

Report of the Assistant Director (Planning, Transportation & Highways) to the meeting of Regulatory and Appeals Committee to be held on 4 August 2016

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Subject:

Enforcement case reference 16/00325/ENFCON.

Summary statement:

Report to be noted that enforcement action has been authorised.

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Portfolio:

**Regeneration, Planning and Transport
Overview & Scrutiny Area:**

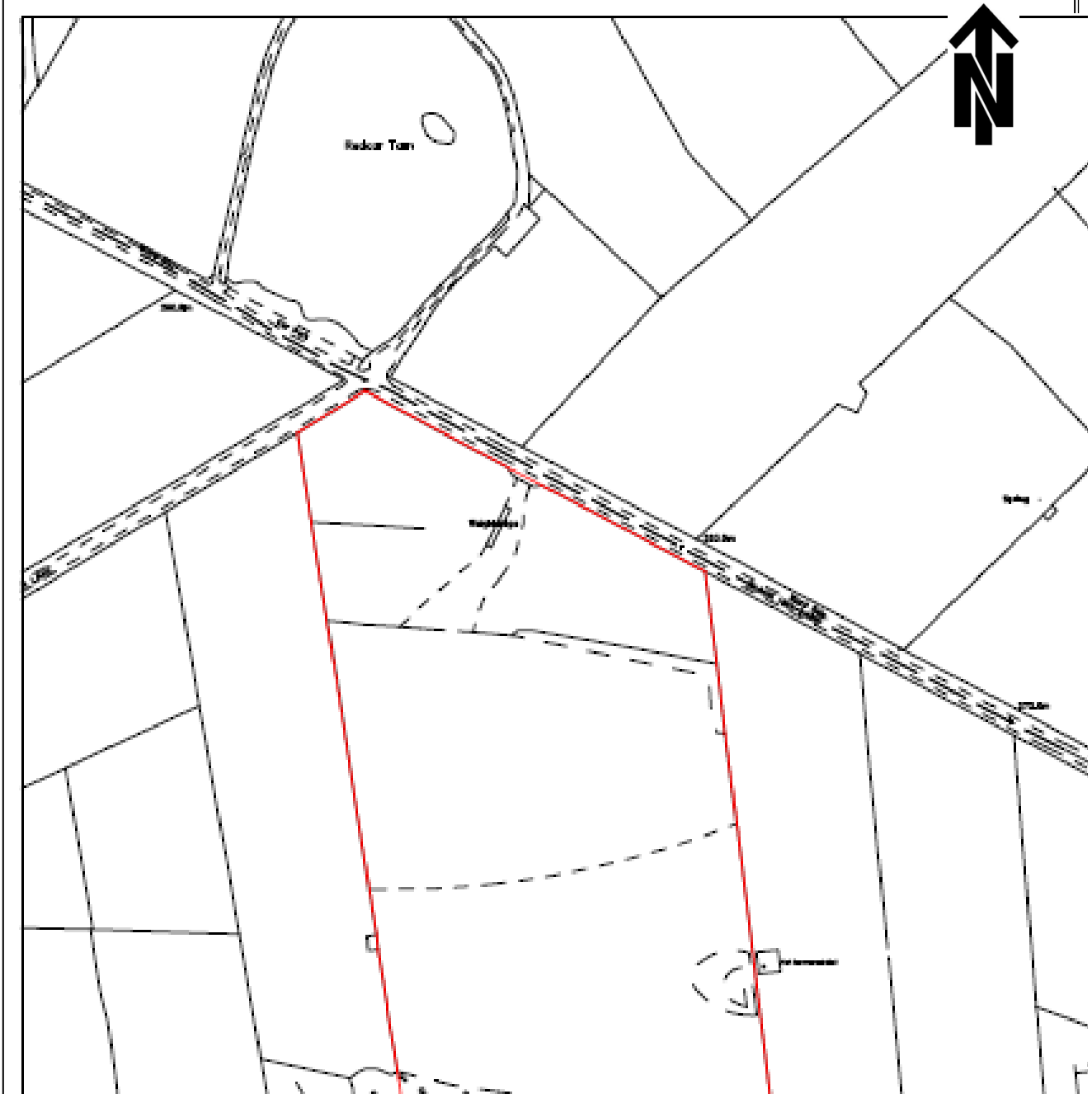
Regeneration and Economy



Regulatory & Appeals Committee

13/00207/ENFUNA

18 March 2015



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**LOCATION:
Land at Former Braithwaite Quarry, Black Hill Lane,
Keighley**

4 August 2016

Ward: Keighley West
Recommendation:
THAT ENFORCEMENT ACTION BE NOTED

Enforcement Reference:
16/00325/ENFCON

Site location:
Land at Former Braithwaite Edge Quarry, Black Hill Lane, Keighley

Circumstances:
Planning permission has previously been granted subject to conditions for a change of use of land under planning permission ref: 14/03662/MAF. The application was described as:

Full planning application for the development of a cemetery, including improvements to existing access, formation of internal access road and car park, landscaping and drainage works and construction of a building to provide ancillary office, welfare and workshop/storage facilities.

The application was considered by the Regulatory and Appeals Committee on 1st September 2015 and the relevant council records set out the detailed considerations undertaken prior to the grant.

Development commenced on site in 2016 without compliance with the fundamental planning conditions and therefore the engineering operations and development of the site undertaken to date are unauthorised. The grant of planning permission ref: 14/03662/MAF required amongst other matters a detailed assessment of the site hydrology, drainage and contamination so that site could be properly identified as suitable for its proposed end use.

Written challenges have been issued to the landowners, nevertheless, unauthorised development continued and it was then necessary to consider if formal enforcement action should commence.

The proposed future use of the land is as a cemetery but burials have not commenced.

Enforcement action has been authorised to cease the unauthorised development of the site and to restore the affected land with meadow grass.

An enforcement notice was authorised on 29th June 2016 by the Planning Manager (Enforcement and Trees).