

**INSPECTORS REPORT – STATEMENT OF DECISIONS**  
**UDP – Keighley Chapter 7 Town Centres, Retail and Leisure**

<b>SD Ref UDP – Case Ref IR – Page No.</b>	<b>Inspector’s Recommendation</b>	<b>CBMDC Decision and Reasons</b>	<b>Mod Ref</b>
<b>SD – SD/K/C/1</b>  <b>UDP - PARAGRAPH 7.0:</b>  <b>Site - Ilkley Town Centre</b>  <b>IR – Keighley, Pages 147 - 148</b>	I recommend that no modification be made to the RDDP.	<b>Decision :</b> Accept.  <b>Reasons :</b> For the reasons set out in the Inspectors report.	
<b>SD – SD/K/C/2</b>  <b>UDP - SOM/K/CT1/83</b>  <b>Site – Keighley Town Centre Expansion Area (Damside)</b>  <b>IR – Keighley, Page 148</b>	I recommend that no modification be made to the RDDP.	<b>Decision :</b> Accept.  <b>Reasons :</b> For the reasons set out in the Inspectors report.	
<b>SD – SD/K/C/3</b>  <b>UDP - SOM/K/CT1/84</b>  <b>Site – Keighley Town Centre Expansion Area (Water Lane)</b>  <b>IR – Keighley, page 148- 9</b>	I recommend that no modification be made to the RDDP.	<b>Decision :</b> Accept.  <b>Reasons :</b> For the reasons set out in the Inspectors report.	

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<p><b>SD</b> – SD/K/C/4</p> <p><b>UDP</b> - SOM/K/CT1/85</p> <p><b>Site</b> - Keighley Town Centre Expansion Area (Alkincote Street)</p> <p><b>IR</b> – Keighley, Page 149</p>	<p>I recommend that the RDDP be modified by deletion of the Town Centre Expansion Area at Alkincote Street, Keighley and inclusion of the land within the defined Keighley Town Centre boundary.</p>	<p><b>Decision</b> : Accept.</p> <p><b>Reasons</b> : For the reasons set out in the Inspectors report.</p>	<p><b>Mod/K/C/1</b></p>
<p><b>SD</b> – SD/K/C/5</p> <p><b>UDP</b> - SOM/K/CT1/86:</p> <p><b>Site</b> - Keighley Town Centre Expansion Area (Worth Way West)</p> <p><b>IR</b> – Keighley page 149</p>	<p>I recommend that no modification be made to the RDDP.</p>	<p><b>Decision</b> : Accept subject to a minor amendment to the title of the expansion area.</p> <p><b>Reasons</b> : The Expansion Area was incorrectly referred to in the Plan as ‘Worth Way ( West)’ when it should have been referred to as ‘Worth Way (East)’.</p>	<p><b>Mod/K/C/1</b></p>
<p><b>SD</b> – SD/K/C/6</p> <p><b>UDP</b> - SOM/K/CT1/87:</p> <p><b>Site</b> - Keighley Town Centre Secondary Expansion Area (East of River)</p> <p><b>IR</b> – Keighley page 150</p>	<p>I recommend that no modification be made to the RDDP.</p>	<p><b>Decision</b> : Accept.</p> <p><b>Reasons</b> : For the reasons set out in the Inspectors report.</p>	

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<p><b>SD</b> – SD/K/C/7</p> <p><b>UDP</b> - SOM/K/CT1/88:</p> <p><b>Site</b> - Ilkley Town Centre Expansion Area (Leeds Road)</p> <p><b>IR</b> – Keighley pages 150 - 151</p>	<p>I recommend that the RDDP be modified by deletion of the Town Centre Expansion Area at Leeds Road, Ilkley.</p>	<p><b>Decision</b> : Accept.</p> <p><b>Reasons</b> : For the reasons set out in the Inspectors report.</p>	<p><b>Mod/K/C</b> <b>/2</b></p>
<p><b>SD</b> – SD/K/C/8</p> <p><b>UDP</b> - SOM/K/CT1/89:</p> <p><b>Site</b> - Ilkley Town Centre Expansion Area (Wellington Road)</p> <p><b>IR</b> – Keighley pages 151 - 152</p>	<p>I recommend that no modification be made to the RDDP.</p>	<p><b>Decision</b> : Accept.</p> <p><b>Reasons</b> : For the reasons set out in the Inspectors report.</p>	
<p><b>SD</b> – SD/K/C/9</p> <p><b>UDP</b> - SOM/K/CT1/105 &amp; SOM/K/E6/105</p> <p><b>Site</b> - Peter Black's, Bradford Road, Keighley</p> <p><b>IR</b> – Keighley pages 152 - 154</p>	<p>I recommend that no modification be made to the RDDP.</p>	<p><b>Decision</b> : Accept.</p> <p><b>Reasons</b> : For the reasons set out in the Inspectors report.</p>	

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<p><b>SD</b> – SD/K/C/10</p> <p><b>UDP</b> - SOM/K/CR7/71:</p> <p><b>Site</b> - Keighley Road (North), Silsden (K/E1.6)</p> <p><b>IR</b> – Keighley page 154</p>	I recommend that no modification be made to the RDDP.	<p><b>Decision</b> : Accept.</p> <p><b>Reasons</b> : For the reasons set out in the Inspectors report except the Council disagrees with the Inspector's comment that showroom and leisure uses would be acceptable. Any such proposals would first have to be tested against the appropriate retail and leisure policies.</p>	
<p><b>SD</b> – SD/K/C/11</p> <p><b>UDP</b> - SOM/K/CR7/74 &amp; SOM/K/CL3/74</p> <p><b>Site</b> - Land at Hard Ings Road/Alston Road, Keighley (SOM/K/E6/74)</p> <p><b>IR</b> – Keighley pages 155 - 156</p>	I recommend that no modification be made to the RDDP.	<p><b>Decision</b> : Accept.</p> <p><b>Reasons</b> : For the reasons set out in the Inspectors report.</p>	
<p><b>SD</b> – SD/K/C/12</p> <p><b>UDP</b> - SOM/K/CR7/90:</p> <p><b>Site</b> - Silsden Local Centre (Hainsworth Street)</p> <p><b>IR</b> – Keighley pages 156 - 157</p>	I recommend that no modification be made to the RDDP.	<p><b>Decision</b> : Accept.</p> <p><b>Reasons</b> : For the reasons set out in the Inspectors report.</p>	

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<p><b>SD</b> – SD/K/C/13</p> <p><b>UDP</b> - SOM/K/CR7/91 &amp; SOM/K/UR7/91</p> <p><b>Site</b> - Silsden Local Centre (Sykes Lane)</p> <p><b>IR</b> – Keighley page 157 &amp; 40</p>	<p>Page 40 - See my recommendation in relation to SOM/K/CR7/91</p> <p>Page 157 - I recommend that the RDDP be modified by deletion of the Expansion Area at Sykes Lane, Silsden.</p>	<p><b>Decision</b> : Accept.</p> <p><b>Reasons</b> : For the reasons set out in the Inspectors report.</p>	<p><b>Mod/K/C/4</b></p>
<p><b>SD</b> – SD/K/C/14</p> <p><b>UDP</b> - SOM/K/CR7/109 &amp; SOM/K/CL3/109 (SOM/K/GB1/109 &amp; SOM/K/E1/109)</p> <p><b>Site</b> - Land at Leeds Road, Ben Rhydding, Ilkley</p> <p><b>IR</b> – Keighley Pages 58-9, 158, 219</p>	<p>I recommend that no modification be made to the RDDP.</p>	<p><b>Decision</b> : Accept.</p> <p><b>Reasons</b> : For the reasons set out in the Inspectors report.</p>	