built in the materials so approved.**
- (8) 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.**

Action: Strategic Director, Place

(Mohammed Yousuf – 01274 434605)

7. **MISCELLANEOUS ITEMS**

DECISIONS MADE BY THE SECRETARY OF STATE

APPEALS ALLOWED

(a) **110 Skipton Road, Ilkley** **Ilkley**

Construction of detached carport with office above plus associated works - Case No: 16/07296/HOU

Appeal Ref: 17/00073/APPHOU

(b) **18 The Orchards, Bingley** **Bingley**

Construction of detached dwelling and garage - Case No: 16/06681/FUL

Appeal Ref: 17/00036/APPFL2

(c) **9 Barrowby Close, Menston, Ilkley** **Wharfedale**

Construction of detached dwelling with associated parking - Case No: 16/08866/FUL

Appeal Ref: 17/00061/APPFL2

(d) **Beacon House, Riverside Business Park,
Dansk Way Ilkley** **Ilkley**

Removal of condition 2 of planning permission 15/02269/FUL dated 21.07.2015:
Change of use from business (B1) to assembly and leisure (D2) - Case No:
16/08743/VOC

Appeal Ref: 17/00043/APPVO2

APPEALS DISMISSED

(e) **10 High Street, Keighley** **Keighley
Central**

Retention of shop front, retractable canopy and mounted roller shutter - Case No:
16/09168/FUL

Appeal Ref: 17/00048/APPFL2

(f) 10 High Street, Keighley

**Keighley
Central**

Retrospective application for shop fascia sign - Case No: 16/09219/ADV

Appeal Ref: 17/00049/APPAD2

(g) 11 Ferrands Park Way, Harden, Bingley

Bingley Rural

Raising of roof height and construction of two storey extensions to front, side and rear - Case No: 16/08787/HOU

Appeal Ref: 17/00086/APPHOU

(h) 13 Parish Ghyll Road, Ilkley

Ilkley

Change of use from garage and store to studio dwelling with integral garage - Case No: 16/04451/FUL

Appeal Ref: 17/00033/APPFL2

(i) 17 Dene Bank, Bingley

Bingley

Elevated wood deck over rockery - Case No: 17/00319/HOU

Appeal Ref: 17/00067/APPHOU

(j) 253 Bingley Road, Shipley

Shipley

Installation of fence of 1.8 metres high x 4.6 metres wide x 10 centimetres depth - Case No: 17/00451/HOU

Appeal Ref: 17/00064/APPHOU

(k) 4 Bingley Road, Shipley

Shipley

Retrospective planning application for a fence at the front of the property. - Case No: 16/09596/HOU

Appeal Ref: 17/00066/APPHOU

- (l) **Building At Grid Ref 403718 447648, Hayhills Lane, Silsden** **Craven**

Change of use of agricultural building and land to residential use (C3): 1 dwelling
- Case No: 16/09213/PAR

Appeal Ref: 17/00032/APPPAR

- (m) **Farmhouse, Raines Farm, Glovershaw Lane, Baildon** **Baildon**

Modifications to roof and construction of upper floor of farmhouse (Variation 1) -
Case No: 16/09599/HOU

Appeal Ref: 17/00044/APPHOU

- (n) **Land South of 64 Saltaire Road, Shipley** **Shipley**

Construction of detached building comprising of A2 office and dwelling combined
- Case No: 16/07679/FUL

Appeal Ref: 17/00060/APPFL2

APPEALS WITHDRAWN

- (o) **Land at Westfield Farm, Tim Lane, Oakworth, Keighley** **Worth Valley**

Change of use of agricultural building and adjoining land to residential use (C3):
one dwelling - Case No: 17/02915/PAR

Appeal Ref: 17/00087/APPPAR

APPEAL ALLOWED IN PART/PART DISMISSED

- (p) **Mother Hubbards, Bradford Road, Keighley** **Keighley Central**

Retrospective application for new shopfront, entrance steps and access ramp -
allowed on appeal. External roller shutters - dismissed on appeal. - Case No:
17/00019/FUL

Appeal Ref: 17/00068/APPFL2

MISCELLANEOUS ITEMS

(q) 367 Fell Lane, Keighley

Prior Notification in respect of Part 1 Class A (g) permitted development rights for a larger home extension at 367 Fell Lane, Keighley - 17/05513/PNH

Resolved –

That the prior notification be noted.

Action: Strategic Director, Place

(r) Dawat Lounge, Bradford Road, Keighley

Report concerning the Local Government Ombudsman's findings in relation to the previous 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 at Dawat Lounge, Bradford Road, Stockbridge, Keighley - 15/07198/FUL

Resolved –

(1) That the Local Government Ombudsman's findings be noted.

(2) That the Panel note that the Council's Planning department have carried out the agreed actions in the Local Government Ombudsman's findings and do not wish to take any further action.

Action: Strategic Director, Place

(Mohammed Yousuf – 01274 434605)

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