

## Report of the Strategic Director of Regeneration to the meeting of the Area Planning Panel (KEIGHLEY) to be held on 19 January 2012

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### Summary Statement - Part Two

#### Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action – page 13	(3)
Decisions made by the Secretary of State – Allowed – page 19	(6)
Decisions made by the Secretary of State – Dismissed - 20	(8)
Decisions made by the Secretary of State – Withdrawn – page 21	(1)
Petitions to be Noted – page 22	(2)

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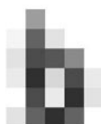
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Assistant Director (Planning)

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**Portfolio:**  
Environment and Culture

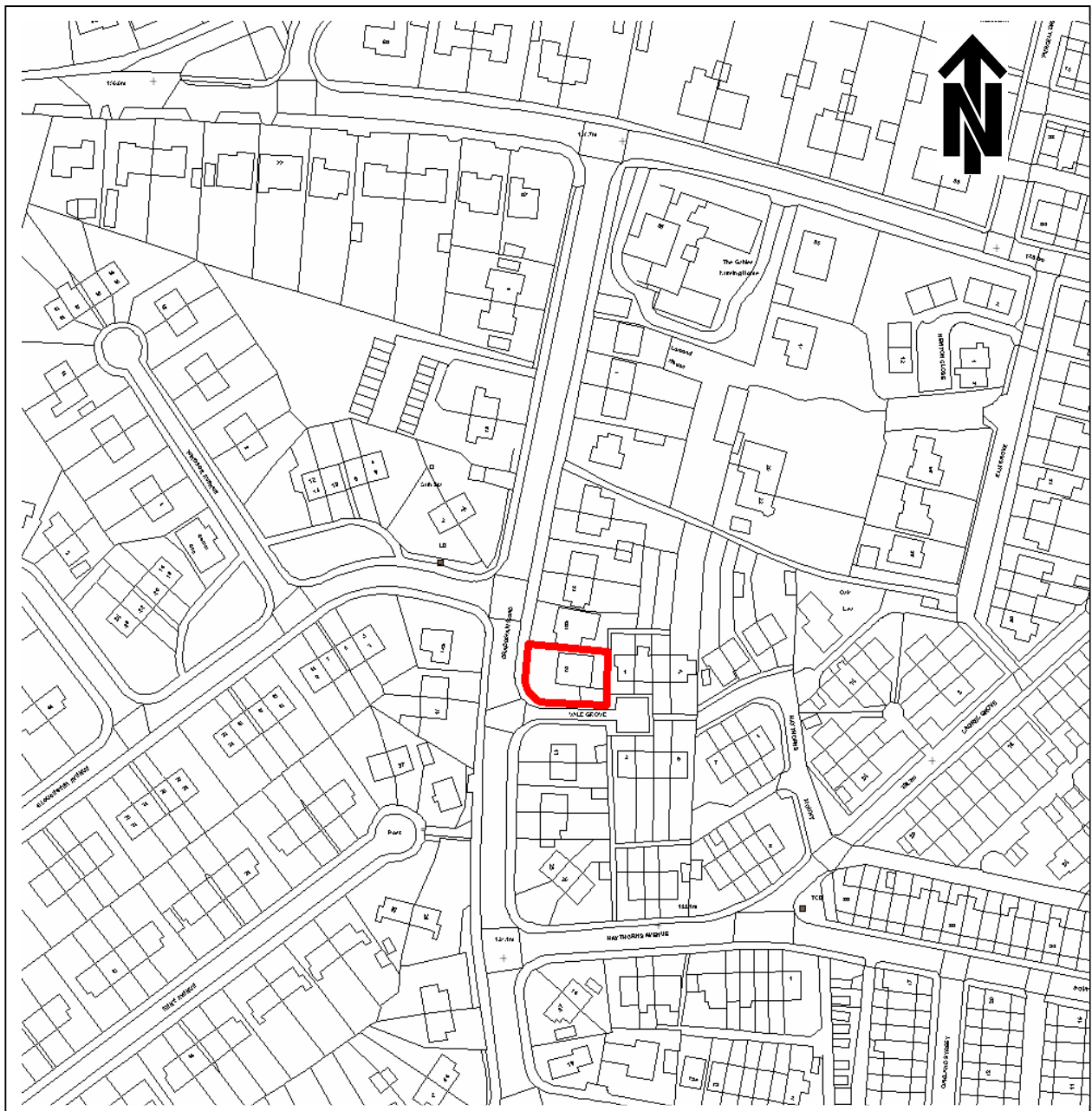
**Improvement Committee Area:**  
Regeneration and Economy



**Area Planning Panel (Keighley)**

**10/00715/ENFUNA**

19 January 2012



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<p>ITEM NO. : 3</p>	<p>LOCATION: <b>15 Dradishaw Road Silsden BD20 0BH</b></p>
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**19 January 2012**

**Item Number: 3**  
**Ward: CRAVEN**  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
10/00715/ENFUNA

**Site Location:**  
Junction of Vale Grove and Dradishaw Road, Silsden.

**Alleged Breaches of Planning Control**  
Unauthorised timber fence exceeding permitted height

**Circumstances:**  
The owners of the property have erected a timber fence which exceeds the permitted height. Retrospective planning permission has been refused.

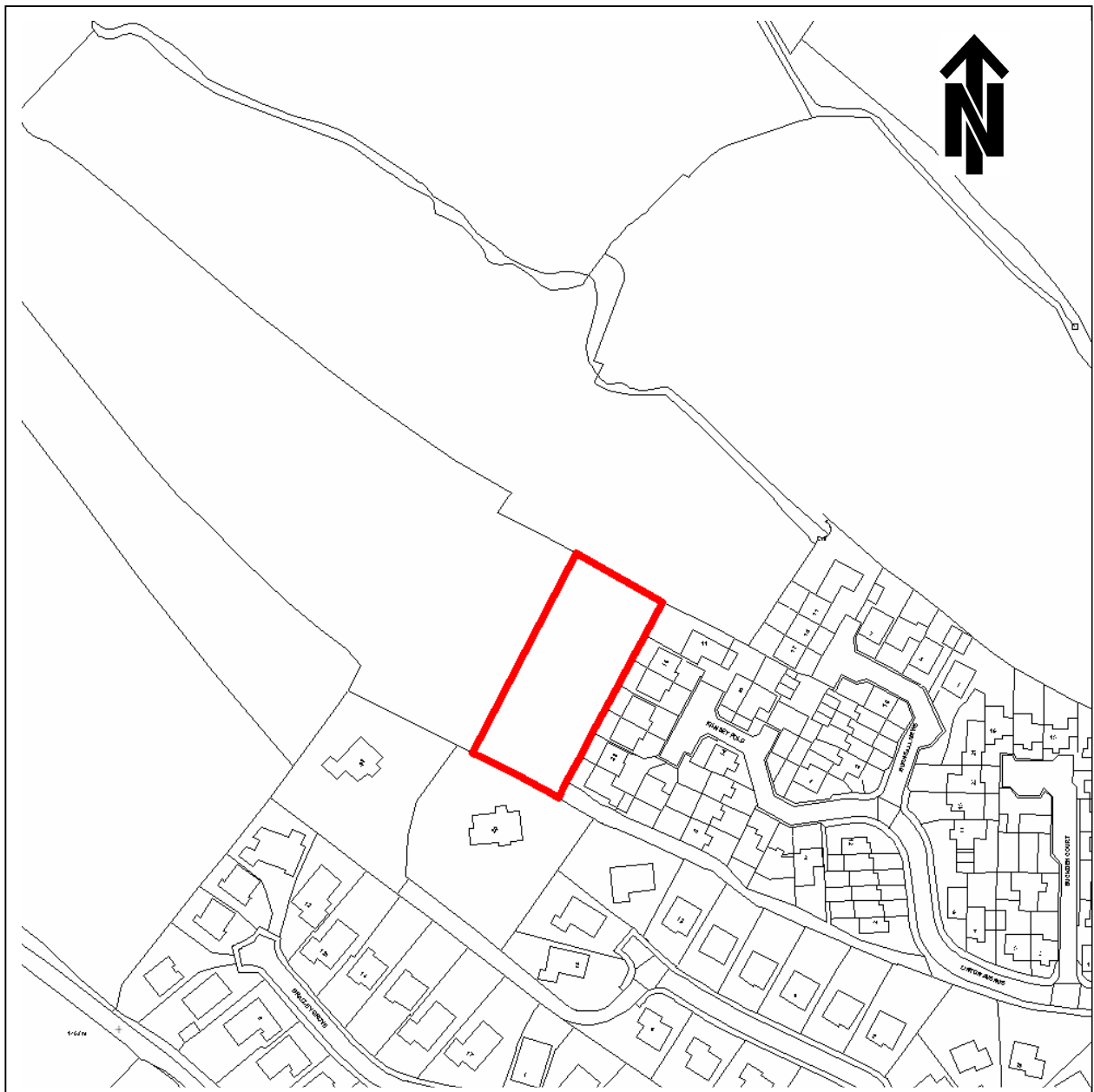
Enforcement action has therefore been authorised for the removal of this structure.

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**Area Planning Panel (Keighley)**

**11/00215/ENFUNA**

19 January 2012



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ITEM NO. : 4	LOCATION:  <b>Rear Of 25 Kilnsey Fold Silsden BD20 9NZ</b>
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**19 January 2012**

**Item Number: 4**  
**Ward: CRAVEN**  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
11/00215/ENFUNA

**Site Location:**  
Rear of 25 Kilnsey Fold, Silsden.

**Alleged Breaches of Planning Control**  
Unauthorised raised decking in agricultural green belt to the rear.

**Circumstances:**  
The owners of the land have erected raised timber decking in the field to the rear of the dwelling, it is considered that this constitutes inappropriate development in the green belt contrary to GB1, GB2 and UR3 of the RUDP.

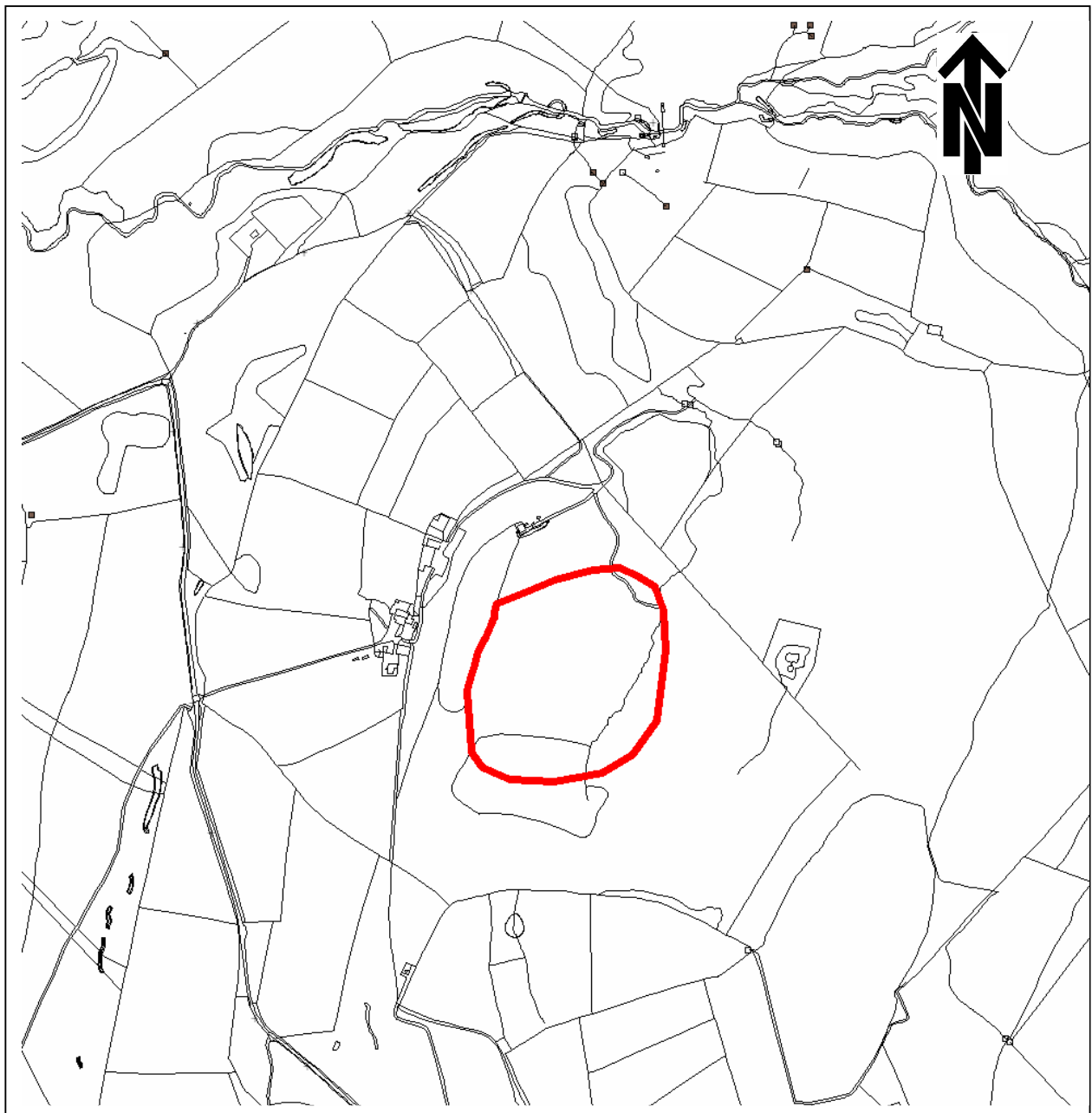
Enforcement action has therefore been authorised for the removal of this structure.

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**Area Planning Panel (Keighley)**

**11/00240/ENFCOU**

19 January 2012



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<p>ITEM NO. : 5</p>	<p>LOCATION: <b>Rough Holden Farm</b> <b>Holden Lane</b> <b>Silsden</b> <b>BD20 0LS</b></p>
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**19 January 2012**

**Item Number: 5**  
**Ward: CRAVEN**  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
11/00240/ENFCOU

**Site Location:**  
Rear of Rough Holden House Farm, Holden Lane, Silsden.

**Alleged Breaches of Planning Control**  
Unauthorised motor sports on land.

**Circumstances:**  
The owner of the land is allowing motor sports on the land to the rear of the main farmhouse. The use Classes Order permits this use but it limits the number of occasions the motor sports can operate without planning consent. The limit is set at 14 days in any one year. The owners have now exceeded this limit and the impact of this is that whilst the motor sports are operating the use has an adverse impact on the local environment and local residents contrary to Policy UR3 of the RUDP.

Enforcement action has therefore been authorised requiring the use of the land in connection with motor sports to cease.

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## DECISIONS MADE BY THE SECRETARY OF STATE

### Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
6	Keighley West (ward 17)	48 Ingrow Lane Keighley West Yorkshire BD21 5ED  Extension to side to form garage and bedroom  - Case No: 11/02039/HOU  Appeal Ref: 11/00166/APPHOU
7	Ilkley (ward 14)	56 Ben Rhydding Road Ilkley West Yorkshire LS29 8RN  Demolish detached garage and construct a new double garage with home office above in new position to serve the existing property  - Case No: 11/00760/FUL  Appeal Ref: 11/00090/APPFUL
8	Craven (ward 09)	Omega 36A Bradley Road Silsden West Yorkshire BD20 9LS  Retrospective application for construction of summerhouse to rear of property  - Case No: 11/00321/HOU  Appeal Ref: 11/00138/APPHOU
9	Craven (ward 09)	Snow Hill Farm Haygill Nook Silsden West Yorkshire BD20 9JD  Installation of an on farm wind turbine to provide energy for the farm  - Case No: 11/02290/FUL  Appeal Ref: 11/00140/APPFUL
10	Worth Valley (ward 29)	Westfield Farm Tim Lane Oakworth Keighley West Yorkshire  Retrospective application for conservatory and retaining walls to the rear of dwelling  - Case No: 11/01641/HOU  Appeal Ref: 11/00171/APPHOU



<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
11	Craven (ward 09)	<p>Woofa Bank Farm Cringles Lane Silsden West Yorkshire BD20 9JE</p> <p>Installation of an on farm wind turbine which will be used on the farm and dairy unit</p> <p>- Case No: 11/02293/FUL</p> <p>Appeal Ref: 11/00139/APPFUL</p>

### Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
12	Keighley East (ward 16)	<p>108 Woodhouse Road Keighley West Yorkshire BD21 5DW</p> <p>Construction of detached dwelling with parking - Case No: 11/02533/FUL</p> <p>Appeal Ref: 11/00146/APPFUL</p>
13	Keighley East (ward 16)	<p>14 Barley Cote Road Riddlesden Keighley West Yorkshire BD20 5QA</p> <p>Construction of single dwelling - Case No: 10/03701/FUL</p> <p>Appeal Ref: 11/00093/APPFUL</p>
14	Keighley East (ward 16)	<p>27 Primrose Street Keighley West Yorkshire BD21 4NN</p> <p>Construction of 1.8m high feathered fence around the perimeter of the property - Case No: 11/02170/HOU</p> <p>Appeal Ref: 11/00137/APPHOU</p>
15	Worth Valley (ward 29)	<p>34 West Lane Haworth Keighley West Yorkshire BD22 8DU</p> <p>Outbuilding - Case No: 10/00380/ENFUNA</p> <p>Appeal Ref: 11/00096/APPENF</p>
16	Worth Valley (ward 29)	<p>35 Canberra Drive Cross Roads Keighley West Yorkshire BD22 9DG</p> <p>Appeal against - Case No: 10/00539/ENFUNA</p> <p>Appeal Ref: 11/00108/APPENF</p>

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
17	Keighley Central (ward 15)	42 High Street Keighley West Yorkshire BD21 2LJ  Change of use from A3 (restaurants and cafes) to A5 for the sale of hot food to take-away - Case No: 11/00406/FUL  Appeal Ref: 11/00147/APPFUL
18	Ilkley (ward 14)	56 Ben Rhydding Road Ilkley West Yorkshire LS29 8RN  Construct new five-bedroom detached house within grounds of existing property - Case No: 11/00760/FUL1  Appeal Ref: 11/00176/APPFUL
19	Worth Valley (ward 29)	Land South West Of Hamilton View Hebden Bridge Road Oxenhope Keighley West Yorkshire  Detached house - Case No: 10/05859/FUL  Appeal Ref: 11/00117/APPFUL

## Appeals Upheld

There are no Appeal Upheld Decisions to report this month

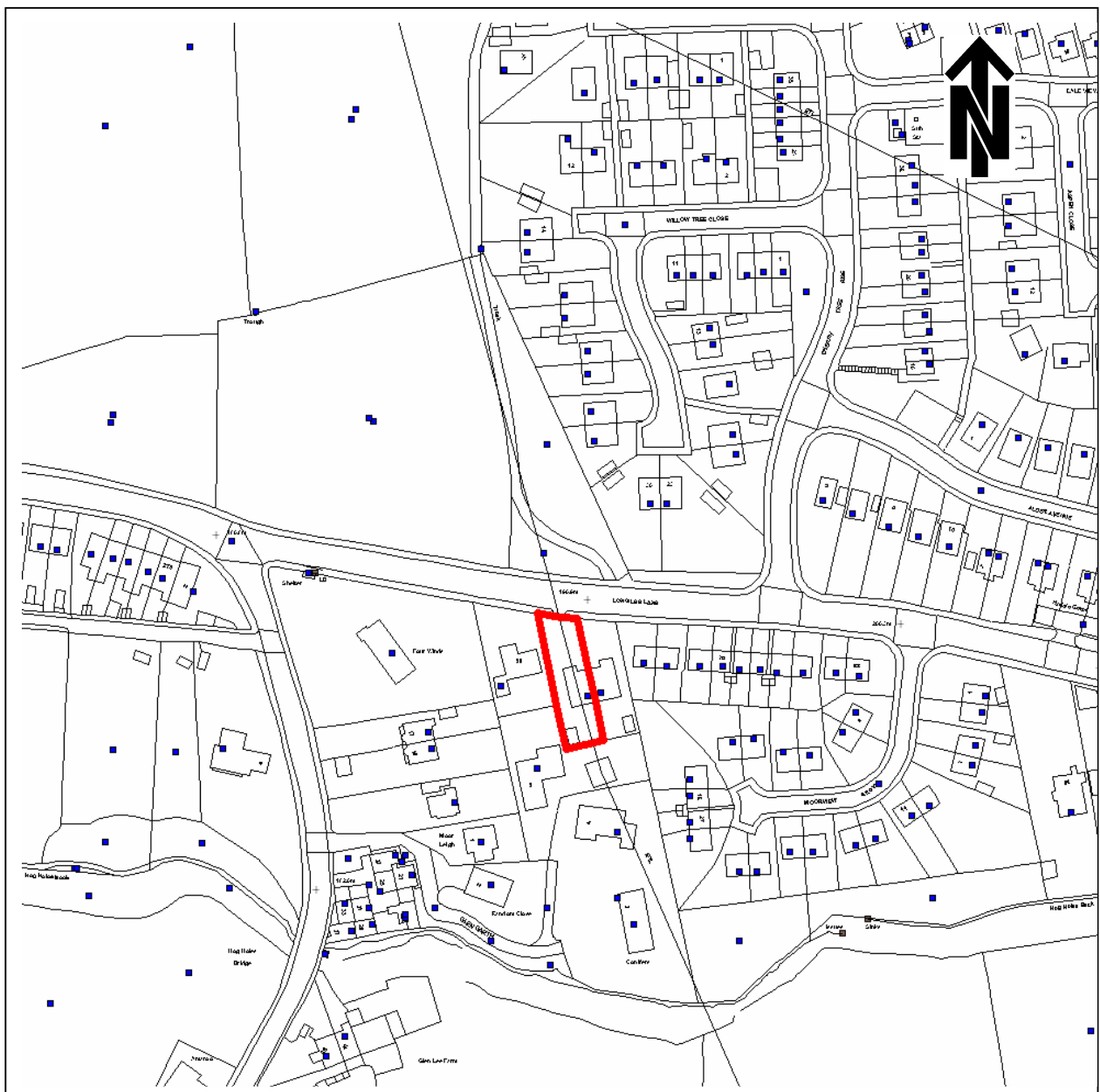
## Appeal Withdrawn

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
20	Craven (ward 09)	Land At Thornhill Road Steeton With Eastburn West Yorkshire  Construction of 220 dwellings with associated highway works and landscaping (amended plans/details). - Case No: 10/05872/MAF  Appeal Ref: 11/00211/APPNON

### Area Planning Panel (Keighley)

11/04382/HOU

19 January 2012



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<p>ITEM NO. : 21</p>	<p>LOCATION: <b>60 Long Lee Lane Long Lee Keighley, BD21 4RP</b></p>
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**19 January 2012**

**Item Number: 21**  
**Ward: KEIGHLEY EAST**  
**Recommendation:**  
**THAT THE PETITION BE NOTED**

**Application Number:**  
11/04382/HOU

**Type of Application/Proposal and Address:**  
Retrospective application for kitchen and conservatory extension to rear of 60 Long Lee Lane, Keighley.

**Applicant:**  
Mr and Mrs D. Spencer

**Agent:**  
Mr Eric Breare

**Description:**  
A petition signed by occupiers of 8 addresses was received objecting to the above householder application.

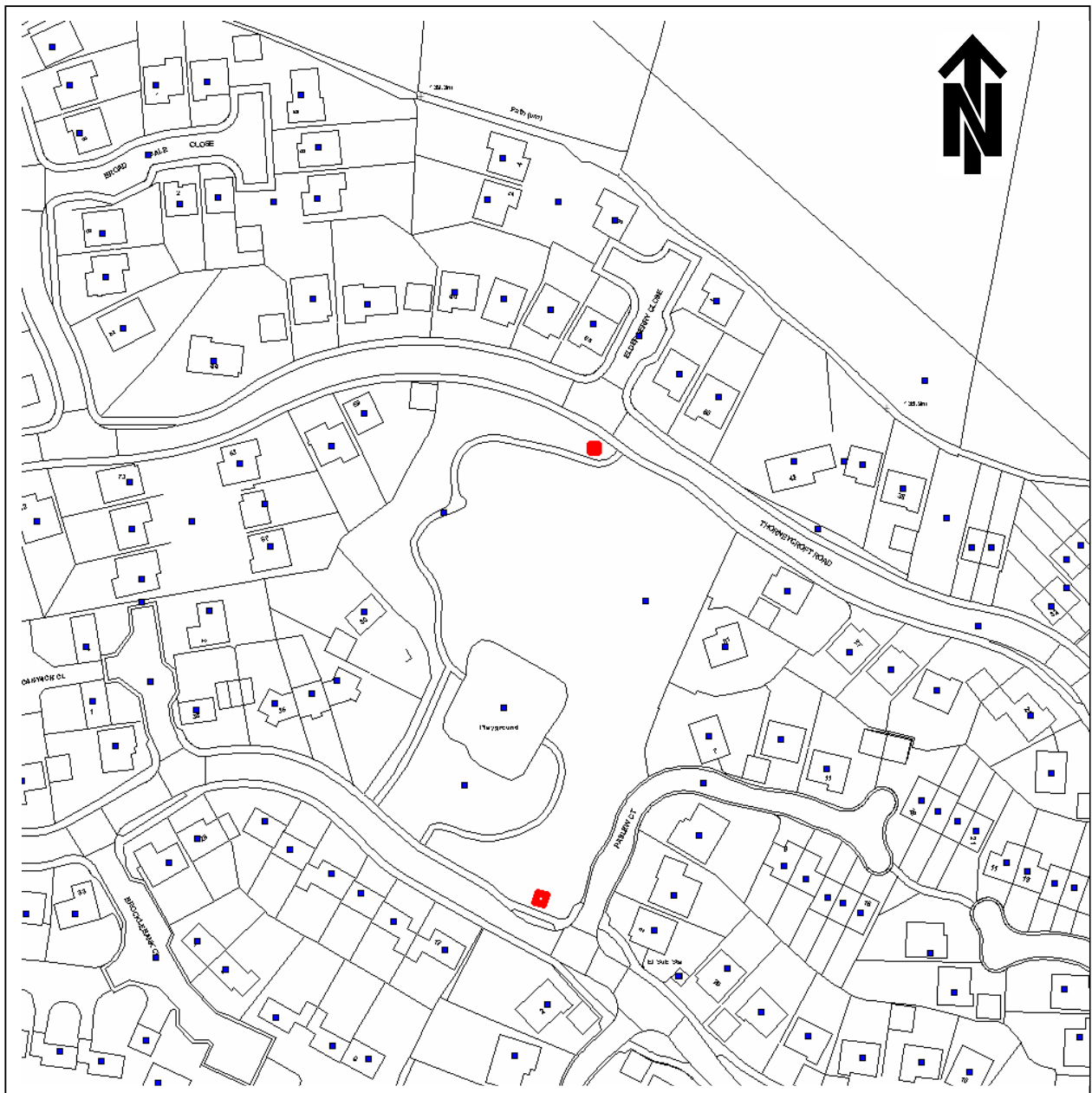
Following its appraisal by Officers, the application has been refused planning permission under Officer delegated powers on grounds that the proposed development would have an adverse impact on the amenities of occupants of the adjoining property by reason of its elevated nature and proximity to the boundary. This would result in overshadowing and an overbearing appearance to the adjacent property. It would be contrary to Policies UR3 and D1 of the Replacement Unitary Development Plan and the Supplementary Planning Guidance contained within the Council's approved House Extension Policy.

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### Area Planning Panel (Keighley)

11/03214/ADV

19 January 2012



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ITEM NO. : 22

LOCATION:  
**Recreation Area  
Roedeln Road  
East Morton  
Keighley**

**19 January 2012**

**Item Number: 22**  
**Ward: KEIGHLEY EAST**  
**Recommendation:**  
**THAT THE PETITION BE NOTED**

**Application Number:**  
11/03214/ADV

**Type of Application/Proposal and Address:**  
Proposed Installation of a high quality post mounted notice board of A2 size at the Recreation Area, Roedelm Road, East Morton, Keighley.

**Applicant:**  
Morton Village Society

**Agent:**  
Not applicable.

**Description:**  
The above application for advertisement consent for an information board on the recreation ground that forms part of the recent residential development off Swine Lane, East Morton was supported by a petition signed by 12 residents who petitioned the Local Planning Authority to approve the application and to refer it to Planning Panel “unless the evaluation process is leading to approval”. As there were no planning objections to the application it was approved under officer delegated powers on 27 October 2011.

Members are asked to note receipt of this petition in support of the application and that consent for the notice board they supported has now been granted.

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