

Decisions of the Area Planning Panel (Keighley and Shipley) on Wednesday, 13 July 2022

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

Decision

5. APPLICATION RECOMMENDED FOR APPROVAL OR REFUSAL

Land at Crossflatts Cricket Club, Keighley Road, Bingley, West Yorkshire - 20/01995/FUL

Full application for the change of use of cafe to form residential dwelling (Plot 5) with associated works, construction of one pair of semi-detached houses (Plots 6 and 7), three terraced houses (Plots 8, 9 and 10) and two detached houses (Plots 11 and 12) with associated parking, access and landscaping on land to the west of Crossflatts Cricket Club, Keighley Road, Bingley.

Resolved:

That the application number 20/01995/FUL be refused for the following reasons:

- 1. The number of houses proposed represents an overdevelopment of the site. This results in dwellings with unacceptably small outdoor amenity spaces and a cramped appearance of the site. The proposed development fails to comply with policies HO5, DS1 and DS3 of the Core Strategy Development Plan Document and the guidance in the Homes and Neighbourhoods: A Guide to Designing in Bradford Supplementary Planning Document.**
- 2. The safety netting and support towers, due to their height and location in close proximity to house plots 6 - 10, would have an unacceptable impact on the amenity of the future residents of these dwellings by reason of overbearing the rear garden areas and windows to the rear, east facing elevations. Furthermore, the height of the netting and support towers would have an unacceptable impact on the visual amenity of the wider area by introducing apparatus that would dominate the locality. For these reasons, the proposal would conflict with policies DS1 and DS5 of the Core Strategy Development Plan Document.**
- 3. The proximity of the dwellings, and plot 6 in particular, to the adjacent clubhouse of Crossflatts Cricket Club would cause future residents to be negatively impacted by noise and disruption from the use of the clubhouse, which are licenced premises, on match days and when used**

for functions. The proposed application conflicts with policies DS5 and EN8 of the Core Strategy Development Plan Document.

4. The proposal introduces residential development into close proximity to the cricket clubhouse. By doing this the development would see residents move into an area where noise is emanating from licenced premises. This would see an agent of change that would have an unacceptable impact on the continuing use of the cricket club and users of the club house in the manner in which is presently used. This fails to comply with policies DS5 and EN8 of the Core Strategy Development Plan Document and paragraph 187 of the National Planning Policy Framework.
5. The size, height and location of plots 6 - 10 would cause an unacceptable level of overshadowing and loss of natural light to the clubhouse and pavilion. This would cause a loss of amenity for the users of the clubhouse contrary to Policy DS5 of the Core Strategy Development Plan Document.

Action: Strategic Director, Place

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