

Report of the Strategic Director of Place to the meeting of the Area Planning Panel (KEIGHLEY AND SHIPLEY) to be held on 03 April 2024

N

Summary Statement - Part Two

MISCELLANEOUS ITEMS

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action	(4)
Decisions made by the Secretary of State - Dismissed	(4)

Richard Hollinson
Assistant Director (Planning, Transportation and Highways)

Report Contact: Amin Ibrar
Phone: 01274 434605

Email: amin.ibrar@bradford.gov.uk

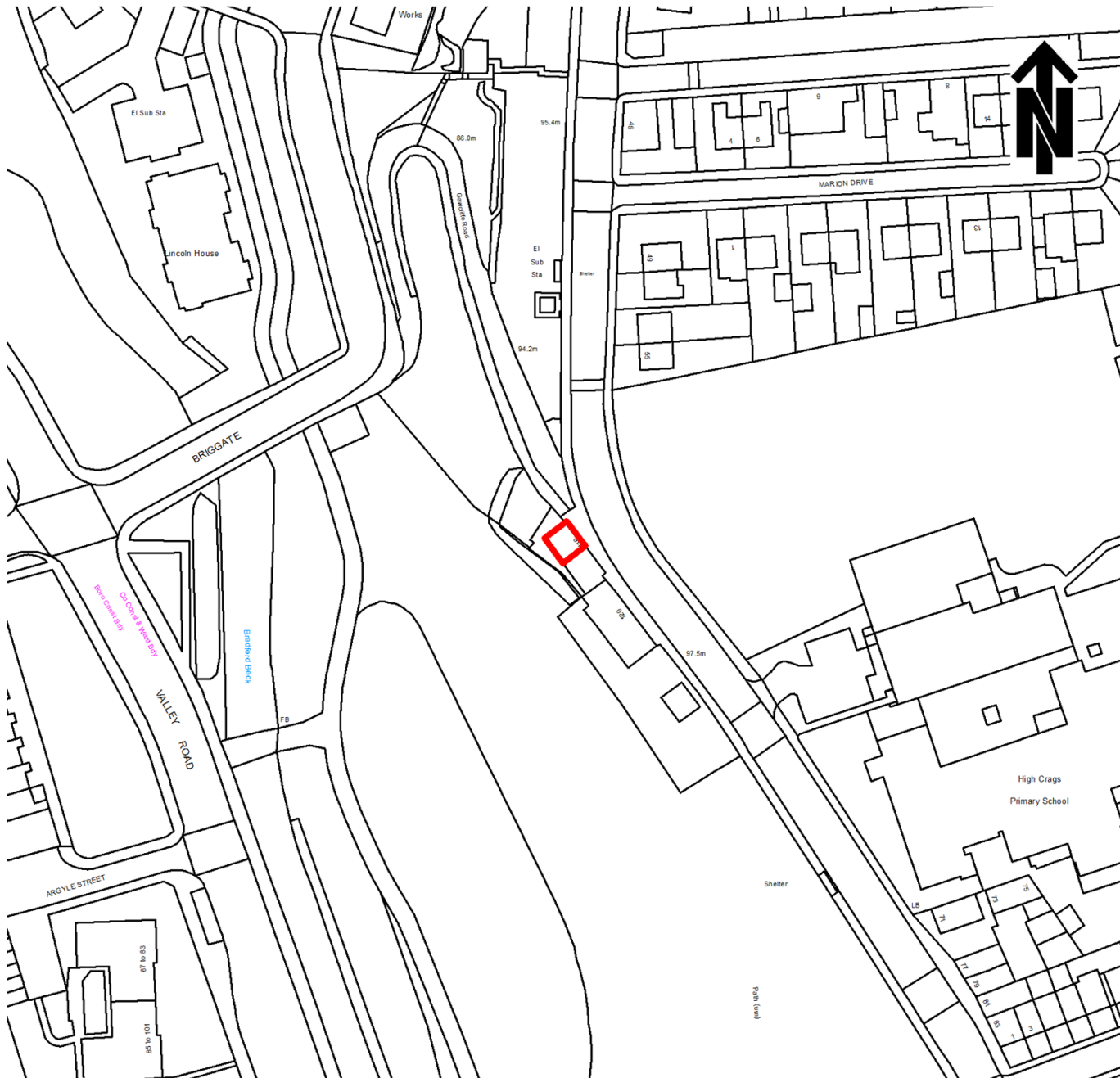
Portfolio:
Regeneration, Planning & Transport

Overview & Scrutiny Committee Area:
Regeneration and Environment

23/00101/ENFUNA



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL



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116 Crag Road
Shipley
BD18 2ER

03 April 2024

Item Number: A
Ward: Windhill And Wrose (ward 28)
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
23/00101/ENFUNA

Site Location:
116 Crag Road Shipley West Yorkshire BD18 2ER

Breach of Planning Control:
Unauthorised externally mounted roller shutters

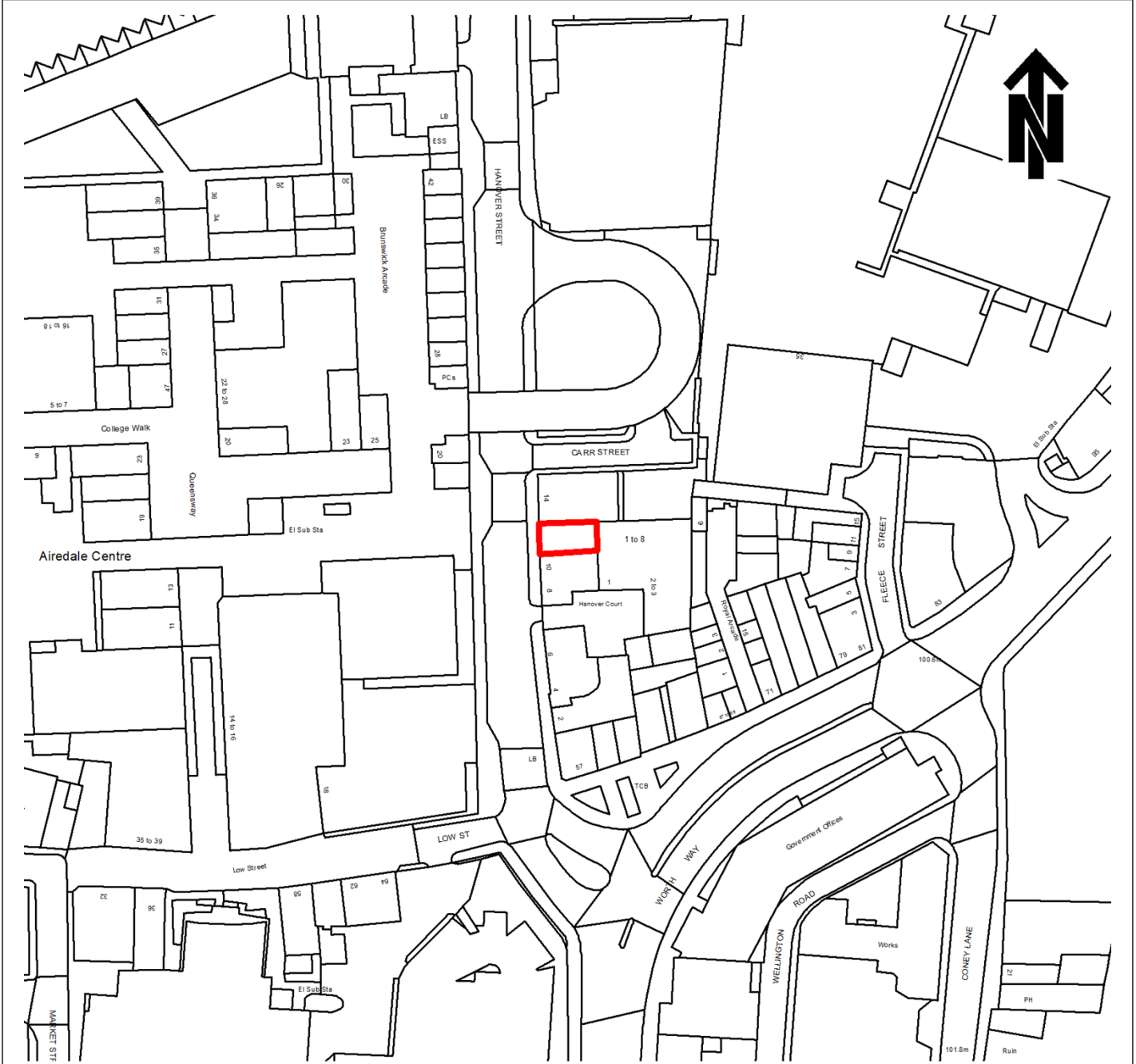
Circumstances:
In March 2023 the Council received an enquiry regarding the installation of roller shutters at the property.

An inspection showed that two externally mounted roller shutters had been installed to the front elevation of the building, for which the Council had no record of planning permission having been granted.

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

On 5th March 2024 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the two unauthorised externally mounted roller shutters, shutter boxes and guide rails are detrimental to visual amenity by virtue of their design and appearance, forming incongruous features on the building and in the street scene, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan Document, the Council's adopted Shopfront Design Guide, the Council's adopted A Shopkeepers Guide to Securing Their Premises Supplementary Planning Document and the principles of the National Planning Policy Framework.

22/00377/ENFUNA



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12 Hanover Street
Keighley
BD21 3QJ

03 April 2024

Item Number: B
Ward: Keighley Central (ward 15)
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
22/00377/ENFUNA

Site Location:
12 Hanover Street Keighley West Yorkshire BD21 3QJ

Breach of Planning Control:
Without planning permission; the installation of two heat exchange units and enclosing cages on the front elevation of the property

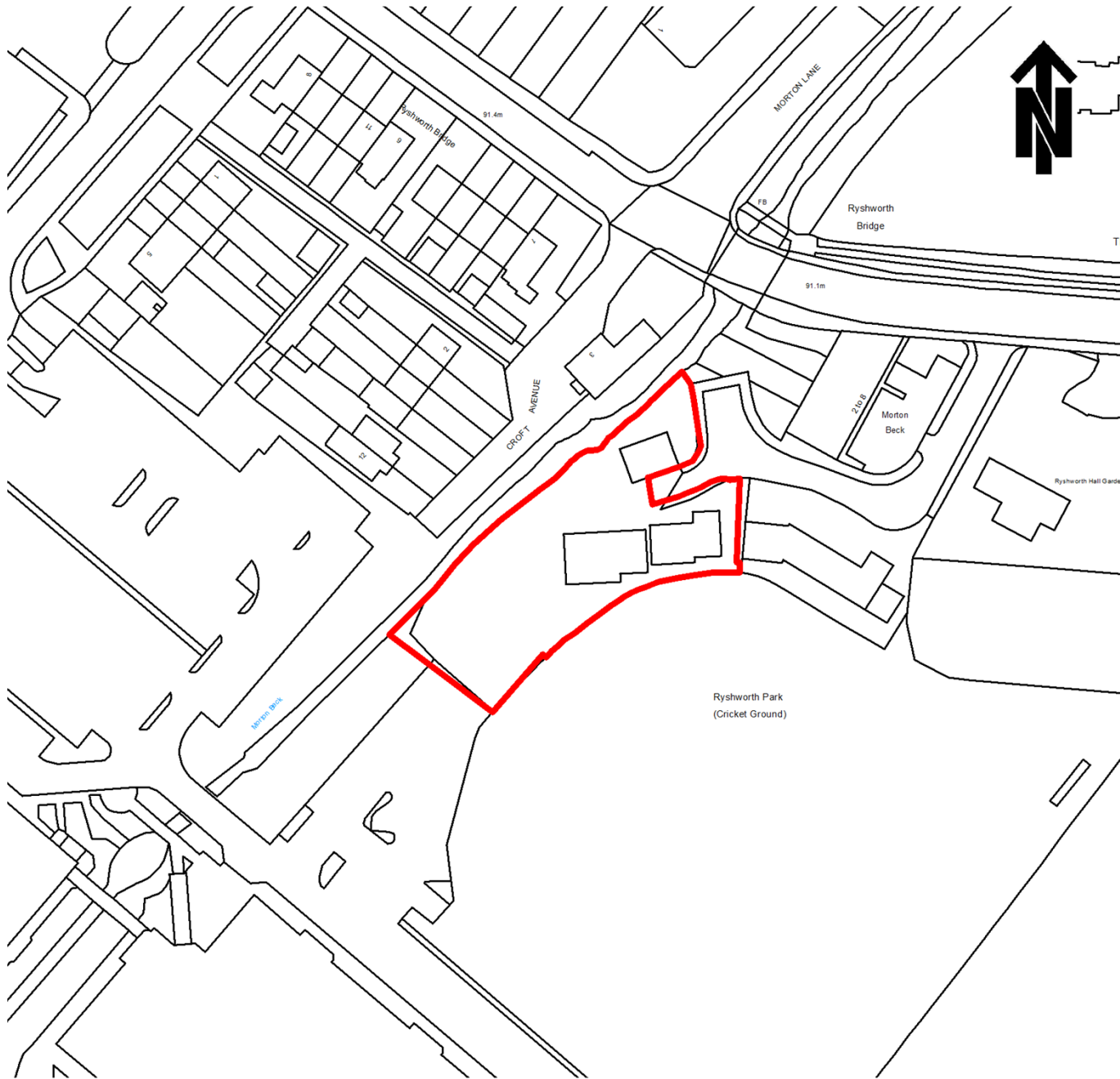
Circumstances:
The Local Planning Authority was made aware of works to install two heat exchange units with enclosing cages to the front of the building without the benefit of planning permission. The unauthorised heat exchange units and enclosing cages are harmful to visual amenity and prejudicial to highway pedestrian safety due to their prominent siting and low level position on the front elevation of the property. Despite correspondence sent to the owner no planning permission has been sought and the heat exchange units and enclosing cages remains in situ and unauthorised.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 30 January 2024. The Notice will require removal of the units and enclosing cages from the land.

21/00198/ENFCOU



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Land At Crossflatts Cricket Club
Keighley Road
Bingley

03 April 2024

Item Number: C
Ward: Bingley (ward 02)
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
21/00198/ENFCOU

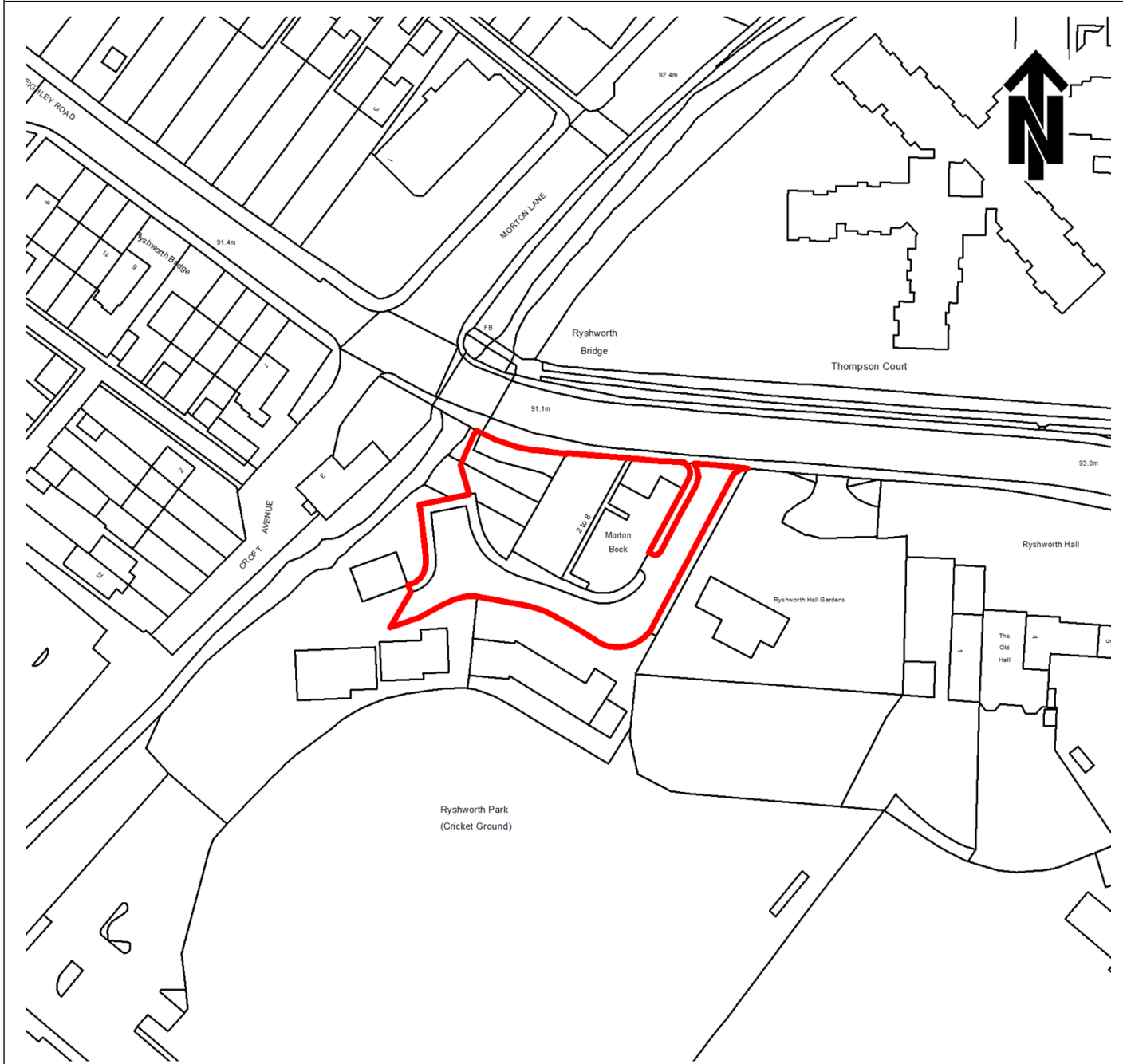
Site Location:
Land At Crossflatts Cricket Club Keighley Road Bingley West Yorkshire

Breach of Planning Control:
Without planning permission, the construction of new residential dwellings on the land

Circumstances:
Planning permission for the construction of new dwellings on the land was granted under application 20/01995/FUL and later quashed following a Judicial Review. Subsequent planning application was refused and a following appeal dismissed by the Planning Inspectorate. Despite correspondence sent to the owner the site remains part developed without the benefit of planning permission.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 11 October 2023. The Notice will require demolition of the unauthorised dwellings, construction pads and removal of materials from the land.

22/00327/ENFCON



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**Land At Former Ryshworth Works
Ryshworth Bridge Keighley Road
Bingley
BD16 2DX**

03 April 2024

Item Number: D
Ward: Bingley (ward 02)
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
22/00327/ENFCON

Site Location:
Land At Former Ryshworth Works Ryshworth Bridge Keighley Road Bingley West Yorkshire
BD16 2DX

Breach of Planning Control:
Failure to comply with the requirement of Condition 5, 6 & 7 of planning permission
19/02905/FUL

Circumstances:
The Local Planning Authority was made aware of a breach of several conditions of planning permission which require various works to the pedestrian and vehicular access, visibility splays and vehicle turning area in accordance with an approved scheme and prior to the development being brought into use. Works required by condition have not been carried out in accordance and the development has been brought into use in breach of conditions. Despite correspondence being sent to the owner the condition requirements remain outstanding.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 11 October 2023. The Notice will require compliance with the requirements of conditions 5, 6 & 7 of 19/02905/FUL.