

Report of the Strategic Director, Regeneration to the meeting of the Area Planning Panel (BRADFORD) to be held on 07 September 2016

D

Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action	(13)
Decisions made by the Secretary of State - Dismissed	(5)

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Portfolio:

Regeneration, Planning and Transport

Overview & Scrutiny Committee

Area:

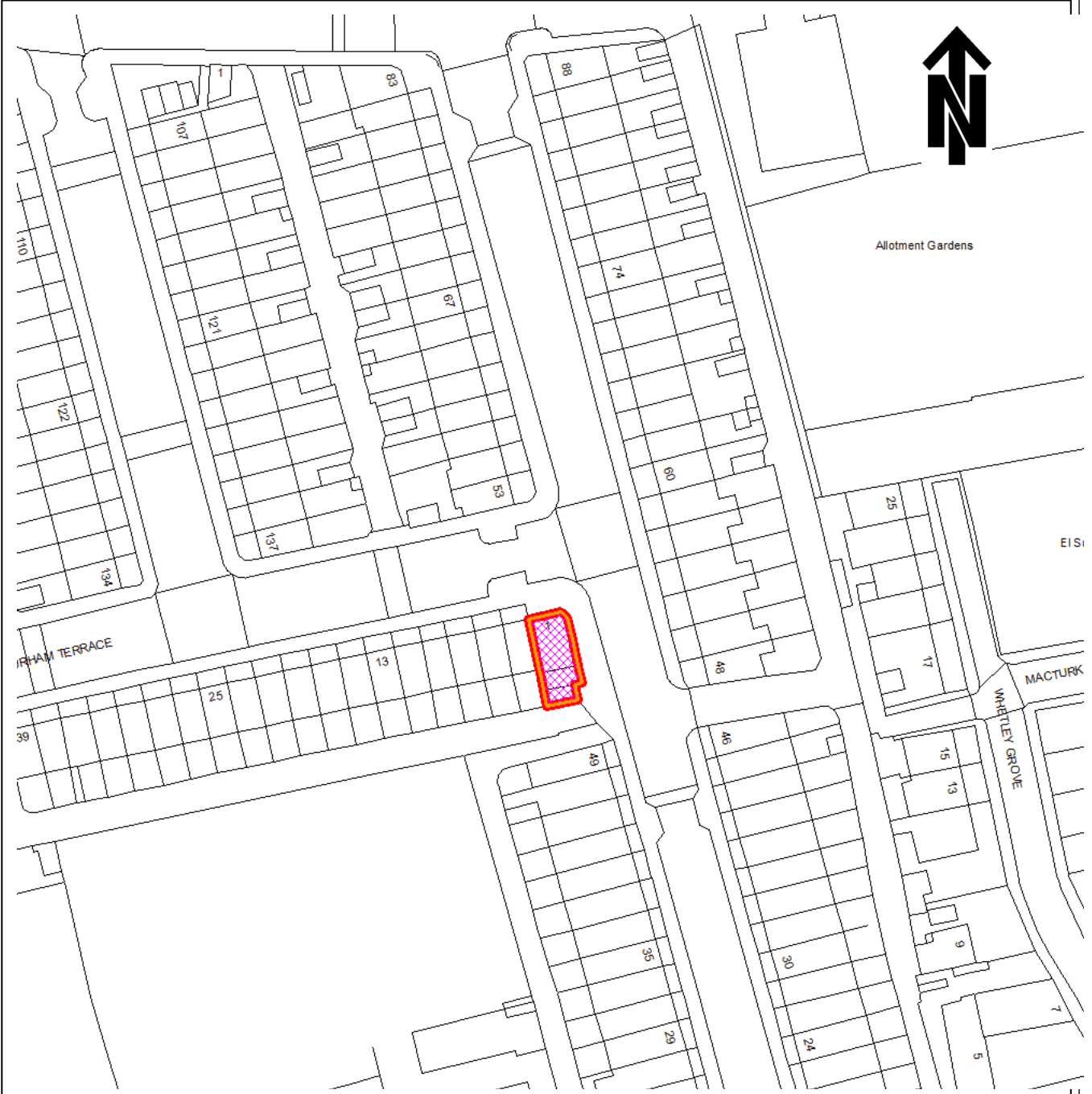
Regeneration and Economy



Area Planning Panel (Bradford)

15/00488/ENFUNA

7 September 2016



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ITEM NO. : A	LOCATION: 1 Durham Terrace Bradford
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7 September 2016

Item Number: A
Ward: TOLLER
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00488/ENFUNA

Site Location:
1 Durham Terrace, Bradford, BD8 9JH

Breach of Planning Control:
Unauthorised canopy structure.

Circumstances:
In April 2015 the Local Planning Authority received an enquiry regarding a structure at the shop property.

An inspection showed that a canopy structure had been attached to the north facing elevation of the property, for which the Council had no record of planning permission having been granted.

Retrospective planning applications for the canopy structure, references 15/05926/FUL and 16/01958/FUL, were refused by the Council in December 2015 and May 2016 respectively. No appeals have been made against the Council's decisions.

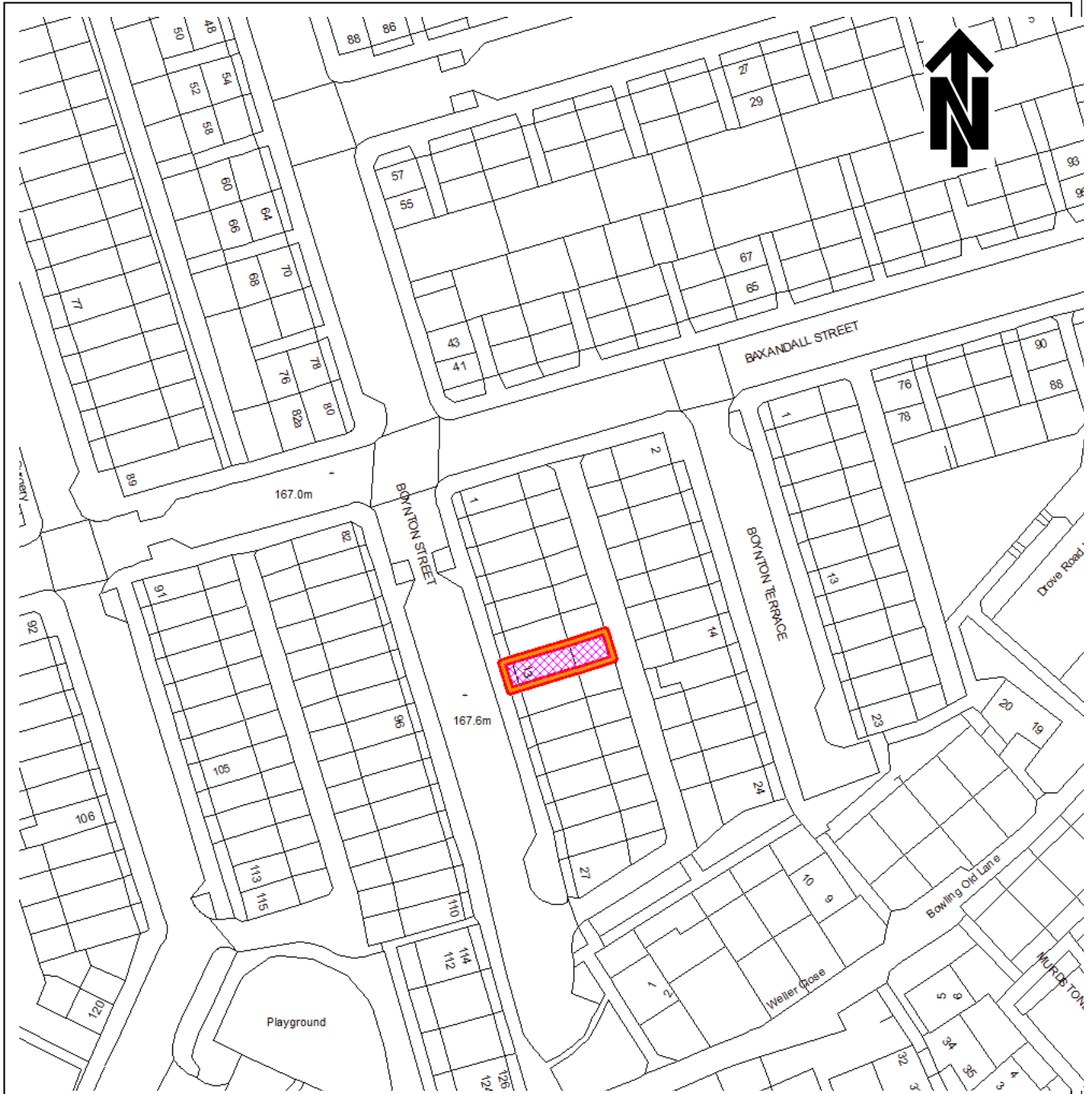
The unauthorised canopy structure remains in place and on 15 August 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised canopy structure is detrimental to visual amenity by virtue of its design and appearance, contrary to Policies D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan.

Area Planning Panel (Bradford)

14/00896/ENFUNA

7 September 2016



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<p>ITEM NO. : B</p>	<p>LOCATION: 13 Boynton Street Bradford</p>
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7 September 2016

Item Number: B
Ward: LITTLE HORTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00896/ENFUNA

Site Location:
13 Boynton Street, Bradford, BD5 7BS

Breach of Planning Control:
Unauthorised porch structure.

Circumstances:
In October 2014 the Local Planning Authority received an enquiry regarding a structure to front of the property.

An inspection was made and it was noted that a porch structure extending the full width of the property had been erected, for which planning permission had not been granted.

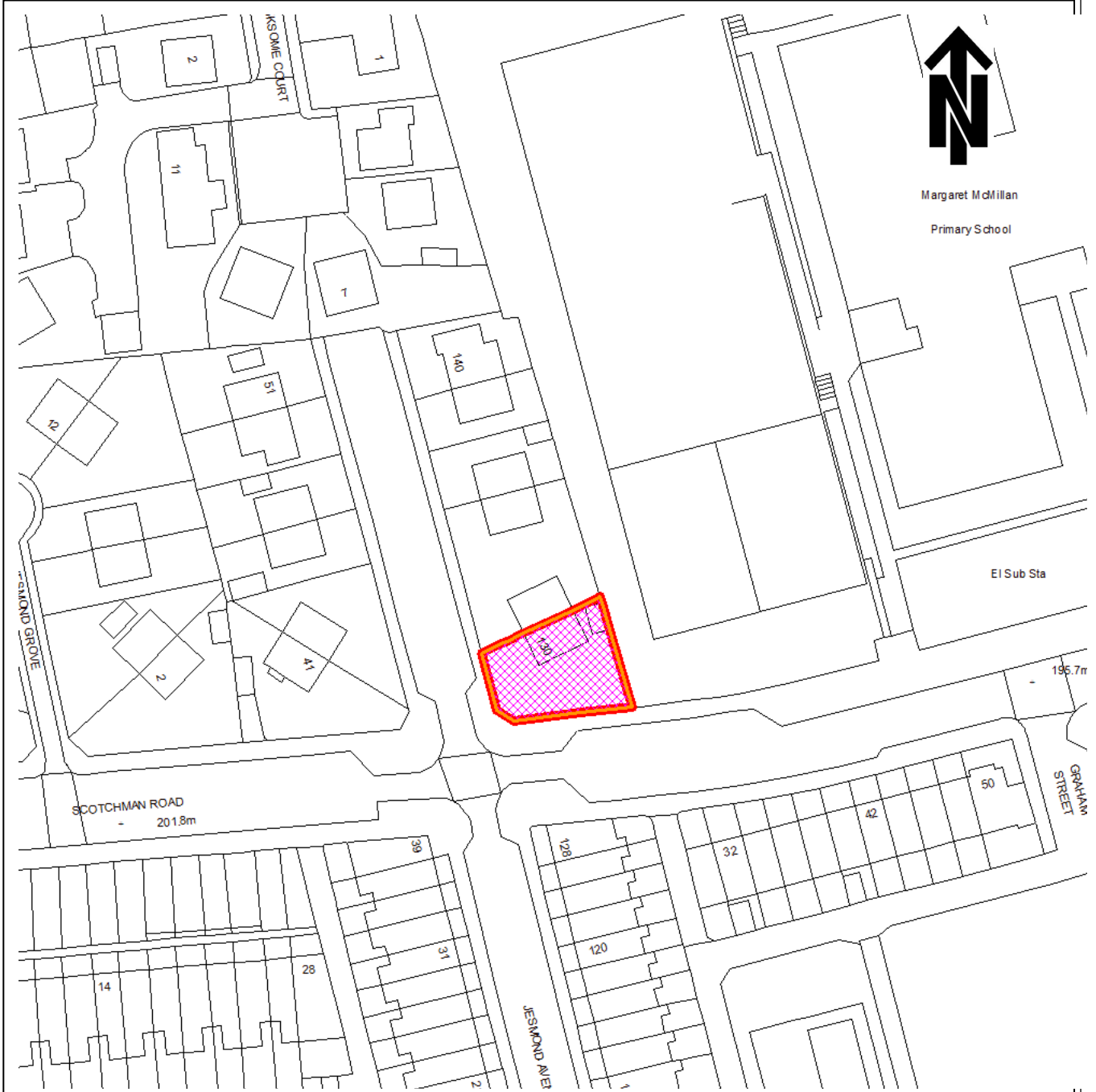
Retrospective planning applications 15/01669/HOU and 16/00338/HOU were refused by the Council in June 2015 and March 2016 respectively. An appeal against application 16/00338/HOU was dismissed by The Planning Inspectorate in May 2016.

The unauthorised porch structure remains in place and on 6 July 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised porch structure is detrimental to visual amenity by virtue of its design and appearance, contrary to Policies D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan and the Council's adopted Householder Supplementary Planning Document.

Area Planning Panel (Bradford)

15/01189/ENFUNA

7 September 2016



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<p>ITEM NO. : C</p>	<p>LOCATION: 130 Jesmond Avenue Bradford</p>
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7 September 2016

Item Number: C
Ward: TOLLER
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/01189/ENFUNA

Site Location:
130 Jesmond Avenue, Bradford, BD9 5DE

Breach of Planning Control:
Unauthorised garage building.

Circumstances:
Planning applications 11/00337/HOU and 11/04025/HOU for a building within the garden area of the property were refused by the Council in March 2011 and October 2011 respectively.

An inspection in December 2015 showed that a garage building had been constructed similar to that previously refused, for which the Local Planning Authority had no record of planning permission having been granted.

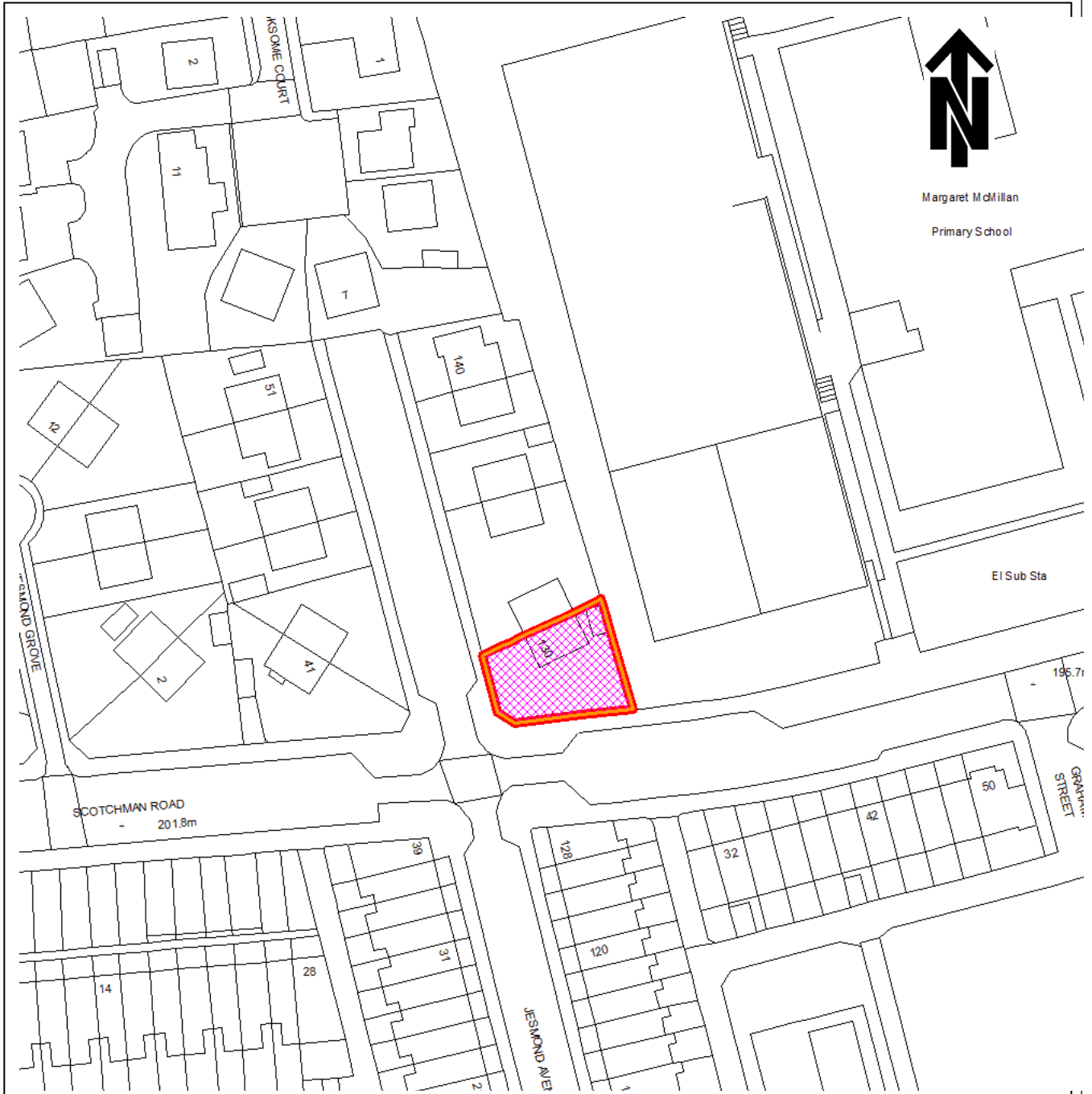
The owner/occupier of the property has been requested to rectify the breach of planning control, however no action has been taken and the unauthorised garage building remains in place.

On 15 August 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised garage building is detrimental to visual amenity by virtue of its design and appearance, contrary to Policies D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan and the Council's adopted Householder Supplementary Planning Document.

Area Planning Panel (Bradford)

16/00111/ENFUNA

7 September 2016



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<p>ITEM NO. : D</p>	<p>LOCATION: 130 Jesmond Avenue Bradford</p>
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7 September 2016

Item Number: D
Ward: TOLLER
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00111/ENFUNA

Site Location:
130 Jesmond Avenue, Bradford, BD9 5DE

Breach of Planning Control:
Unauthorised conservatory extension.

Circumstances:
In December 2015 the Local Planning Authority received an enquiry regarding an extension to the property.

An inspection was made and it was noted that a conservatory extension had been built to the side of the property adjacent to the highway, for which planning permission had not been granted.

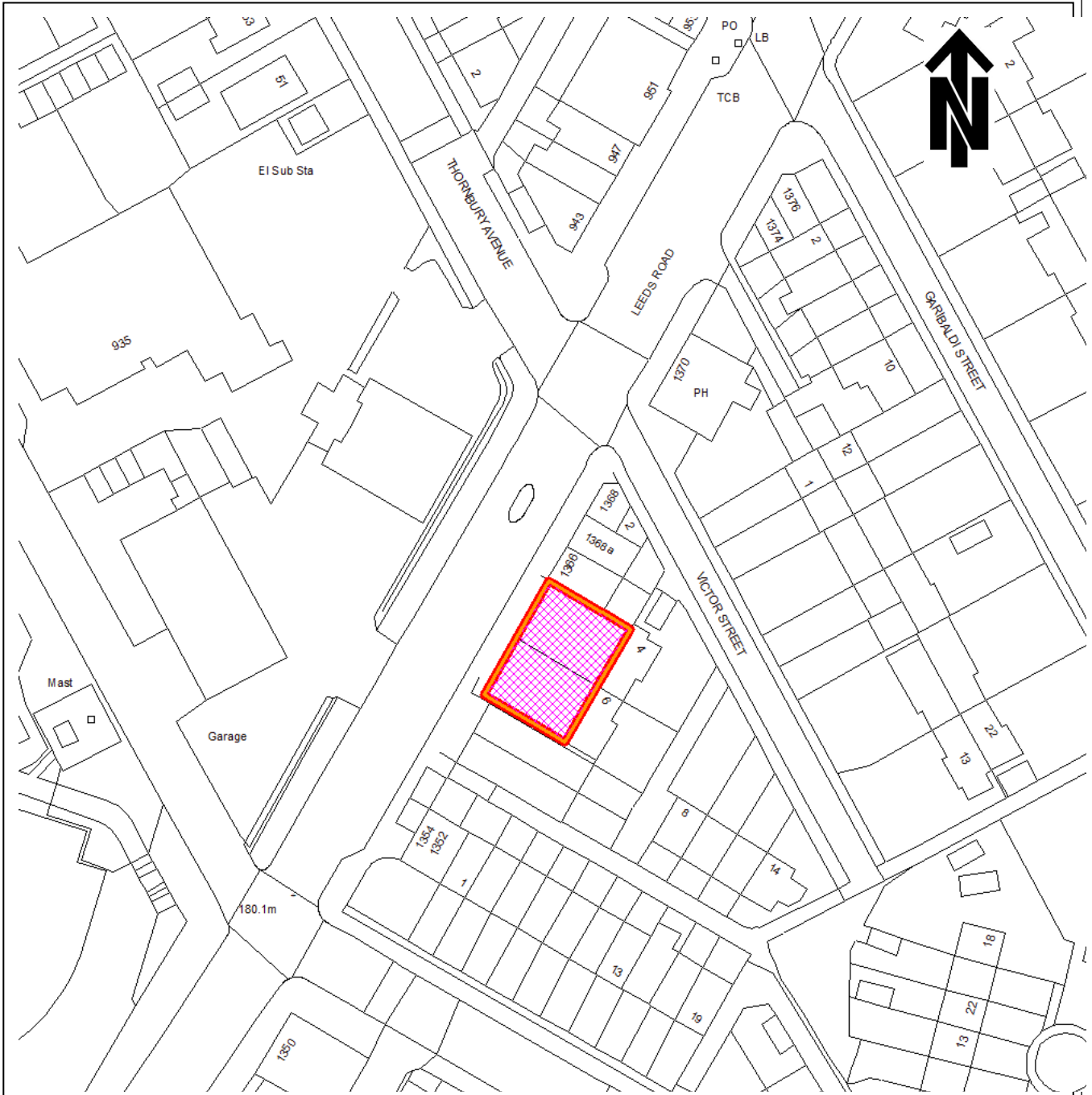
The owner/occupier of the property has been requested to rectify the breach of planning control, however no action has been taken and the unauthorised conservatory extension remains in place.

On 15 August 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised conservatory extension is detrimental to visual amenity by virtue of its scale, design and position, contrary to Policies D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan and the Council's adopted Householder Supplementary Planning Document.

Area Planning Panel (Bradford)

16/00072/ENFUNA

7 September 2016



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ITEM NO. : E	LOCATION: 1362 - 1364 Leeds Road Bradford
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7 September 2016

Item Number: E
Ward: BRADFORD MOOR
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00072/ENFUNA

Site Location:
1364 Leeds Road, Bradford, BD3 8ND

Breach of Planning Control:
Unauthorised extractor units.

Circumstances:
In January 2016 the Local Planning Authority received an enquiry regarding the installation of extractor units at the property.

An inspection showed that five extractor units had been installed to the rear of the property, for which the Local Planning Authority had no record of planning permission having been granted.

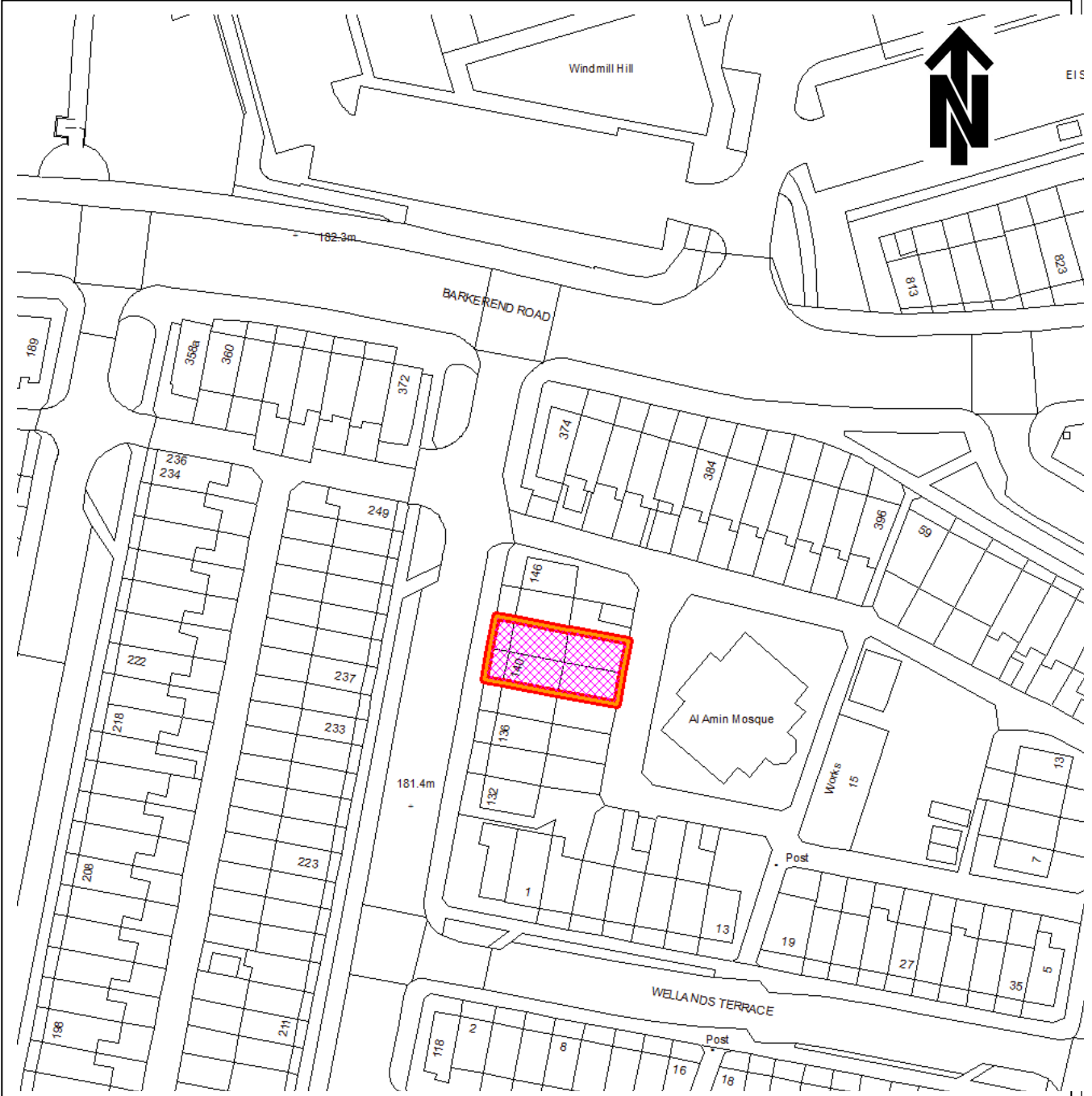
Retrospective planning application 16/01975/FUL for the extractor units was refused by the Council in May 2016. No appeal has been made against the Council's decision.

The unauthorised extractor units remain in place and on 15th August 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised extractor units are detrimental to visual and residential amenity by virtue of their design and position, contrary to Policies D1, UR3, P7 and UDP3 of the Council's adopted Replacement Unitary Development Plan.

Area Planning Panel (Bradford)

15/01044/ENFUNA

7 September 2016



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<p>ITEM NO. : F</p>	<p>LOCATION: 142 Amberley Street Bradford</p>
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7 September 2016

Item Number: F
Ward: BRADFORD MOOR
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/01044/ENFUNA

Site Location:
142 Amberley Street, Bradford, BD3 8QP

Breach of Planning Control:
Unauthorised additional single storey rear extension.

Circumstances:
In October 2015 the Local Planning Authority received an enquiry regarding an extension to the property.

An inspection was made and it was noted that an additional single storey extension covering the rear garden area had been built, for which planning permission had not been granted.

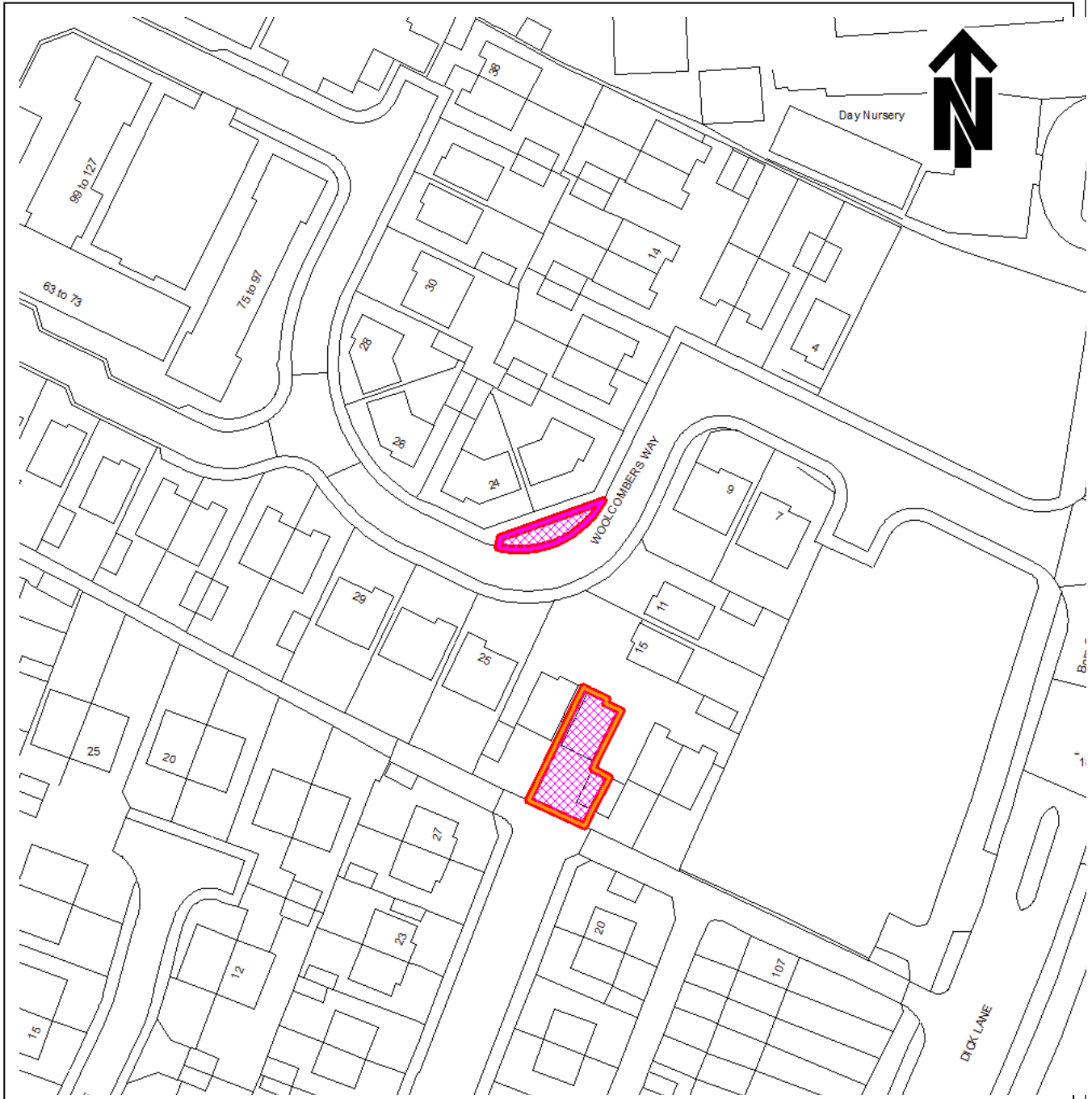
The owner/occupier of the property has been requested to rectify the breach of planning control, however no action has been taken.

On 20 July 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised additional single storey rear extension is detrimental to visual amenity by virtue of its design and appearance, contrary to Policies D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan and the Council's adopted Householder Supplementary Planning Document.

Area Planning Panel (Bradford)

15/01033/ENFCON

7 September 2016



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ITEM NO. : G	LOCATION: 21 Woolcombers Way Bradford
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7 September 2016

Item Number: G
Ward: BOWLING AND BARKEREND
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/01033/ENFCON

Site Location:
21 Woolcombers Way, Bradford, BD4 8JJ

Breach of Planning Control:
Breach of condition 12 of planning permission 05/00452/REM.

Circumstances:
In June 2005 the Council granted planning permission for residential development on a former mill site. Condition 12 of the planning permission restricts any pedestrian or vehicular access being formed in the rear boundaries of the new properties adjacent to the southern boundary of the site.

An enquiry regarding the breach of the condition was received in October 2015 and an inspection showed that a gated access had been formed in the rear boundary of 21 Woolcombers Way.

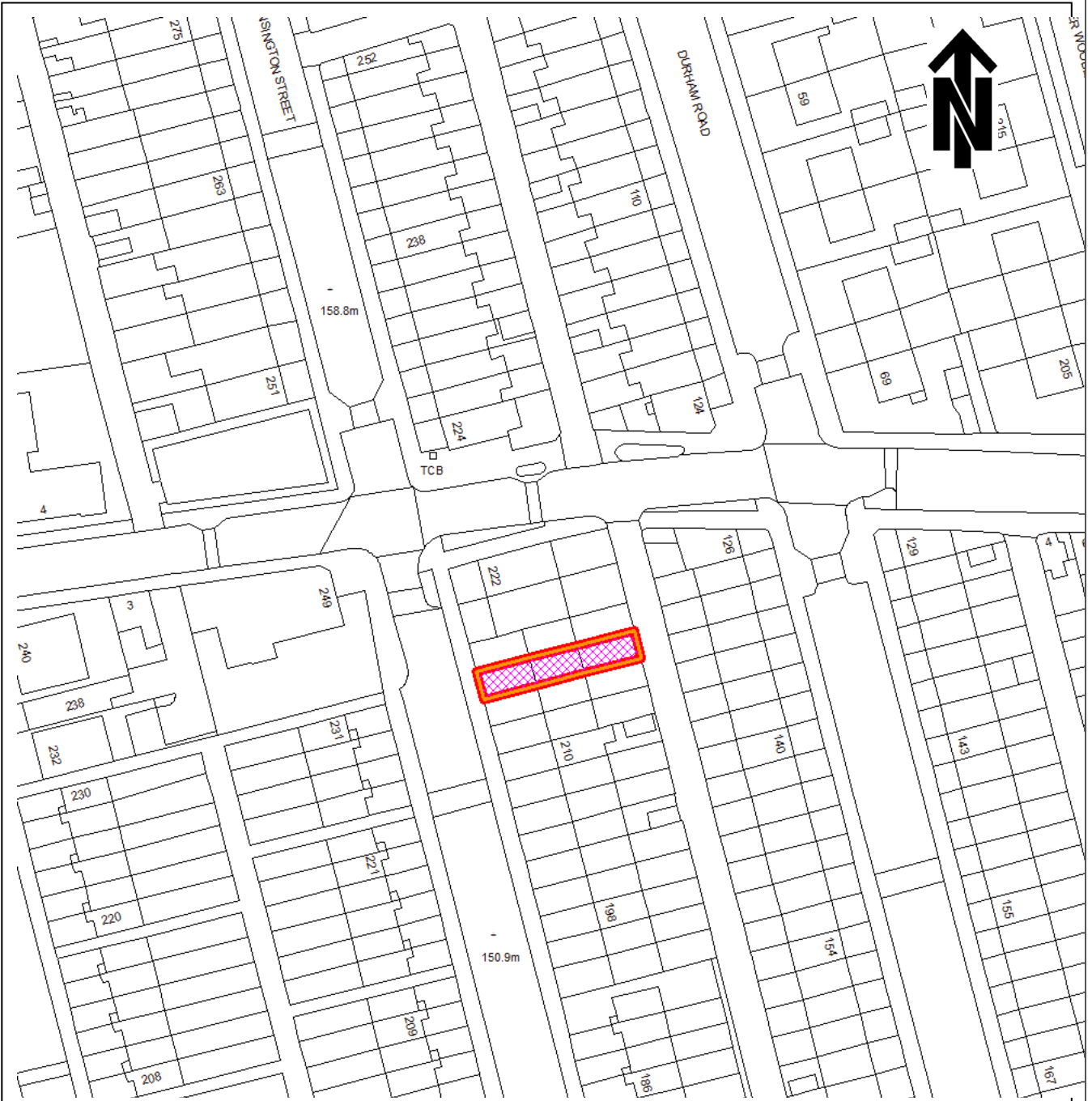
The owner of the property has been requested to rectify the breach of planning control, however the unauthorised gated access to the rear boundary remains in place.

On 11 August 2016 the Planning Manager (Enforcement & Trees) authorised the issue of a Breach of Condition Notice. The Local Planning Authority considers it expedient to issue a Breach of Condition Notice in the interests of highway safety and to accord with the Council's adopted Replacement Unitary Development Plan.

Area Planning Panel (Bradford)

15/00154/ENFUNA

7 September 2016



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ITEM NO. : H	LOCATION: 216 Kensington Street Bradford
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7 September 2016

Item Number: H
Ward: TOLLER
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00154/ENFUNA

Site Location:
216 Kensington Street, Bradford, BD8 9LP

Breach of Planning Control:
Unauthorised single story front extension.

Circumstances:
In February 2015 the Local Planning Authority received an enquiry regarding an extension to the property.

An inspection was made and it was noted that a single storey extension had been built to the front of the property, for which the Local Planning Authority had no record of planning permission having been granted.

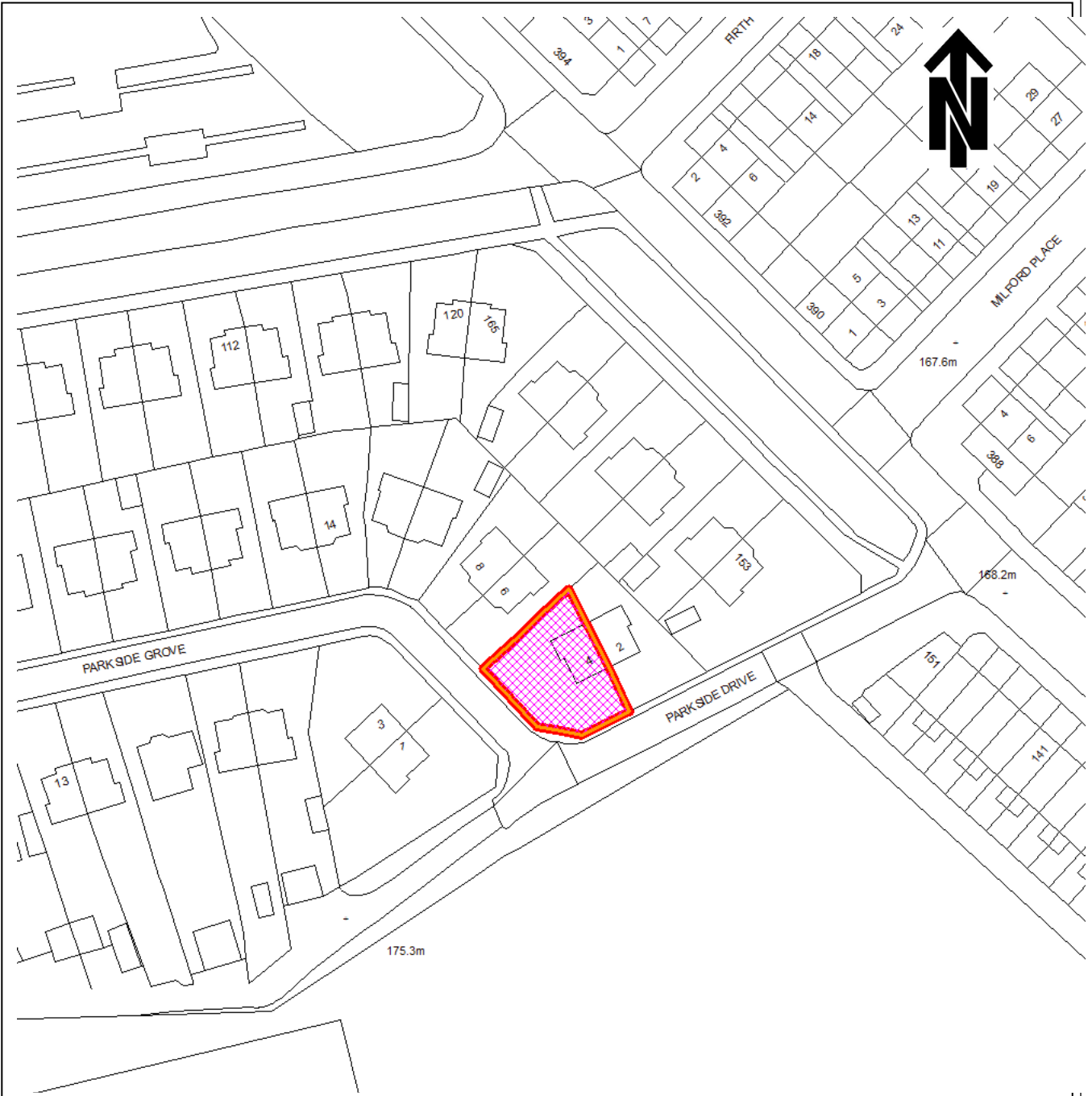
Retrospective planning application 15/07542/HOU for the single storey front extension was refused by the Council in February 2016. An appeal against the Council's decision was dismissed by The Planning Inspectorate in May 2016.

The unauthorised single storey front extension remains in place and on 17 August 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised single storey front extension is detrimental to visual amenity by virtue of its size and position, contrary to Policies D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan and the Council's adopted Householder Supplementary Planning Document.

Area Planning Panel (Bradford)

15/00415/ENFCOU

7 September 2016



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ITEM NO. : I	LOCATION: 4 Parkside Drive Bradford
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7 September 2016

Item Number: I
Ward: TOLLER
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00415/ENFCOU

Site Location:
4 Parkside Drive, Heaton, Bradford BD9 5LN

Breach of Planning Control:
Car repairs and structure.

Circumstances:
The enforcement case concerns the unauthorised use of residential premises primarily at 4 Parkside Drive, but also at 2 Parkside Drive which together form a semi-detached building.

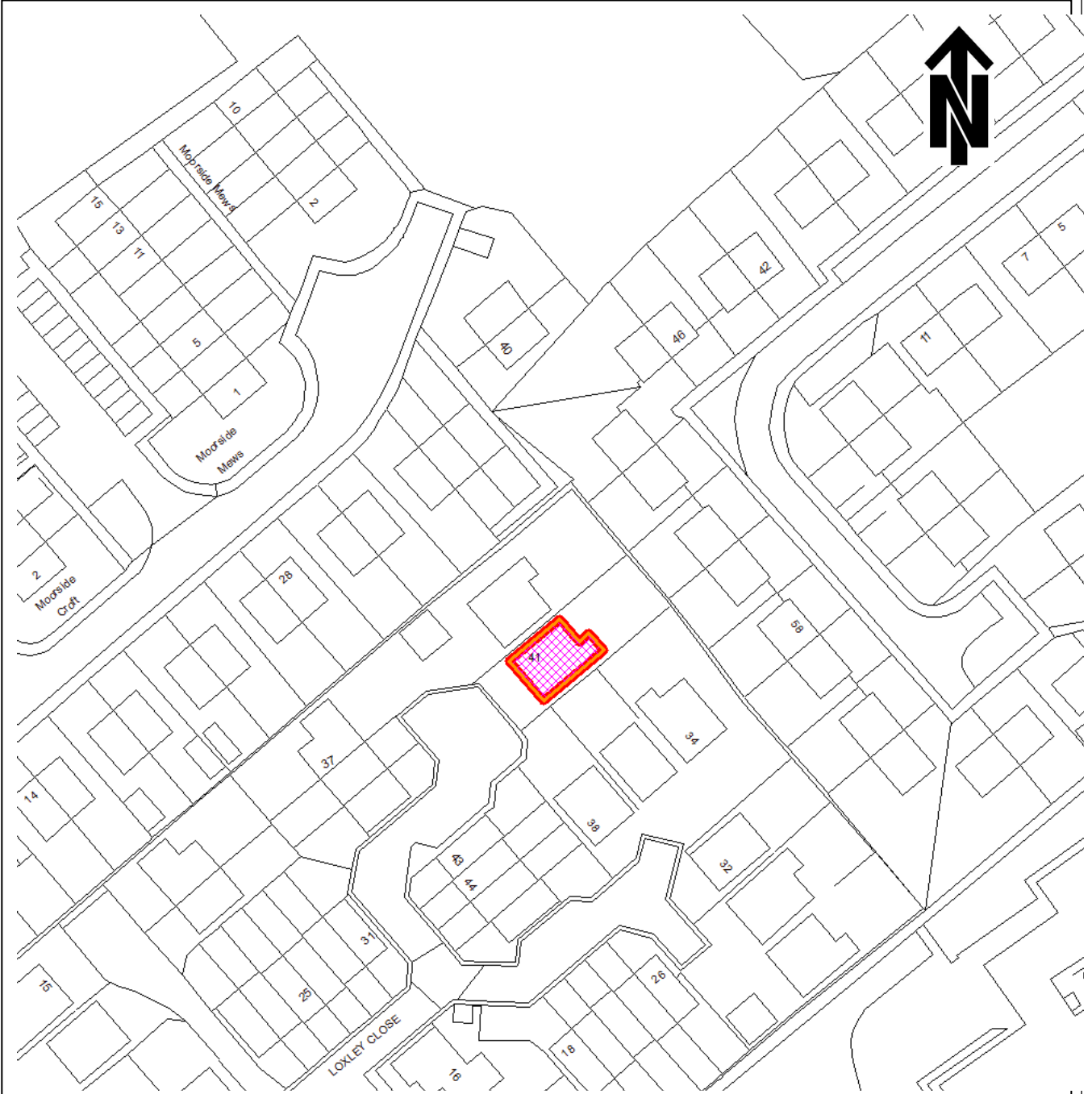
The owners are using the garden areas and outbuildings for motor vehicle storage (including storage of vehicle parts) and the repair and trading of motor vehicles.

The Major Developments Manager has given authority for an enforcement notice on 19 July 2015 requiring the unauthorised use to cease.

Area Planning Panel (Bradford)

15/00965/ENFUNA

7 September 2016



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ITEM NO. : J	LOCATION: 41 Loxley Close Bradford
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7 September 2016

Item Number: J
Ward: ECCLESHILL
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00965/ENFUNA

Site Location:
41 Loxley Close Bradford BD2 3HX

Breach of Planning Control:
Unauthorised outbuilding.

Circumstances:
In September 2015 the Local Planning Authority received enquiries regarding a structure in the rear garden area of the property.

An inspection was made and it was noted that an outbuilding had been erected, for which planning permission had not been granted.

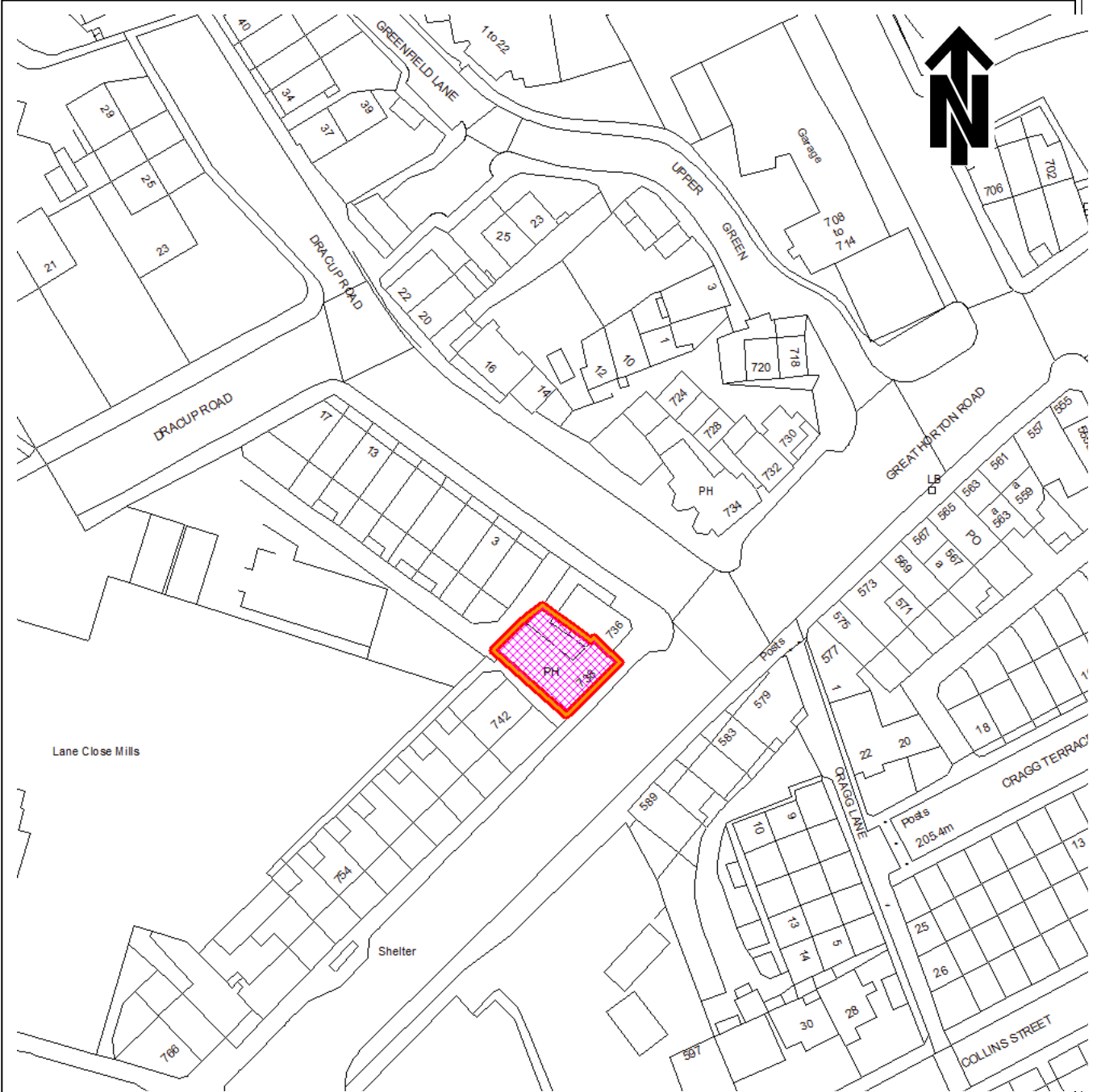
Retrospective planning application 16/02344/HOU for the outbuilding was refused by the Council in May 2016.

The unauthorised outbuilding remains in place and on 5 July 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised outbuilding is detrimental to visual and residential amenity by virtue of its design, scale and position, contrary to Policies D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan.

Area Planning Panel (Bradford)

16/00362/ENFUNA

7 September 2016



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<p>ITEM NO. : K</p>	<p>LOCATION: 738 Great Horton Road Bradford</p>
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7 September 2016

Item Number: K
Ward: GREAT HORTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00362/ENFUNA

Site Location:
738 Great Horton Road, Bradford, BD7 4EE

Breach of Planning Control:
Unauthorised roller shutters.

Circumstances:
The property is a former public house which stands within the Great Horton Conservation Area.

Planning application 15/03541/FUL for the installation of roller shutters to the front elevation of the property was refused by the Council in October 2015, however the roller shutters were already in place. An appeal against the Council's decision was dismissed by The Planning Inspectorate in May 2016.

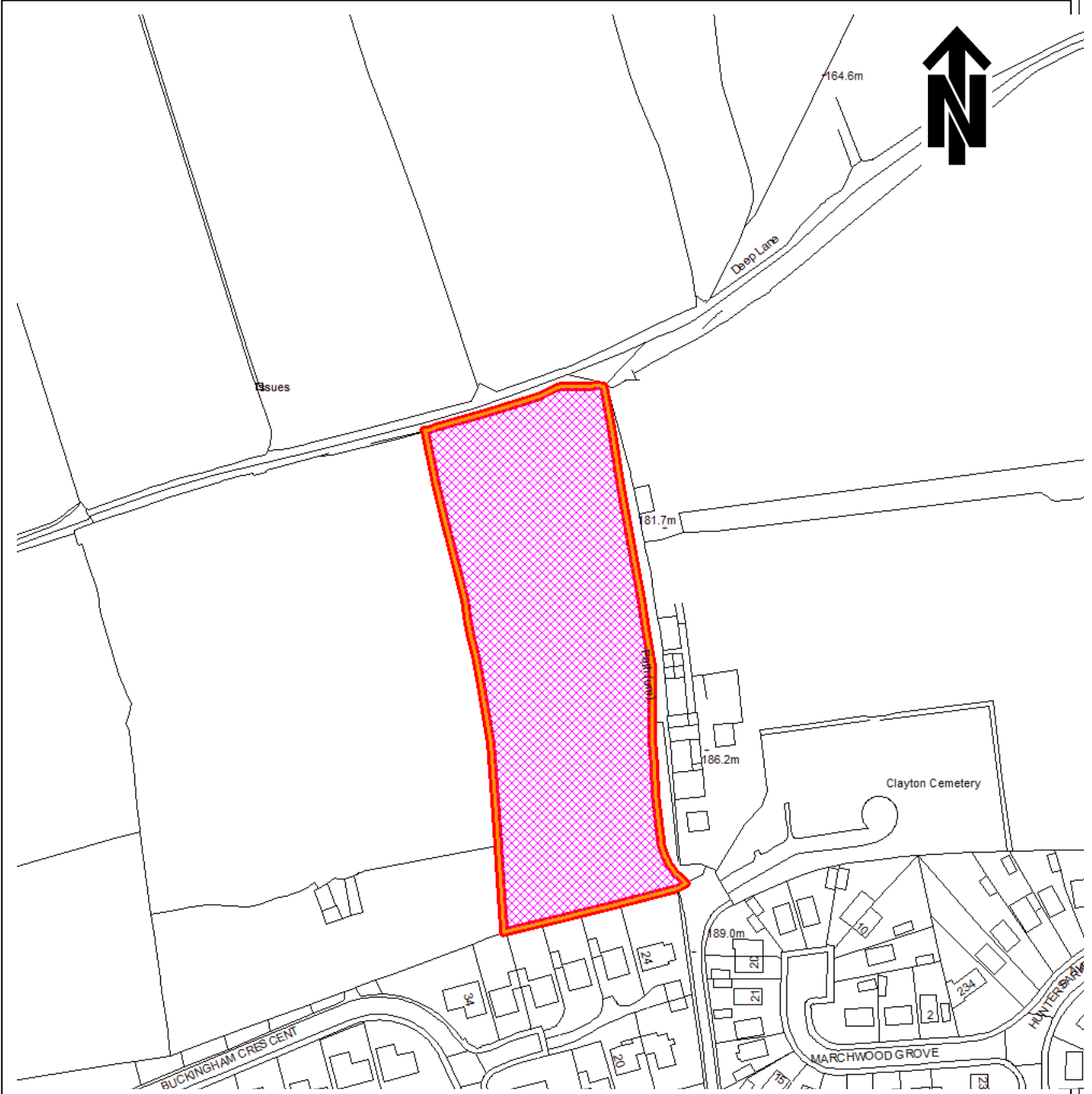
Following the appeal decision the owners of the property were requested to rectify the breach of planning control, however the unauthorised roller shutters remain in place.

On 15 August 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised roller shutters are detrimental to visual amenity by virtue of their design and appearance, contrary to Policies BH7, BH8, D1, D10, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan, the Council's adopted Shopfront Design Guide and the Council's adopted A Shopkeepers Guide to Securing their Premises Supplementary Planning Document.

Area Planning Panel (Bradford)

13/00509/ENFCOU

7 September 2016



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ITEM NO. : L	LOCATION: Land At Grid Ref 412699 432483 Deep Lane Clayton Bradford
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7 September 2016

Item Number: L
Ward: CLAYTON AND FAIRWEATHER GREEN
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
13/00509/ENFCOU

Site Location:
Land at Grid Ref 412699 432483 Deep Lane, Clayton, Bradford

Breach of Planning Control:
Storage containers on Green Belt land.

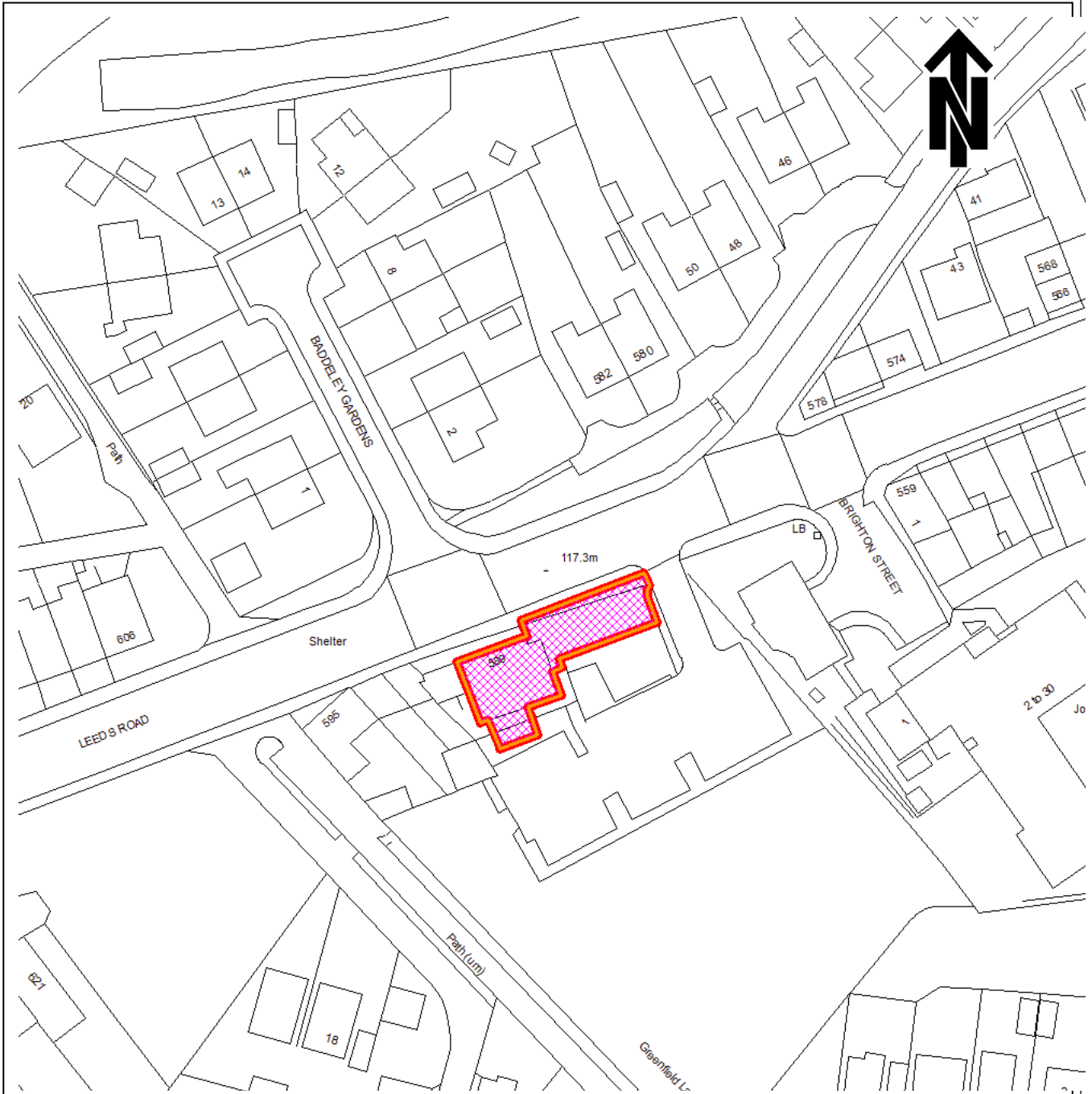
Circumstances:
The enforcement notice relates to a storage container sited on a parcel of open land to the rear of Buckingham Crescent and is within Green Belt. Three containers were placed on the land for storage purposes. The siting of the containers was challenged as unauthorised and further to negotiations two of the containers were removed. The enforcement action relates to the remaining storage container which has failed to be removed.

An enforcement notice was authorised on 8 July 2016 by the Planning Manager (Enforcement and Trees).

Area Planning Panel (Bradford)

16/00352/ENFUNA

7 September 2016



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ITEM NO. : M	LOCATION: The Shoulder Of Mutton 589 Leeds Road
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7 September 2016

Item Number: M
Ward: IDLE AND THACKLEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00352/ENFUNA

Site Location:
589 Leeds Road, Bradford, BD10 8JT

Breach of Planning Control:
Unauthorised fencing and gates.

Circumstances:
The property is a former public house now converted into a dwelling. Since works to convert the property commenced in 2014 industrial type metal fencing and gates have been in place along the front boundary of the property.

The dwelling has now been occupied for some time and the owner of the property has been requested to remove the metal fencing and gates from the property, however they remain in place.

On 4 May 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised metal fencing and gates are detrimental to visual amenity by virtue of their design and appearance, contrary to Policies D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeals Allowed

There are no Appeal Allowed Decisions to report this month

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
N	Thornton And Allerton (ward 23)	380 Thornton Road Thornton Bradford BD13 3LP Appeal against Enforcement Notice - Case No: 14/00437/ENFCOU Appeal Ref: 16/00003/APPENF
O	Eccleshill (ward 10)	5 Acre Lane Eccleshill Bradford BD2 2EH Appeal against Enforcement Notice - Case No: 14/00778/ENFUNA Appeal Ref: 16/00041/APPENF
P	Little Horton (ward 18)	Albion Mills Hutson Street Bradford BD5 7LZ Free standing digital advertisement unit with associated logo box - Case No: 16/03186/ADV Appeal Ref: 16/00084/APPAD1
Q	Idle And Thackley (ward 13)	Plumpton Cottage 3 - 4 Mitchell Lane Apperley Bridge Bradford BD10 0TA Construction of detached bungalow within garden of existing dwelling - Case No: 15/03331/FUL Appeal Ref: 16/00057/APPFL2

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
R	City (ward 07)	The Focus Centre Ingleby Road Bradford BD7 2AT Retrospective application for the siting of seven steel containers - Case No: 16/00259/FUL Appeal Ref: 16/00067/APPFL2

Appeals Upheld

There are no Appeal Upheld Decisions to report this month

Appeals Upheld (Enforcements Only)

There are no Appeal Upheld Decisions to report this month

Appeals Withdrawn

There are no Appeal Withdrawn Decisions to report this month

Appeal Allowed in Part/Part Dismissed

There are no Appeals Allowed in Part/Part Dismissed to report this month