

Report of the Strategic Director of Regeneration and Culture to the meeting of the Area Planning Panel (KEIGHLEY AND SHIPLEY) to be held on 23 July 2014

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Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action (page 75)	(3)
Decisions made by the Secretary of State – Allowed (page 81)	(1)
Decisions made by the Secretary of State – Withdrawn (page 81)	(1)
Decisions made by the Secretary of State – Dismissed (page 81)	(8)
Petitions to be Noted (page 84)	(1)

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Portfolio:

Change Programme, Housing and Planning

Improvement Committee Area:

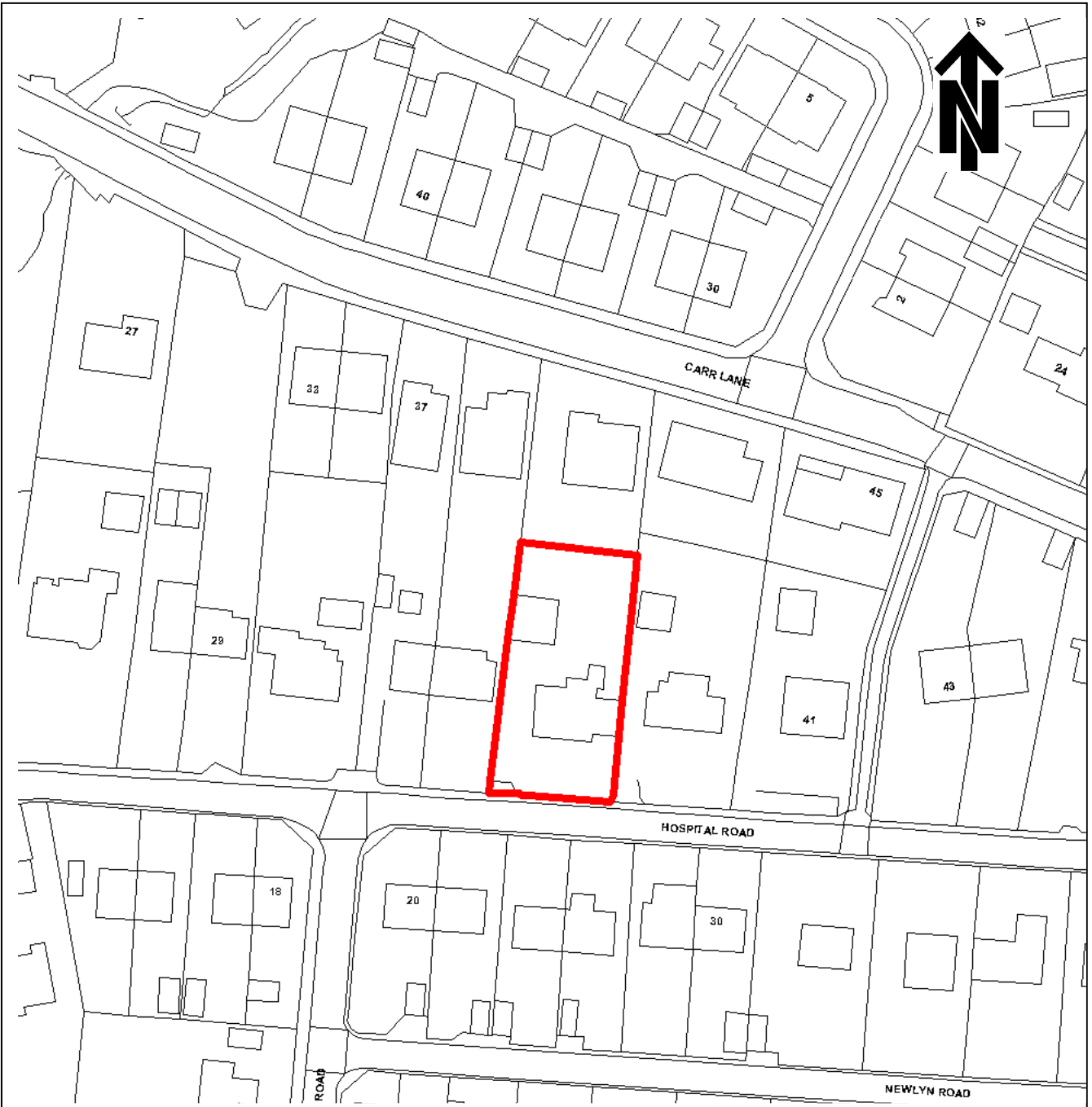
Regeneration and Economy



Area Planning Panel (Keighley and Shipley)

14/00225/ENFUNA

23 July 2014



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<p>ITEM NO. : 8</p>	<p>LOCATION: 37 Hospital Road Riddlesden Keighley</p>
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23 July 2014

Item Number: 8
Ward: KEIGHLEY EAST
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00225/ENFUNA

Site Location:
37 Hospital Road, Riddlesden, Keighley.

Breach of Planning Control:
Construction of garage outbuilding and timber and mesh aviary structure to rear of property.

Circumstances:
It was brought to the attention of the Local Planning Authority that the owner of the above property had recently constructed a garage outbuilding which was not in accordance with an approved application and positioned a timber and mesh aviary above for which planning permission is required.

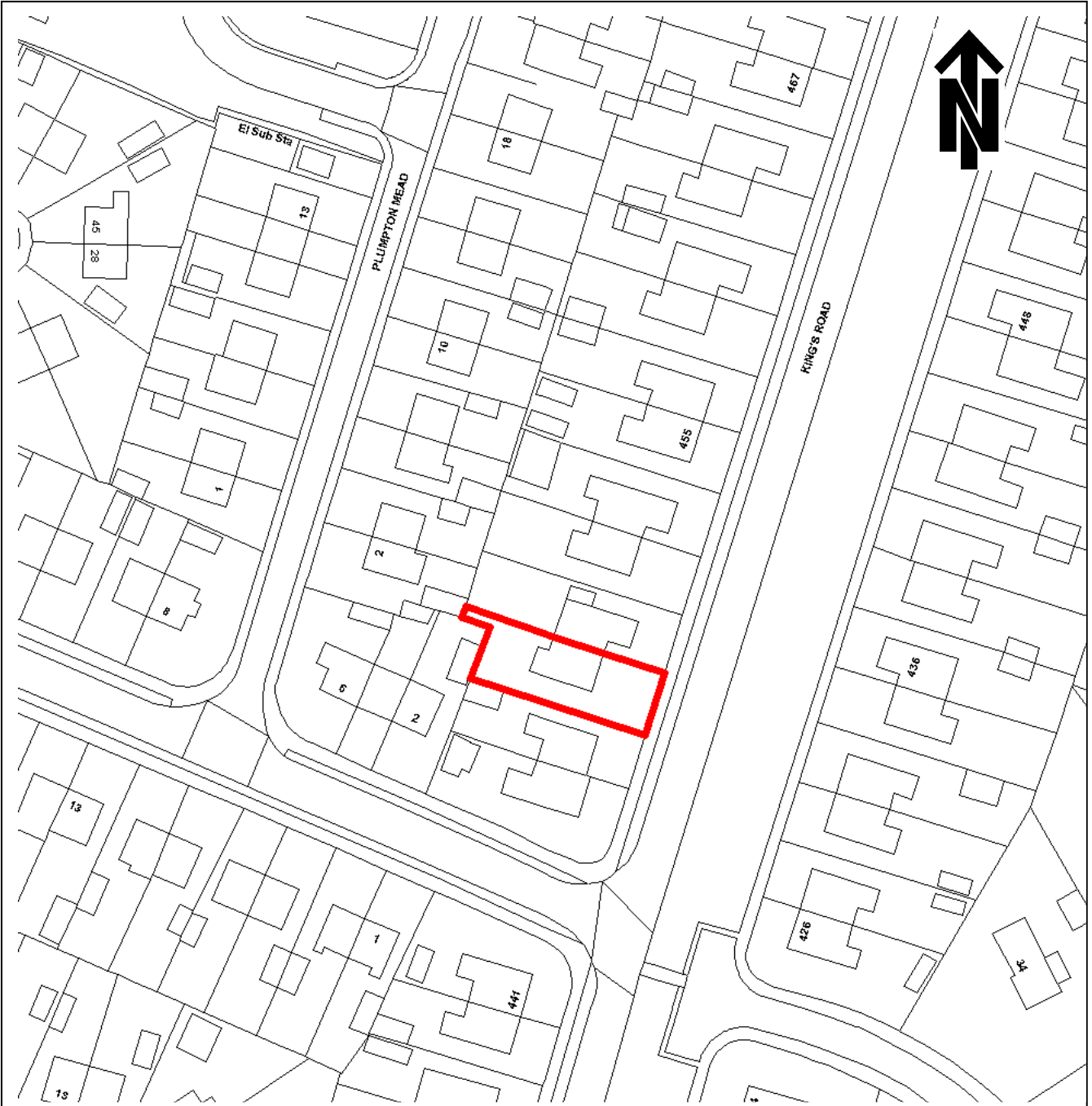
The garage and aviary was challenged as unauthorised and the owner advised to take action to rectify the breach of planning control. To date no application has been submitted and a recent site inspection confirms that the garage and aviary structure remain in situ.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 25 June 2014.

Area Planning Panel (Keighley and Shipley)

14/00084/ENFCOU

23 July 2014



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<p>ITEM NO. : 9</p>	<p>LOCATION: 447 Kings Road Bradford</p>
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23 July 2014

Item Number: 9
Ward: WINDHILL AND WROSE
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00084/ENFCOU

Site Location:
447 Kings Road, Wrose, Bradford, BD2 1ND.

Breach of Planning Control:
Unauthorised motor vehicle repairs.

Circumstances:
The Local Planning Authority has received enquiries regarding the use of the residential property for motor vehicle repairs.

The owner and occupier of the property have been requested to cease the unauthorised activity, however complaints continue to be received.

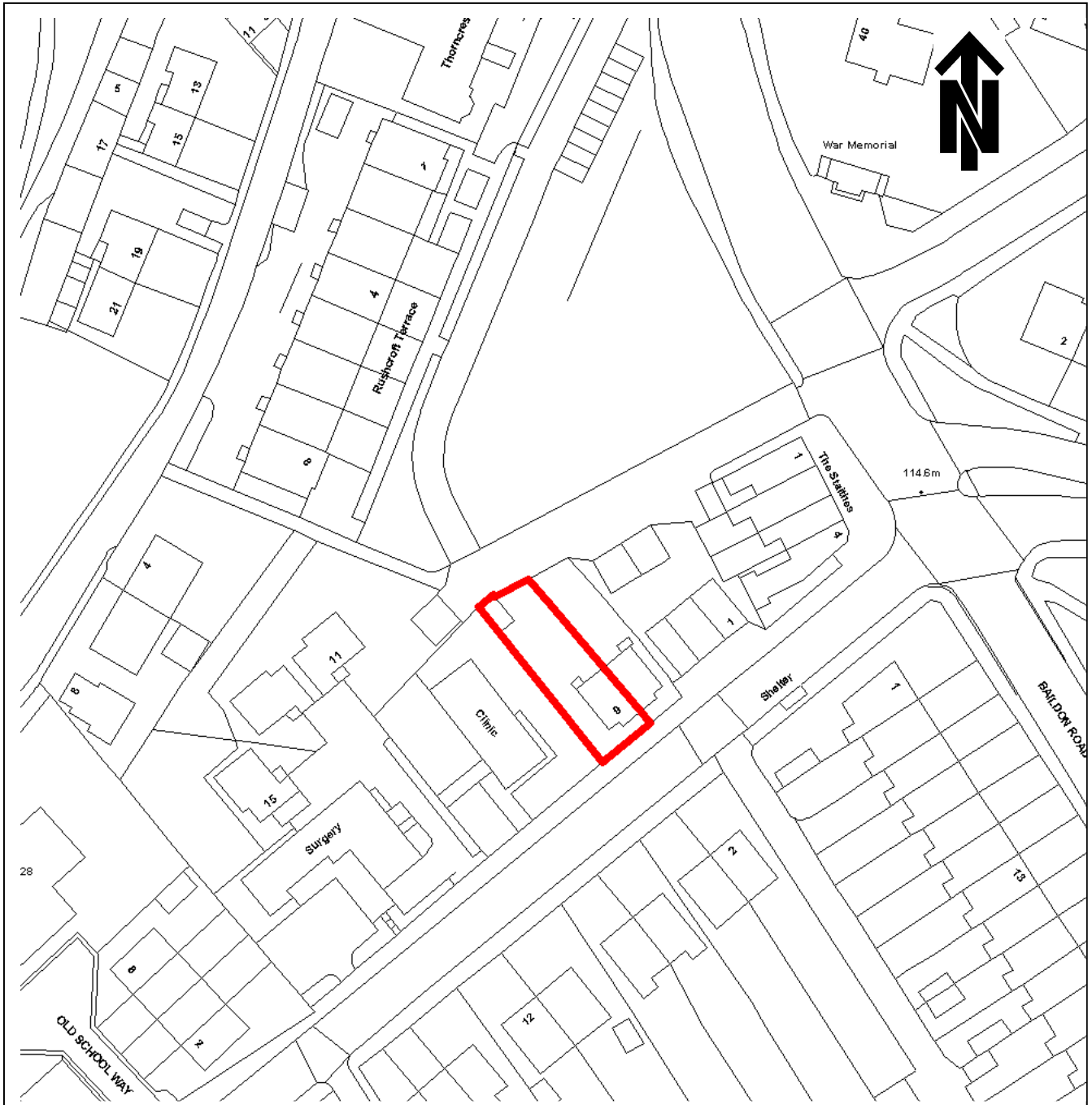
On 2 June 2014 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised use of the property for motor vehicle repairs is detrimental to residential amenity, contrary to Policies UR3 and P7 of the Council's adopted Replacement Unitary Development Plan.

Area Planning Panel (Keighley and Shipley)

13/00963/ENFUNA

23 July 2014



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<p>ITEM NO. : 10</p>	<p>LOCATION: 9 Cliffe Avenue Baildon</p>
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23 July 2014

Item Number: 10
Ward: BAILDON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
13/00963/ENFUNA

Site Location:
9 Cliffe Avenue, Baildon, BD17 6NX.

Breach of Planning Control:
Siting of a Metal Storage Container.

Circumstances:

It was brought to the attention of the Local Planning Authority that the owner of the above property had sited a metal storage container within the rear garden. The owners were requested to either remove the container from the land or submit a retrospective planning application. To date no action has been taken to resolve this matter.

The metal storage container is considered to be detrimental to the visual amenity of the surrounding area contrary to Policies UR3, UDP3 and D1 of the Councils Replacement Unitary Development Plan.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 1 May 2014.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
11	Keighley West (ward 17)	Tarn Laddy Tarn Lane Laycock Keighley Siting of one 24m high (hub) wind turbine with tip height of 34.2m - Case No: 13/01802/FUL Appeal Ref: 13/00098/APPFUL

Appeal Withdrawn

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
12	Keighley West (ward 17)	Former Site Of Ingrow Corn Mill Ingrow Lane Keighley BD22 7BU Residential development to construct 6 houses and 3 flats - Case No: 13/04597/OUT Appeal Ref: 14/00031/APPNO2

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
13	Baildon (ward 01)	2 Glen Rise Baildon BD17 5DD Conversion and extension of existing double garage to form accommodation ancillary to main house for an elderly resident - Case No: 14/01361/HOU Appeal Ref: 14/00062/APPHOU

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
14	Bingley Rural (ward 03)	<p>62 Woodside Drive Cottingley Bingley BD16 1RF</p> <p>Two storey side extension to provide larger kitchen and additional two bedrooms - Case No: 14/00165/HOU</p> <p>Appeal Ref: 14/00047/APPHOU</p>
15	Bingley (ward 02)	<p>7 Clarendon Road Eldwick Bingley BD16 3DJ</p> <p>Part single and part two storey extension - Case No: 14/00461/HOU</p> <p>Appeal Ref: 14/00048/APPHOU</p>
16	Craven (ward 09)	<p>Bank End Farm Bank Lane Silsden BD20 9JB</p> <p>Two 20kW wind turbines to produce electricity to power the applicant's farm and dwelling, with any surplus to be redirected back to the national grid. - Case No: 13/00095/FUL</p> <p>Appeal Ref: 13/00089/APPFUL</p>
17	Bingley Rural (ward 03)	<p>Land At Grid Ref 406719 438498 Ryecroft Road Harden Bingley</p> <p>50kw monopole wind turbine. 24.6m hub - Case No: 13/01616/FUL</p> <p>Appeal Ref: 13/00105/APPFUL</p>
18	Baildon (ward 01)	<p>Land Off Fyfe Lane Baildon</p> <p>Construction of one detached dwelling - Case No: 13/00733/FUL</p> <p>Appeal Ref: 14/00036/APPFL2</p>

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
19	Worth Valley (ward 29)	Land To North And East Of 13 The Bank Leeming Oxenhope Keighley New vehicular access - Case No: 13/02143/FUL Appeal Ref: 13/00152/APPFUL
20	Worth Valley (ward 29)	Moorside Farm Broad Head Lane Oakworth Keighley BD22 0QN Siting of one 30m high (hub) wind turbine and associated equipment - Case No: 13/01799/FUL Appeal Ref: 13/00114/APPFUL

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

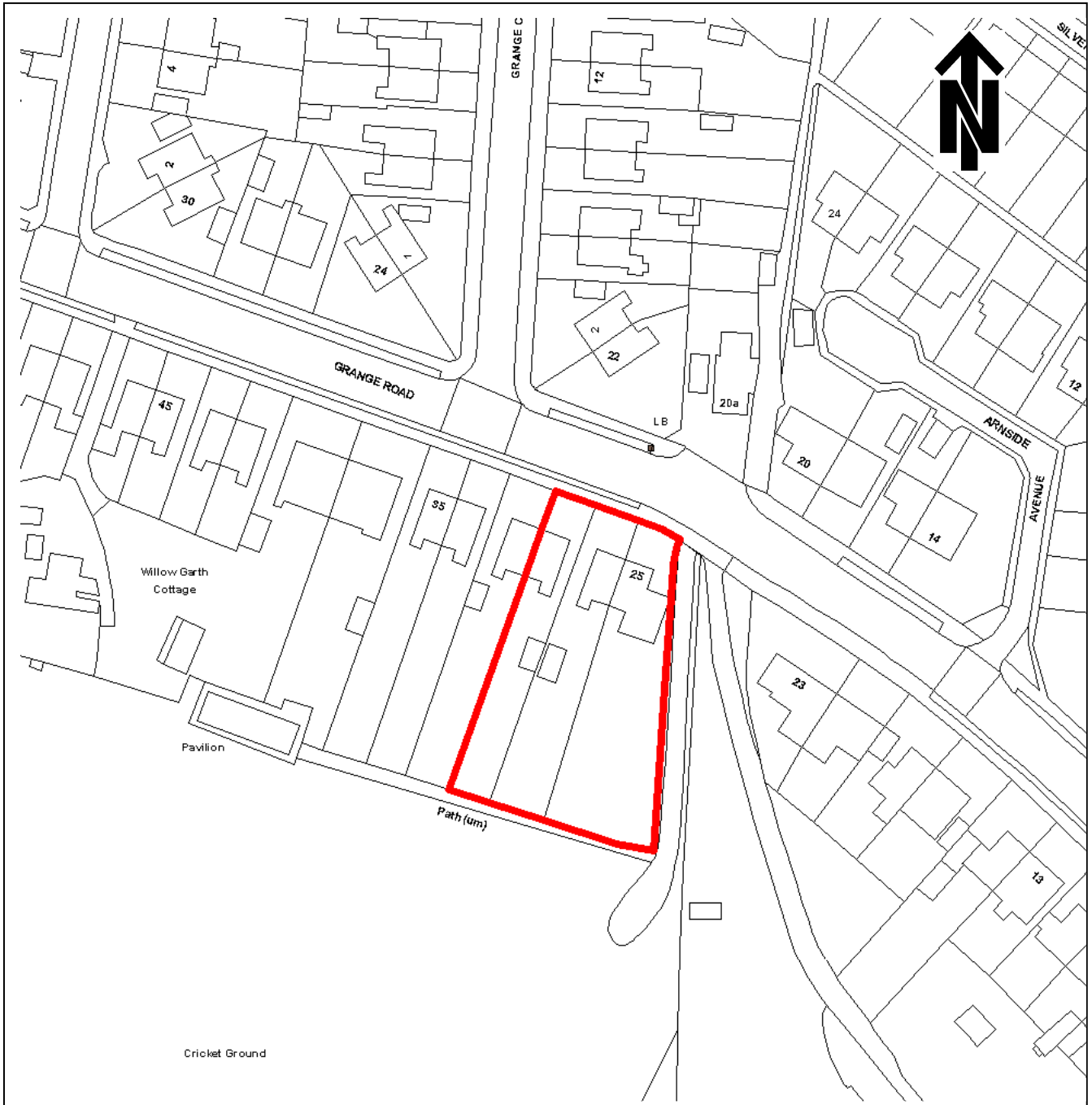
Appeal Allowed in Part/Part Dismissed

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

Area Planning Panel (Keighley and Shipley)

14/01603/FUL

23 July 2014



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<p>ITEM NO. : 21</p>	<p>LOCATION: Land To Rear Of 25-29 Grange Road Riddlesden Keighley</p>
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23 July 2014

Item Number: 21
Ward: KEIGHLEY EAST
Recommendation:
THAT THE PETITION BE NOTED

Application Number:
14/01603/FUL

Type of Application/Proposal and Address:

Full planning application for construction of two detached houses to the rear of 25-29 Grange Road, Riddlesden, BD20 5AB.

Details:

This application was publicised by neighbour notification letters and a site notice; the publicity period expired on 25.05.14.

One objection was received. A petition of support with seven signatures, including that of the applicant, was also received. The petition did not give any material planning reasons for support of the proposed development but simply asked for it to be referred to Panel.

The site has been the subject of four previous planning applications all of which have been refused. Previous reasons for refusal include: adverse impact on neighbouring occupants, highway safety, detrimental to the amenity and character of the area and conflict between pedestrians of dwellings on Grange Road and vehicles using the private driveway.

07/06041/OUT Residential development of two detached dwellings, refused 08.10.2007.

07/10040/OUT Construction of two detached dwellings, refused 12.02.2008.

13/01674/FUL Two detached dwellings to rear, refused 24.07.2013.

14/00112/FUL Two detached dwellings to rear, refused 26.03.2014.

The current application would comprise exactly the same development proposal as the proposals previously refused in 2013 and 2014, and utilise the same access, i.e. the shared driveway between numbers 27 and 29 Grange Road.

Although a pro-forma petition of support has been received, two identical previous applications have been refused within the last year. In these circumstances the Council's Scheme of Delegation adopted in January 2011 allows for a decision to be made by senior officers. After consultation with the Chair of Panel, the application has now been refused for the following reasons:

1. The proposal represents an unsatisfactory form of development lacking a proper road frontage, poorly related to existing properties. As such it would be detrimental to the amenity and character of the area which consists of semi detached dwellings in substantial plots with frontages to adopted roads, contrary to Policy UR3 of the adopted Unitary Development Plan.

2. The proposal is unacceptable as the proposed vehicular access will lead to vehicular movements immediately next to the side door of 29 Grange Road and the front windows of 27 and 29 Grange Road. The Local Planning Authority considered that there is insufficient space in front of the side doorway to prevent a conflict between pedestrian occupiers or visitors using this side doorway and vehicles using the private driveway and the proximity of traffic to the front windows will be intrusive for the occupants of these dwellings. As such the proposal would fail to accord with Policies D1 and UR3 of the Replacement Unitary Development Plan.

Recommendation:

That receipt of the petition is noted.
