

Decisions of the Area Planning Panel (Keighley and Shipley) on Wednesday, 2 August 2023

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

Decisions

6. APPLICATIONS RECOMMENDED FOR APPROVAL OR REFUSAL

(a) Land at 1-3 West Lane and 14 The Fold, Haworth, BD22 8DU

Change of Use from 3 x C3 dwelling houses, 1-3 West Lane and 14 The Fold, Haworth, BD22 8DU, to a Sui Generis use comprising 11 holiday lets; construction of two additional storeys with dormer windows above 3 West Lane, alterations to the frontage of 3 West Lane and associated alterations.

That the application be refused for the following reason:

The proposed development would have a detrimental impact on the local transport infrastructure, residential amenity and would be too overbearing in comparison to its surroundings, particularly neighbouring properties, and would be contrary to policies TR2 and DS5 of the Core Strategy Development Plan Document.

Action: Strategic Director, Place

(b) 11 Staveley Road Shipley BD18 4HD

Householder Planning application for construction of a single-storey rear extension and rear dormer window at 11 Staveley Road Shipley BD18 4HD.

That the application be refused for the following reason:

That the extension is disproportionate and overbearing, being very close to a neighbouring property's boundary, and its flat roof accessed via a doorway offers potential use as an elevated terrace, which is unacceptable due to the impact on privacy of adjoining neighbours. The rear dormer window is overpowering on views of the rear of the house and overlooks gardens/houses on Nab Lane to the rear. The proposal is therefore contrary to policies DS1, DS3 and DS5 of the Core Strategy Development Plan Document and the Householder Supplementary Planning Document.

(c) West of Cross Lane Oxenhope, Keighley BD22 9LE

Outline application for residential development of 9 houses on the land, requesting consideration of access at land West of Cross Lane Oxenhope, Keighley BD22 9LE

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 and subject to the additional condition of no more than 9 houses be developed.

Action: Strategic Director, Place

(d) Land at Longridge, Dockroyd Lane, Oakworth, Keighley BD22 7RH

This application plot is a rectangular shaped piece of agricultural land located west of Dockroyd Lane. The site is bounded by a stone wall along the boundary with Dockroyd. There is a large Sycamore tree located in the north east of the plot adjacent to the highway. The land slopes down gradually from east to west.

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) Construction of six apartments at Robin Hill, Clifford Road, Ilkley LS29 0AX

Full application for demolition of existing dwelling and construction of six apartments Robin Hill, Clifford Road, Ilkley LS29 0AX

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) Householder planning application at Thornhill, Clifford Road, Ilkley, LS29 0AL

Householder Planning application for the construction of a one and half storey side extension and a single storey rear extension, including demolition of the existing extension and outbuildings, at Thornhill, Clifford Road, Ilkley, LS29 0AL.

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

(Mark Hutchinson 07582 102110)

7. MISCELLANEOUS ITEMS

Resolved –

That the decisions made by the Secretary of State as set out in (Document “B”) be noted.

Action: Strategic Director, Place

(Mark Hutchinson - 07582 102110)

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