

Comments for Planning Application 25/03908/FUL

Dear Sir/Madam,

Consultee: Ilkley Civic Society,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 18/11/2025 12:09 PM from Consultee: Ilkley Civic Society.

Application Summary

Address:	Cow And Calf Cafe Cow And Calf Rocks Hangingstone Road Ilkley West Yorkshire LS29 8BT
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Proposal:	Decking area with retractable awning
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Case Officer:	Samuel Townson
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[Click for further information](#)

Customer Details

Name:	Consultee: Ilkley Civic Society
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Email:	planning@civicsociety.ilkley.org
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Address:	69 Bolling Road Ilkley West Yorkshire LS29 8QA
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Comments Details

Commenter Type:	MEMPUB - Member of the public
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Stance:	Customer objects to the Planning Application
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Reasons for comment:	
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Comments:

App 25/ 03908/Ful. Cow & Calf Kiosk, Hangingstone Rd, Ilkley

New decking and awning

Ilkley Civic Society is extremely concerned that this application has even been validated bearing in mind the lack of information provided at this sensitive site. The main issues we suggest are; -

No attempt to consider the site context and its natural designations, SSSI, SPA and SAC and visual/ landscape importance. The app form Q13 states No to all 3 questions?? We leave detailed comments on this to others with more expertise than ourselves.

No drawings to show how the decking will be supported on land that slopes away (no cross sections) from the building and sits above the old underground reservoir tank (Not shown).

No materials are given for the decking or how it will be supported

No drawings have been provided of the 'retractable awning' showing material types/colours for both roof and walls which will be very prominent in the landscape. This type of structure is likely to become a permanent enclosed space (as elsewhere in Ilkley).

No information has been provided re waste disposal for the increased capacity of seating, the app form states N/A.

No details of hard landscape /access routes required to serve the new seating area are provided.

No information is provided on how the surface water, from the considerable roof area, will be disposed of in terms of details of the 'soakaway' referred to in the App form Q12.

The elevations do not show relatively new signing on the existing building (which at least covers the air con units) for which we can find no planning application (copy to enforcement)

The totally inappropriate marquee that has become a permanent feature is shown as remaining on the proposed site plan indicating a tripling in the area of covered seating.

The previous application 14/05296 (granted) is now well out of date and irrelevant to this application, it was however well designed and a more appropriate solution for the site.

The much earlier underground café utilising the tank would also have been more appropriate by minimising overground features.

On the basis of the information provided Ilkley Civic Society strongly recommend refusal of this application due to its size and lack of respect for its location

ICS 17.11.25
