

Decisions of the Area Planning Panel (Keighley and Shipley) on Wednesday, 18 December 2019

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

Decisions

6. APPLICATIONS RECOMMENDED FOR APPROVAL OR REFUSAL

(a) 17 Main Street, Haworth, Keighley Worth Valley

Change of Use from (A1) bric-a-brac shop to (A4) drinking establishment and replacement of shop front at 17 Main Street, Haworth – 19/03644/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, with an additional condition that before the premises are brought into use for the purpose hereby permitted, details of a scheme for lighting of the rear yard shall be submitted to, and approved in writing by the Local Planning Authority.

Reason : In the interests of safety and to ensure lighting does not adversely affect bats.

Action: Strategic Director, Place

(b) 24 Clifton Road, Ilkley Ilkley

Full planning application for the construction of a detached dwelling and integral garage on land at 24 Clifton Road, Ilkley – 19/02787/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 with the following additional conditions;

- (i) That the windows at 1st floor level in the side elevation of the dwelling hereby approved shall be glazed using obscure glass. Thereafter, these windows shall be retained with obscure glazing.**

Reason: To prevent overlooking and loss of privacy to occupiers of adjacent properties.

- (ii) That before the dwelling is brought into use additional planting/landscaping shall be carried out on the west boundary of the plot in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and privacy.

Action: Strategic Director, Place

- (c) Dove Hall, Green Lane, Baildon Baildon

Change of use of an annex to a holiday let (retrospective) at Dove Hall, Green Lane, Baildon – 18/03272/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) Haworth Fire Station, Station Road, Haworth Worth Valley

Full planning application for demolition of existing building and construction of an A1 food retail unit with parking and associated works and an ATM machine at Haworth Fire Station, Station Road, Haworth – 18/02585/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 subject to the amendment to Condition 8 as follows:

That before the development is brought into use the off-site highway improvements hereby approved, which include the provision of:-

- (i) a new footway along the site frontage (Station Road and Bridgehouse Lane),
- (ii) a **pedestrian** crossing on Station Road, and
- (iii) a dropped crossing **and associated measures** on Bridgehouse Lane

and which are shown indicatively on Drawing No. 1625 PL 103 L, shall be implemented on site in accordance with a specification to be submitted to and approved in writing by the Local Planning Authority. The development shall then not be brought into use until these works have been completed on site to the satisfaction of the Local Highway Authority.

Action: Strategic Director, Place

(e) 74 Wheatley Lane, Ilkley

Ilkley

A planning application for the demolition of an existing garage and construction of a new two storey garage to house three vehicles and form a one bedroomed annexe on the first floor at 74 Wheatley Lane, Ilkley – 19/01115/HOU

Resolved –

That the application be deferred to a future meeting at the request of the applicant.

Action: Strategic Director, Place

(Mohammed Yousuf – 01274 434605)

7. MISCELLANEOUS ITEMS

REQUEST FOR ENFORCEMENT /PROSECUTION ACTION

(a) Wicken Crag, Halifax Road, Cross Roads,
Keighley

Worth Valley

Without planning permission, engineering operations consisting of the deposit of excavated material to form an embankment – 18/00010/ENFUNA.

The Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice on 17 October 2019. It was considered expedient to instigate Enforcement (Legal) Action.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

<u>ITEM</u>	<u>WARD</u>	<u>LOCATION</u>
(b)	Bingley Rural	4 Birkshead Mews Wilsden Bingley BD15 0FL First floor balcony to rear - Case No: 19/01297/HOU Appeal Ref: 19/00101/APPHOU
(c)	Shipley	81 Moorhead Lane Shipley BD18 4JW New dormer window to east and south elevation - Case No: 19/01286/HOU Appeal Ref: 19/00069/APPHOU

<u>ITEM</u>	<u>WARD</u>	<u>LOCATION</u>
(d)	Keighley West	Beltrees Occupation Lane Keighley BD22 7LB Construction of two wooden pre-fabricated outbuildings in the rear garden to be used in connection with a small-scale, home-based cattery business. - Case No: 19/00278/FUL Appeal Ref: 19/00085/APPFL2

Appeal Dismissed

<u>ITEM</u>	<u>WARD</u>	<u>LOCATION</u>
(e)	Bingley Rural	19 Hunters Green Cullingworth Bingley BD13 5JH Replacement porch extension - Case No: 19/01694/HOU Appeal Ref: 19/00086/APPHOU
(f)	Ilkley	5 Dale View Ilkley LS29 9BP Change of use from adopted highway to private curtilage - Case No: 19/01578/FUL Appeal Ref: 19/00104/APPFL2
(g)	Shipley	Advertising Right On Gable Old House At Home 75 Otley Road Shipley West Yorkshire Replacement of existing advertising display with a digital advertising display with illuminated static images on a 10 second sequential rotation, illumination adjusting to ambient light levels - Case No: 19/02380/ADV Appeal Ref: 19/00108/APPAD2
(h)	Worth Valley	Land Adjacent To 81 Hebden Road Haworth Keighley West Yorkshire Construction of detached dwelling with parking - Case No: 19/01340/FUL Appeal Ref: 19/00100/APPFL2

<u>ITEM</u>	<u>WARD</u>	<u>LOCATION</u>
(i)	Worth Valley	Lower Mill Hill Farm Butt Lane Haworth Keighley West Yorkshire BD22 8QJ Two storey extension to the rear and first storey extension to Butt Lane. - Case No: 19/01177/HOU Appeal Ref: 19/00075/APPHOU (Mohammed Yousuf – 01274 434605)

FROM: Parveen Akhtar
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