

Application No: 25/03155/OUT

GROUTZ

**TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

**Mr & Mrs Hollings
C/O Mrs Gemma Kennedy
WBW Surveyors Ltd
Skipton Auction Mart
Gargrave Road
Skipton
BD23 1UD**

GRANT OF OUTLINE PLANNING PERMISSION

Proposal: Outline planning application for residential development for consideration of access only

Location: Buildings On Land Off Bingley Road Cross Roads Keighley BD21 5QE

Applicant: Mr & Mrs Hollings

Date Application Received: 13 August 2025

Date Application Valid: 13 August 2025

City of Bradford Metropolitan District Council hereby gives notice of its decision to **GRANT** outline planning permission for the development described above, in accordance with the plans, drawings and documents which form part of the application as listed below, and subject to the following schedule of conditions:

CONDITIONS AND ASSOCIATED REASONS:

1. Application for approval of the matters reserved by this permission for subsequent approval by the Local Planning Authority shall be made not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 92 of the Town and Country Planning Act, 1990. (as amended)

2. The development to which this notice relates must be begun not later than the expiration of two years from the date of the approval of the matters reserved by this permission for subsequent approval by the Local Planning Authority, or in the case of approval of such matters on different dates, the date of the final approval of the last of such matters to be approved.

Reason: To accord with the requirements of Section 92 of the Town and Country Planning Act, 1990 (as amended).

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3. The development hereby approved shall only be carried out in accordance with the approved plans listed below:-

Plan Type	Plan Reference	Version	Date Received
Location Plan	2555.01		13th Aug 2025
Highways Layout Access Arrangements	2555-07A		21st May 2026

Reason: For the avoidance of doubt as to the terms under which this planning permission has been granted.

4. Before any development is begun plans showing the:-

- i) access,
- ii) appearance,
- iii) landscaping,
- iv) layout, and
- v) scale

must be submitted to and approved in writing by the Local Planning Authority.

Reason: To accord with the requirements of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

5. Any application requesting approval of the reserved matters of appearance, layout or scale of the proposed dwellings shall include details of existing and proposed ground levels and include drawings showing the following details:-

- i) adequate scaled cross sections of the site,
- ii) details of the existing and proposed ground levels,
- iii) proposed finished floor levels of all buildings,
- iv) levels of drives, garages and parking areas, and
- v) height and appearance of all retaining walls or other retaining features.

and the development shall subsequently be carried out in accordance with the details so approved.

Reason: To ensure that works are carried out at suitable levels in relation to adjoining topography, suitable means of access in the interests of landscape character, visual and residential amenity and highway safety in accordance with policies DS1, DS2, DS3, DS4, DS5 and EN4 of the Core Strategy Development Plan Document and the National Planning Policy Framework.

6. Notwithstanding any details indicating the layout of buildings, and before any works towards construction of the development commence on site, the proposed means of vehicular and pedestrian access hereby approved shall be laid out, surfaced, sealed and

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drained within the site to base course level in accordance with the approved plan numbered 2555-07A.

Reason: To ensure that a suitable form of access is made available to serve the development in the interests of highway safety and to accord with Policy DS4 of the Core Strategy Development Plan Document and the National Planning Policy Framework.

7. Prior to the commencement of development of the former quarry area other than works to form the agreed access or of demolition, site clearance and site investigation, a Phase 2 Site Investigation and Risk Assessment to determine the nature and extent of contamination present or suspected on the site shall be carried out in accordance with the recommendations of the submitted Preliminary Risk Assessment. A written report of the findings of that investigation, including a remedial options appraisal scheme, shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the land is suitable for its proposed future use and to avoid the effects of contamination on health, the living conditions of future users of the site and the natural environment in accordance with policies DS5 and EN8 of the Core Strategy Development Plan Document.

8. If, during the course of development, contamination not previously identified is found to be present, no further works shall be undertaken in the affected area and the contamination shall be reported to the Local Planning Authority as soon as reasonably practicable (but within a maximum of five days from the find). Prior to further works being carried out in the identified area, a further assessment shall be made and appropriate remediation implemented in accordance with a scheme also agreed in writing by the Local Planning Authority.

Reason: To ensure that the land is suitable for its proposed future use and to avoid the effects of contamination on health, the living conditions of future users of the site and the natural environment in accordance with policies DS5 and EN8 of the Core Strategy Development Plan Document.

INFORMATIVES:

Informative: Please note that the development hereby approved may contain conditions that require details to be submitted to and approved in writing by the Council either prior to the commencement of the development or at another specified period. To comply with the requirements of these conditions the developer is required to submit an "application for the approval of details reserved by a condition". For more information about the application process and fee please go to www.bradford.gov.uk/planning and click on "Apply for planning". Works must not commence until the necessary approval(s) have been obtained.

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Informative: Please note that this approval does not convey any form of approval under the Building Regulations. You are therefore advised to contact Building Control to find out whether your proposal requires building regulations approval before starting work. Contact Building Control on 01274 433807. Email - buildingcontrol@bradford.gov.uk

Informative: If any aspect of your proposed works affects existing public footways, public highway, public rights of way, street lighting columns, erection of equipment on the highway or a new vehicular access you must ensure that relevant Highway Legislation and Statutory Notices are complied with and that all relevant fees are paid prior to commencement of your works. Please contact the Network Resilience and Management Team on 01274 437420 or email network.management@bradford.gov.uk

Informative: If your development involves the construction of a new road, a new footway to an existing road or a new public right of way, please contact the Highway Development Control office on 01274 433707 before any building work commences. Please note that Section 38 agreements take 6 -12 weeks to process.

Informative: If your development involves the construction of a new junction, or any alteration of an existing road or footway or street lighting columns, prior agreement (S278) by the Highway Authority is required. Please contact the Highway Development Control office on 01274 433707 before any building work commences. Please note that Section 278 agreements take 12-18 weeks to process.

Informative: Records held by the Local Planning Authority indicate that the site which you intend to develop is located between 150 and 250 metres from one or more historic landfill sites. Although over 150m from a historic landfill it would be prudent to raise this issue with your builder/ architect. You should ensure that you have a sufficient understanding of ground conditions beneath the site to select appropriate foundation options, deal appropriately with any excavation arisings from the development and understand whether it would be appropriate to install ground gas protection measures. For further information on the nature and proximity of the relevant Landfill Sites you can view online at <https://www.bradford.gov.uk/planning-and-building-control/planning-application-and-building-regulations-advice/landfill-sites/>

Informative: In dealing with this planning application the Local Planning Authority adopted a positive and proactive manner. The Council offers a pre-application service for minor and major applications and applicants are encouraged to undertake this. Proposals are assessed against the National Planning Policy Framework, Local Plan for Bradford policies and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption and are referred to in the reason for approval or reason(s) for refusal. The Local Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant/agent as necessary. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed.

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Informative: Plans associated with this application can be viewed at www.bradford.gov.uk/planning and click on “view planning applications”.

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YOUR RIGHTS IN CONNECTION WITH THIS NOTICE

Appeals to the Secretary of State

APPLICATIONS FOR PLANNING PERMISSION

If you are aggrieved by the decision of the local planning authority to grant planning permission subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal your local planning authority's decision then you must do so within 6 months of the date of this notice*.

However, if an Enforcement notice has been served for the same or very similar development, the time limit is:

- **28 days from the date of the Local Planning Authority's decision** if the Enforcement Notice was served before the decision was made, yet not longer than 2 years before the application was made, or
- **28 days from the date the Enforcement Notice** was served, if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

You must send a copy of your appeal to Department of Place, Development Services, Britannia House, Hall Ings, Bradford or planning.appeals@bradford.gov.uk.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

*Applicants are advised that it is the Council's understanding that the time period for lodging an appeal is reckoned from the date of issue of this notice.

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For general information and advice about the planning application process visit www.bradford.gov.uk/planning