

Report of the Strategic Director, Regeneration and Culture to the meeting of the Area Planning Panel (KEIGHLEY AND SHIPLEY) to be held on 08 April 2015

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Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action (page 41)	(5)
Decisions made by the Secretary of State – Allowed (page 51)	(6)
Decisions made by the Secretary of State – Dismissed (page 52)	(7)

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Portfolio:
Housing, Planning and Transport

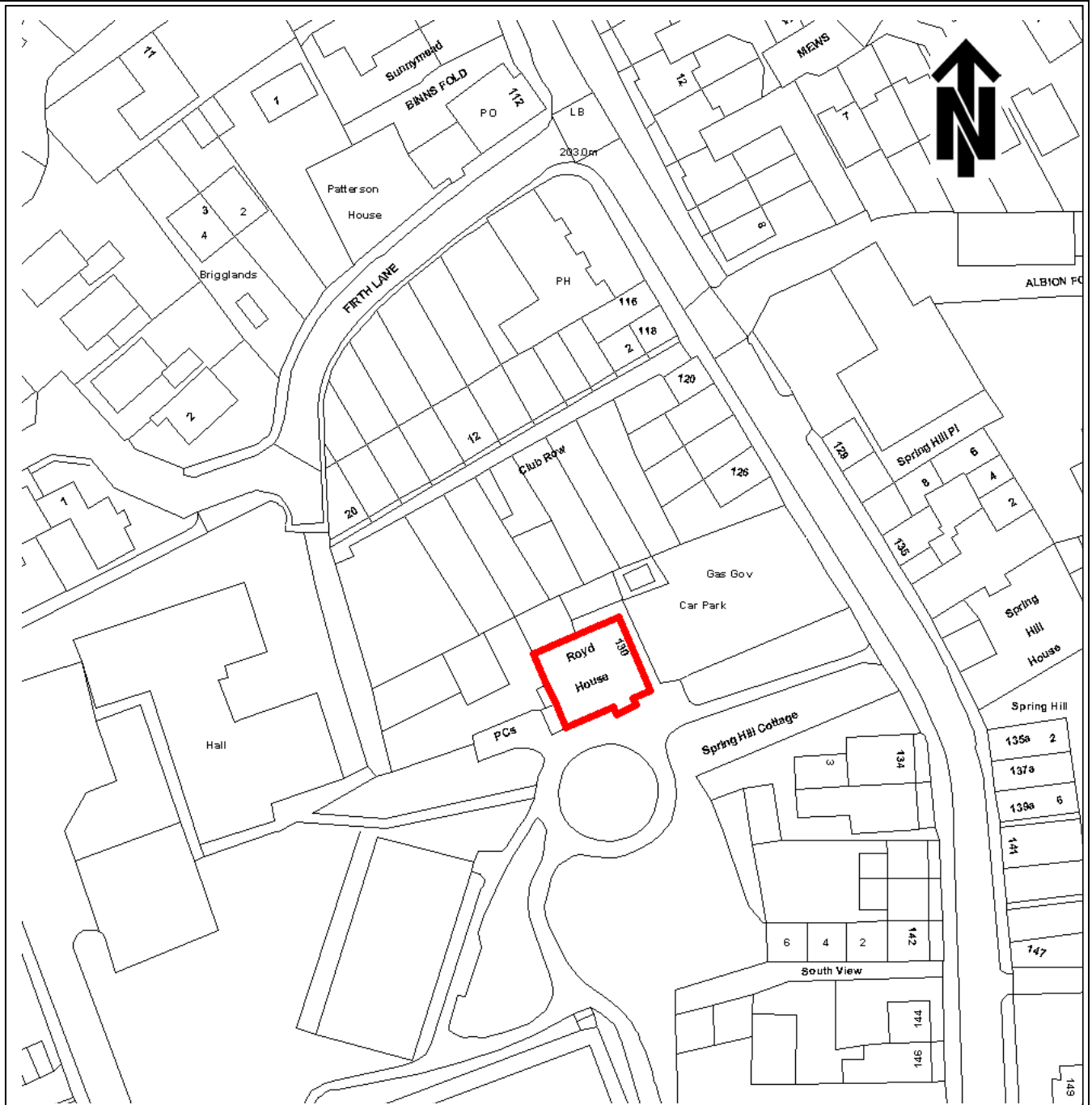
Overview & Scrutiny Committee Area:
Regeneration and Economy



Area Planning Panel (Keighley & Shipley)

14/00575/215DS

8 April 2015



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ITEM NO. : 7	LOCATION: 130 Main Street Wilsden Bingley BD15 0AS
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8 April 2015

Item Number: 7
Ward: BINGLEY RURAL
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00575/215DS

Site Location:
130 Main Street, Wilsden, Bingley

Breach of Planning Control:
Untidy Land

Circumstances:

It was brought to the attention of the Local Planning Authority that the above land was in an untidy state. A site visit was carried out at which time a period of time was agreed to ensure that the land was cleared. A further site inspection this year confirmed that the land remains in an untidy state.

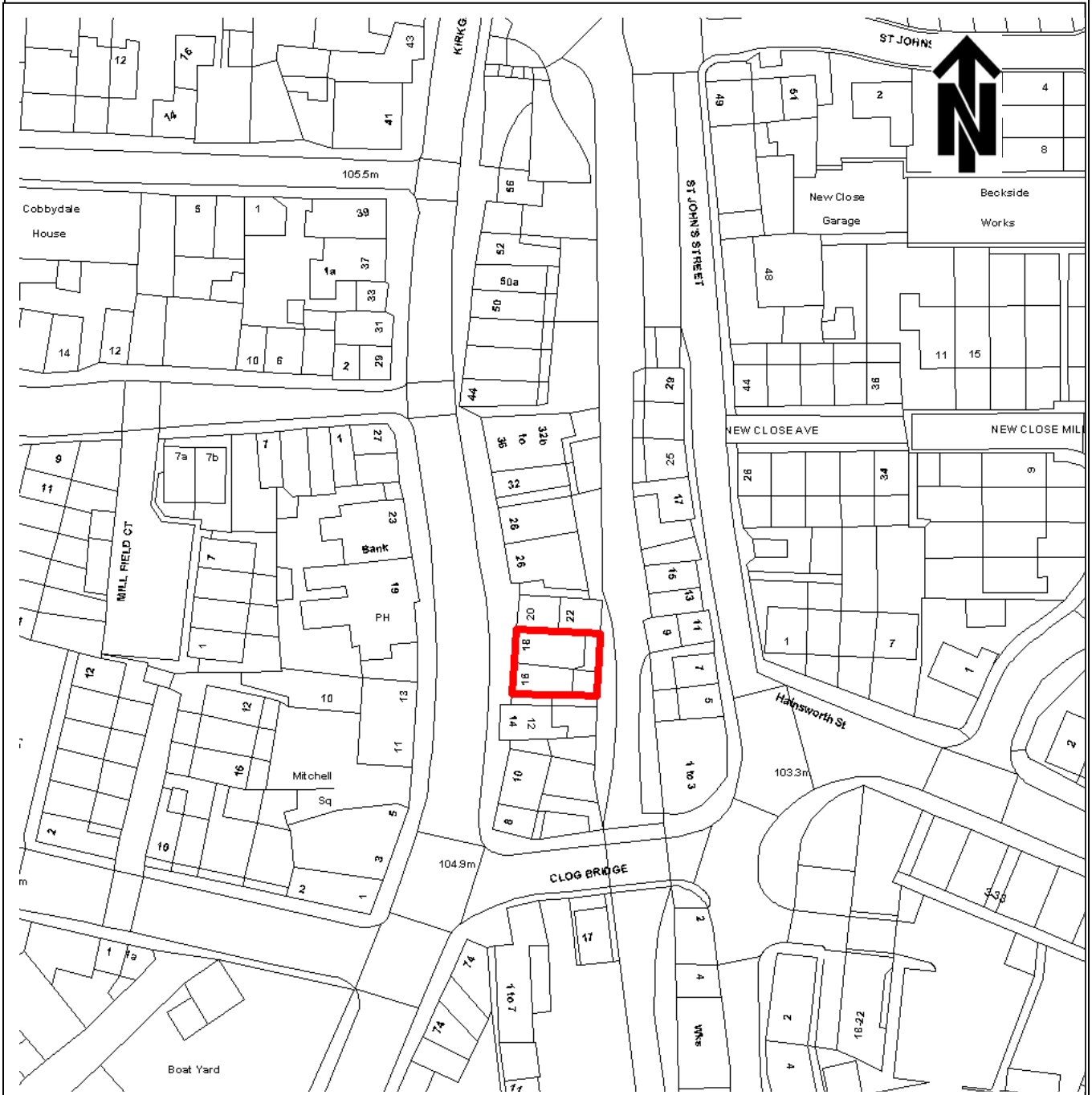
The state of the land is such that it is considered to have a significantly detrimental impact on the amenity of the existing property and wider area contrary to Policies UDP3, UR3 and D1 of the Councils Replacement Unitary Development Plan.

The Planning Manager (Enforcement and Trees) authorised the issuing of a Notice under Section 215 of the Town and Country Planning Act 1990 requiring the land to be cleared under delegated powers, on 3 March 2015.

Area Planning Panel (Keighley & Shipley)

14/01041/ENFUNA

8 April 2015



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ITEM NO. : 8

LOCATION:
16 - 18 Kirkgate
Silsden BD20 0AL

8 April 2015

Item Number: 8
Ward: CRAVEN
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/01041/ENFUNA

Site Location:
16-18 Kirkgate, Silsden, BD20 0AL

Breach of Planning Control:
Installation of solar photovoltaic equipment upon the front roof slope of the property.

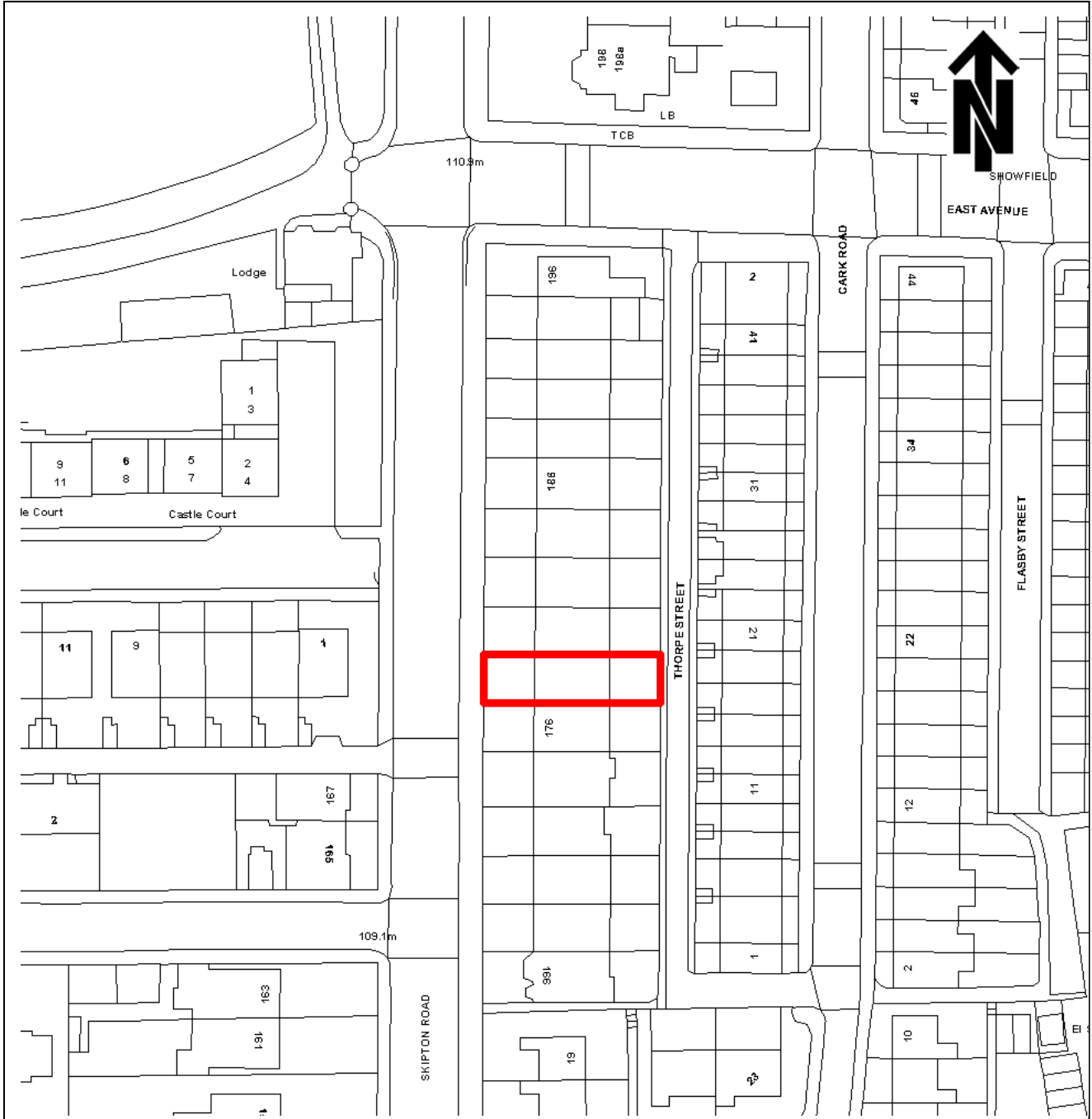
Circumstances:
It was brought to the attention of the Local Planning Authority that a solar panel installation had been installed upon the front roof slope of this property located within the Silsden Conservation Area for which planning permission has not been sought. The development was challenged as unauthorised and the owner advised to take action to rectify the breach of planning control. No application was submitted and a site inspection confirmed the installation remained in situ.

The solar photovoltaic equipment are considered to be of significant detriment to the visual amenity of the existing property and wider surrounding area. The Planning Manager (Enforcement and Trees) therefore authorised the issuing of an Enforcement Notice under delegated powers, on 04 March 2015.

Area Planning Panel (Keighley & Shipley)

12/00723/ENFAPP

8 April 2015



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<p>ITEM NO. : 9</p>	<p>LOCATION: 178 Skipton Road Keighley BD21 2SY</p>
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8 April 2015

Item Number: 9
Ward: KEIGHLEY CENTRAL
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
12/00723/ENFAPP

Site Location:
Land at 178 Skipton Road, Keighley

Breach of Planning Control:
The construction without planning permission of dormer windows to the front and rear elevations of the property

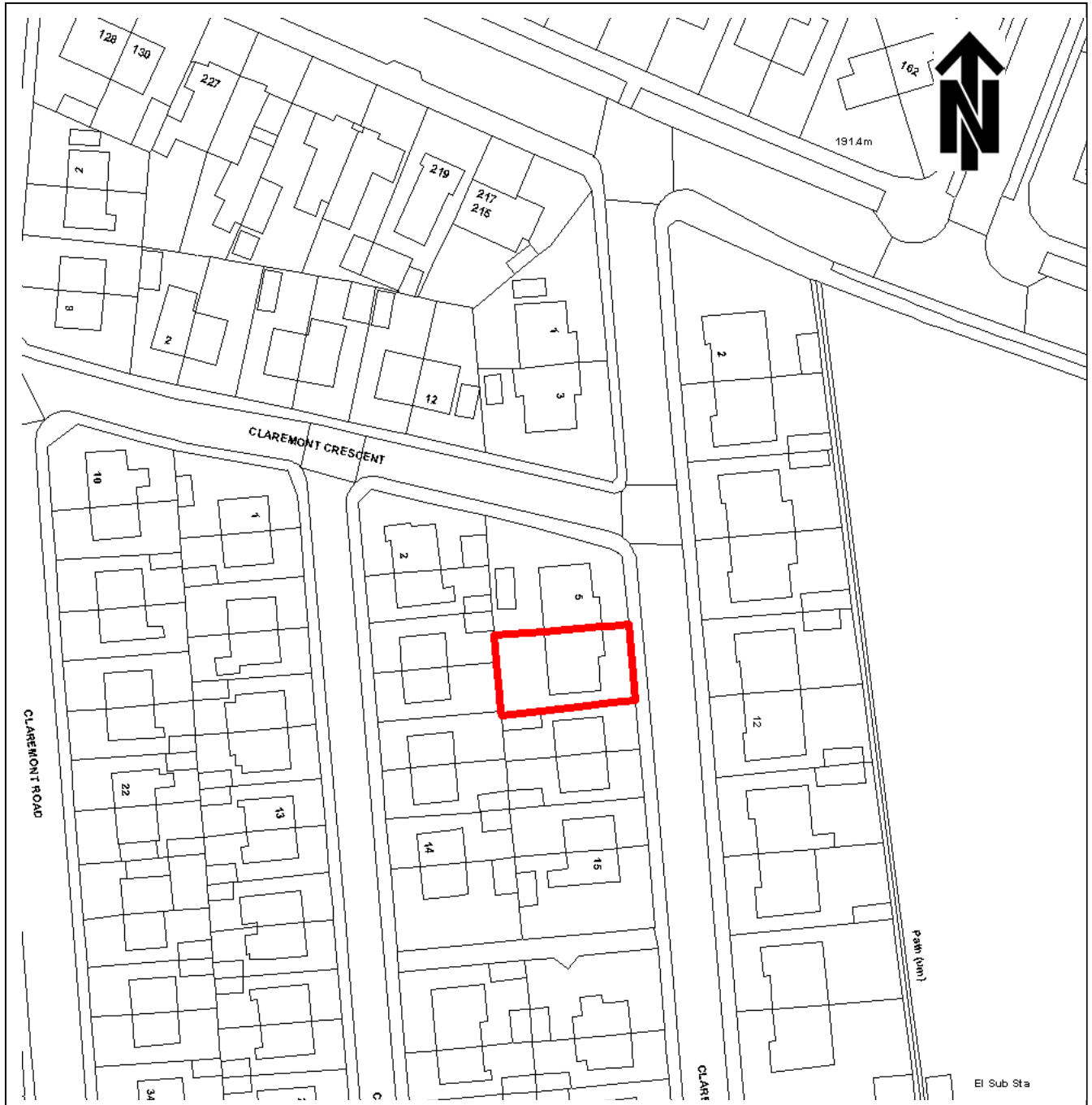
Circumstances:
It was brought to the attention of the Local Planning Authority that dormer windows had been constructed at the above property for which planning permission had not been sought. Planning permission had been granted for windows in this location however those windows constructed differ from those approved. The development was challenged as unauthorised however no application was been submitted and a recent site inspection confirms the dormer windows remain in situ.

The dormer windows are considered to be significantly detrimental to the visual amenity of the existing property and wider surrounding area being within the Devonshire Park Conservation Area. The Planning Manager (Enforcement and Trees) therefore authorised the issuing of an Enforcement Notice under delegated powers, on 11 March 2015.

Area Planning Panel (Keighley and Shipley)

14/00847/ENFUNA

8 April 2015



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ITEM NO. : 10	LOCATION: 7 Claremont Grove Wrose Shipley BD18 1PS
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8 April 2015

Item Number: 10
Ward: WINDHILL AND WROSE
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00847/ENFUNA

Site Location:
7 Claremont Grove Wrose Shipley BD18 1PS

Breach of Planning Control:
Unauthorised front dormer window

Circumstances:
In September 2014 the Local Planning Authority received an enquiry regarding the construction of a dormer window at the property.

An inspection showed that a front dormer window had been constructed, for which the Local Planning Authority had no record of planning permission having been granted.

Following a challenge letter to the owner, retrospective planning application 14/04906/HOU for the front dormer window was refused by the Council in January 2015.

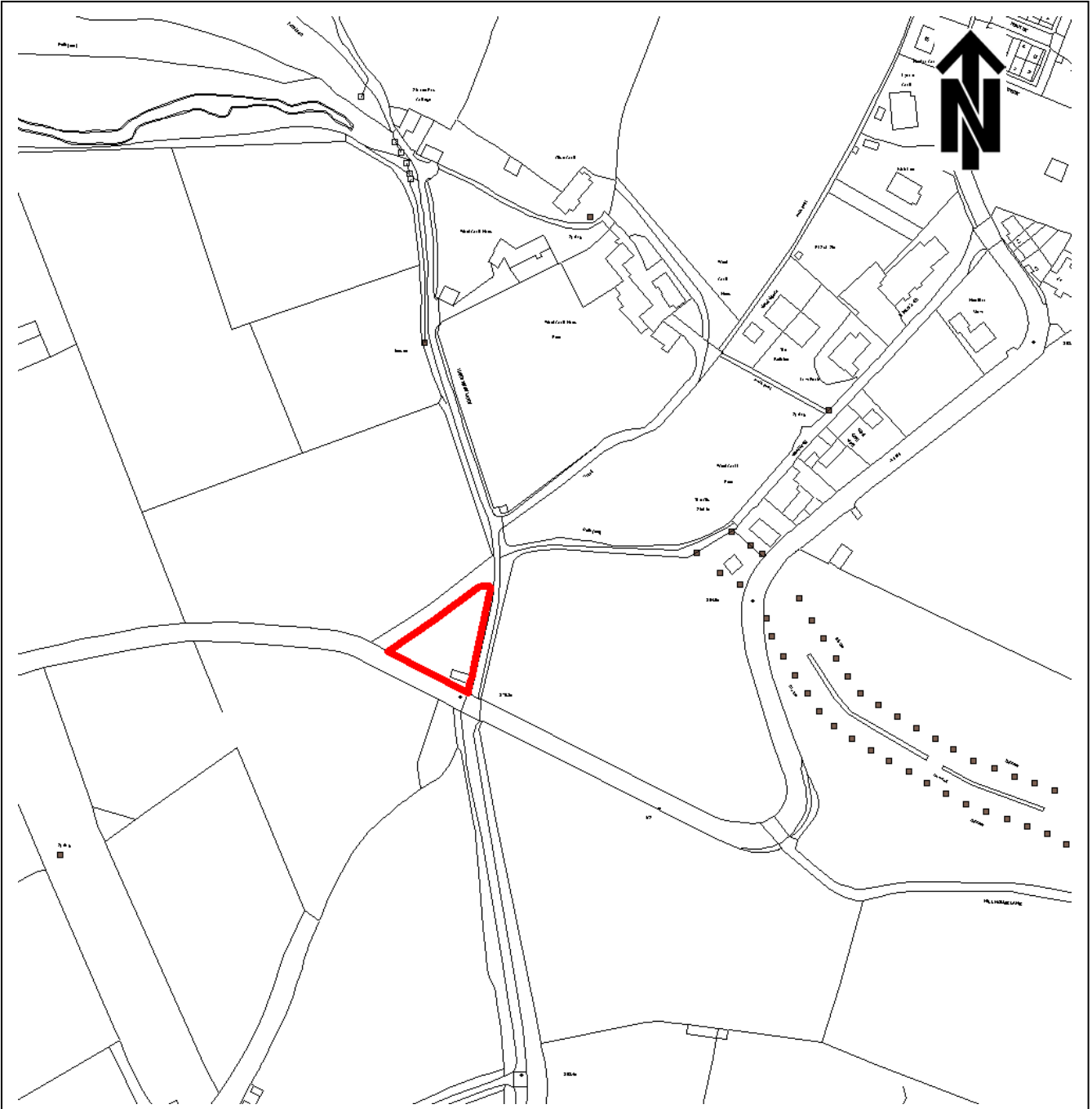
The unauthorised front dormer window remains in place and on 9 March 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

It is considered expedient to take Enforcement (Legal) Action as the unauthorised front dormer window is detrimental to visual amenity by virtue of its design and appearance, contrary to Policies UR3 and D1 of the Council's adopted Replacement Unitary Development Plan and the Council's adopted Householder Supplementary Planning Document.

Area Planning Panel (Keighley and Shipley)

14/01072/ENFCOU

8 April 2015



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ITEM NO. : 11	LOCATION: Land At Grid Ref 402827 434490 Hebden Bridge Road Oxenhope Keighley
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8 April 2015

Item Number: 11
Ward: WORTH VALLEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/01072/ENFCOU

Site Location:
Land on the North side of Hebden Bridge Road, (Junction with Hard Nese Lane), Oxenhope, Keighley

Breach of Planning Control:
Construction of two outbuildings and a shelter.

Circumstances:
It was brought to the attention of the Local Planning Authority that works had been carried out to construct two outbuildings and a shelter on the above land for which planning permission was required. Previous structures on the land were removed in 2012 following the taking of earlier enforcement action.

The unauthorised works are considered to be inappropriate development on land designated as Green Belt on the Councils Adopted Replacement Unitary Development Plan and are considered to be detrimental to the openness, character and visual amenity of this upland pasture area. The unauthorised development is therefore contrary to Policies UDP3, UR3, D1, GB4 and NE3 of the Councils Replacement Unitary Development Plan.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 24 day of February 2015.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeals Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
12	Shipley (ward 22)	1 Fairway Shipley BD18 4RP Resubmission of 14/00504/HOU - Construction of two storey side and rear extension with part single storey rear extension - Case No: 14/01675/HOU Appeal Ref: 14/00076/APPHOU
13	Keighley Central (ward 15)	117 Emily Street Keighley BD21 3EE Retrospective application for dormer window to the front elevation - Case No: 14/01076/HOU Appeal Ref: 14/00078/APPHOU
14	Windhill And Wrose (ward 28)	19 Thornacre Road Shipley BD18 1JY Two storey side extension - Case No: 14/04323/HOU Appeal Ref: 15/00021/APPHOU
15	Baildon (ward 01)	2 Greenwood Road Baildon BD17 5JX Construction of garage within front garden - Case No: 14/04131/HOU Appeal Ref: 15/00022/APPHOU
16	Wharfedale (ward 26)	3 Peasborough View Burley In Wharfedale Ilkley LS29 7RD Construction of two storey side and single storey front and rear extension - Case No: 14/03505/HOU Appeal Ref: 15/00017/APPHOU
17	Bingley (ward 02)	The Old Barn Beck House Beck Road Micklethwaite Bingley BD16 3JN Construction of double domestic garage and log store - Case No: 14/02009/HOU Appeal Ref: 14/00089/APPHOU

Appeals Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
18	Ilkley (ward 14)	1 Shannon Close Ilkley LS29 9PJ Construction of double garage. - Case No: 13/05211/HOU Appeal Ref: 14/00071/APPHOU
19	Baildon (ward 01)	11 Rocklands Avenue Baildon BD17 5NF Two dwellings in existing vacant plot - Case No: 14/00846/FUL Appeal Ref: 14/00097/APPFL2
20	Bingley (ward 02)	22 Kings Road Bingley BD16 2HD Construction of 1 no new three bedroom terrace house - Case No: 14/02722/FUL Appeal Ref: 15/00007/APPFL2
21	Baildon (ward 01)	36 West Lane Baildon BD17 5AE First floor extension - Case No: 14/03478/HOU Appeal Ref: 15/00020/APPHOU
22	Keighley West (ward 17)	38 Rose Meadows Keighley BD22 6LW Construction of single storey rear extension - Case No: 14/02879/HOU Appeal Ref: 14/00141/APPHOU
23	Keighley East (ward 16)	49 Dale View Road Long Lee Keighley BD21 4YF Retrospective application for conservatory, retaining wall, raised yard and timber fencing - Case No: 14/01994/HOU Appeal Ref: 14/00115/APPHOU
24	Wharfedale (ward 26)	6 Moorfield Avenue Menston Ilkley LS29 6HB Construction of two storey extension - Case No: 14/01037/HOU Appeal Ref: 14/00074/APPHOU

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