

Report of the Strategic Director of Regeneration and Culture to the meeting of the Area Planning Panel (KEIGHLEY AND SHIPLEY) to be held on 29 April 2015

V

Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action (Page 34)	(9)
Decisions made by the Secretary of State – Allowed (Page 52)	(1)
Decisions made by the Secretary of State – Dismissed (Page 52)	(1)

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Portfolio:
Housing, Planning and Transport

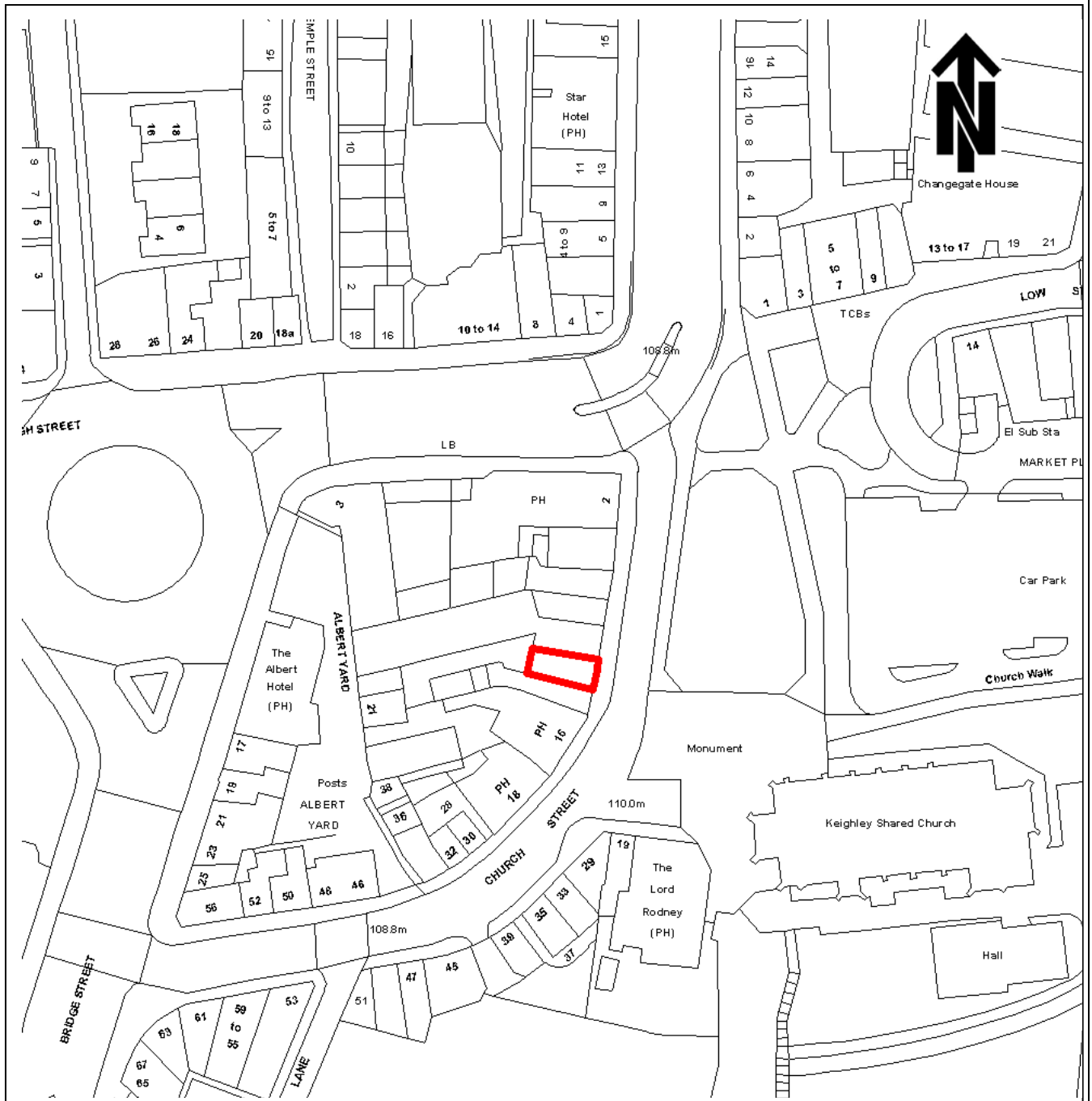
**Overview & Scrutiny Committee
Area:**
Regeneration and Economy



Area Planning Panel (Keighley & Shipley)

14/00983/ENFUNA

29 April 2015



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<p>ITEM NO. : 5</p>	<p>LOCATION: 12 Church Street Keighley</p>
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29 April 2015

Item Number: 5
Ward: KEIGHLEY CENTRAL

Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00983/ENFUNA

Site Location:
12 Church Street Keighley

Breach of Planning Control:
Installation of externally mounted roller shutter

Circumstances:

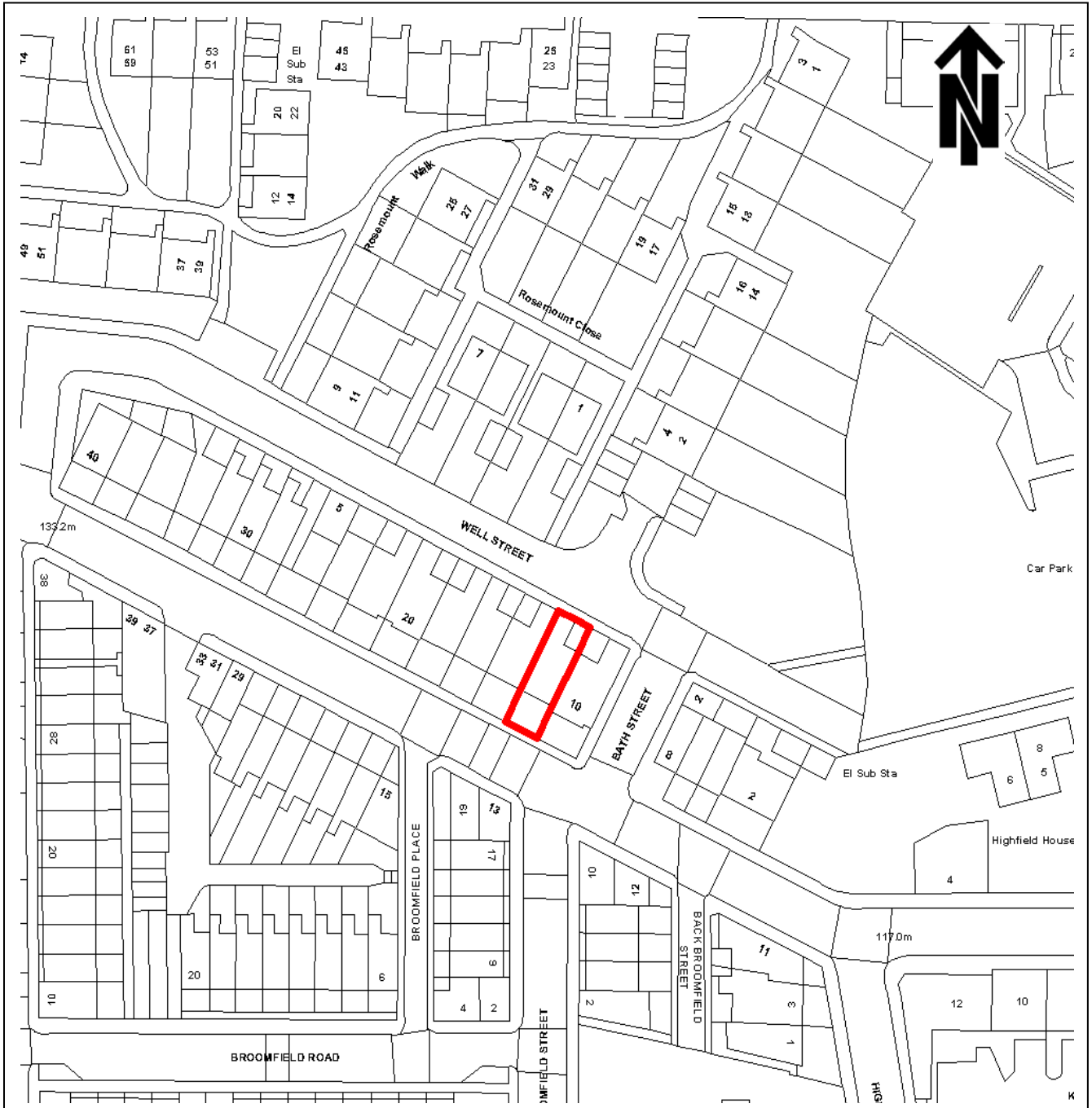
It was brought to the attention of the Local Planning Authority that an externally mounted roller shutter had been installed at the above commercial property located within the Keighley Town Centre Conservation Area. The shutter was challenged as unauthorised and the owner advised to take action to rectify the breach of planning control. To date no valid application has been submitted and a recent site inspection confirms the shutter remains in situ and unauthorised.

The externally mounted roller shutter is considered to be detrimental to visual amenity. The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 14 April 2015. The notice requires the removal of the shutter.

Area Planning Panel (Keighley and Shipley)

13/00574/ENFAPP

29 April 2015



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<p>ITEM NO. : 6</p>	<p>LOCATION: 12 Highfield Lane Keighley</p>
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29 April 2015

Item Number: 6
Ward: KEIGHLEY CENTRAL
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
13/00574/ENFUNA

Site Location:
Land at 12 Highfield Lane Keighley West Yorkshire

Breach of Planning Control:
Construction of white UPVC clad dormer windows to the front and rear elevations of the property.

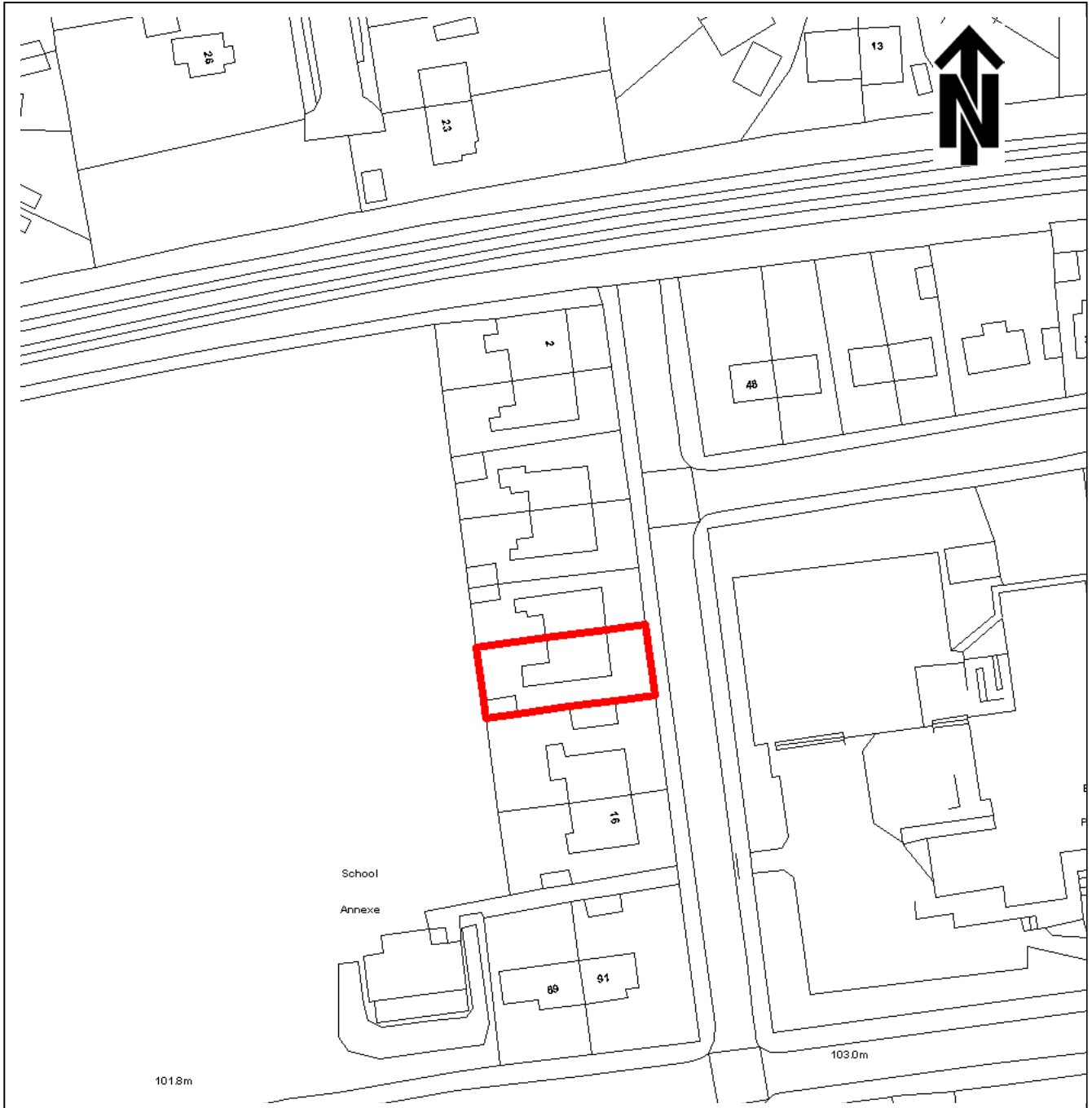
Circumstances:
It was brought to the attention of the Local Planning Authority that dormer windows had been constructed at the above property for which planning permission had not been sought. The development was challenged as unauthorised and the owner advised to take action to rectify the breach of planning control. To date no application has been submitted and a recent site inspection confirms 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. The Planning Manager (Enforcement and Trees) therefore authorised the issuing of an Enforcement Notice under delegated powers, on 14 April 2015. The Notice requires either removal of the dormer windows or works to re-clad using matching materials.

Area Planning Panel (Keighley and Shipley)

13/01079/ENFAPP

29 April 2015



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ITEM NO. : 7	LOCATION: 12 Manley Road Ilkley
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29 April 2015

Item Number: 7
Ward: ILKLEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
13/01079/ENFAPP

Site Location:
12 Manley Road Ilkley West Yorkshire LS29 8QS

Breach of Planning Control:
Construction of an unauthorised raised patio.

Circumstances:

It was brought to the attention of the Local Planning Authority that the owner of the above premises had constructed a raised patio to the rear of the property. Due to the height of the raised patio planning permission is required. The owner has submitted two planning applications for alternative schemes for a raised patio in this location, however, both have been refused and to date no appeals have been submitted.

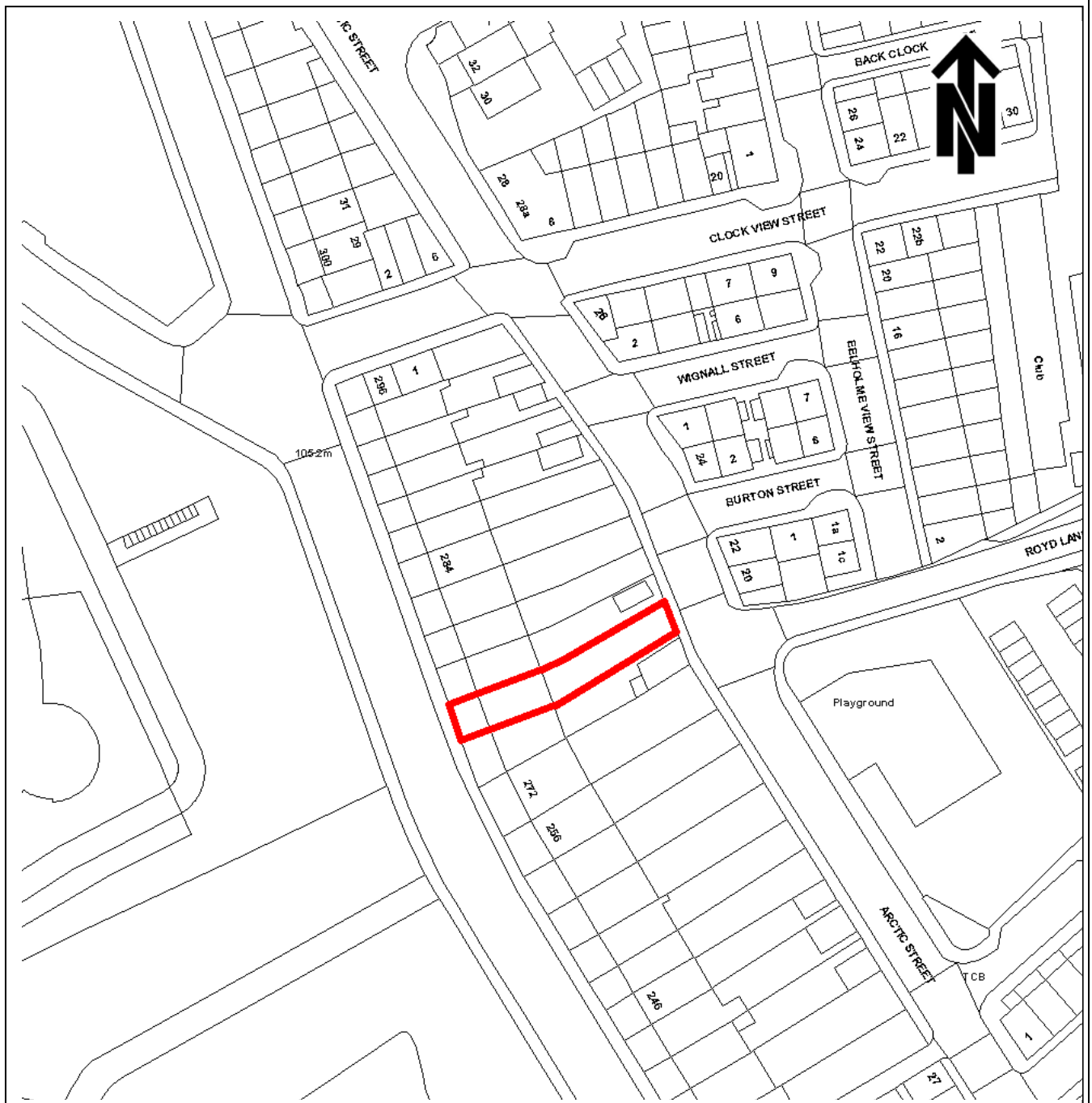
The raised patio as constructed allows unrestricted views at close quarters onto the private amenity space and habitable room windows of the adjoining property 10 Manley Road. As such it is detrimental to the amenity and privacy of existing and future neighbouring residents contrary to the Supplementary Planning Guidance contained within the Council's Householder Supplementary Planning Guidance and Policy UR3 of the Replacement Unitary Development Plan.

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

Area Planning Panel (Keighley & Shipley)

14/00775/ENFUNA

29 April 2015



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ITEM NO. : 8	LOCATION: 276 Skipton Road Keighley
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29 April 2015

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

Enforcement Reference:
14/00775/ENFUNA

Site Location:
274-276 Skipton Road, Keighley, BD20 6AS

Breach of Planning Control:
Construction of platform with storage void and stepped access to the roof.

Circumstances:
It was brought to the attention of the Local Planning Authority that construction work had been carried out at the above property. A site visit was carried out which revealed a rear platform with storage void and stepped access had been constructed for which planning permission is required. A challenge letter was sent to the owner of the property however no action was taken and the structures remain in situ.

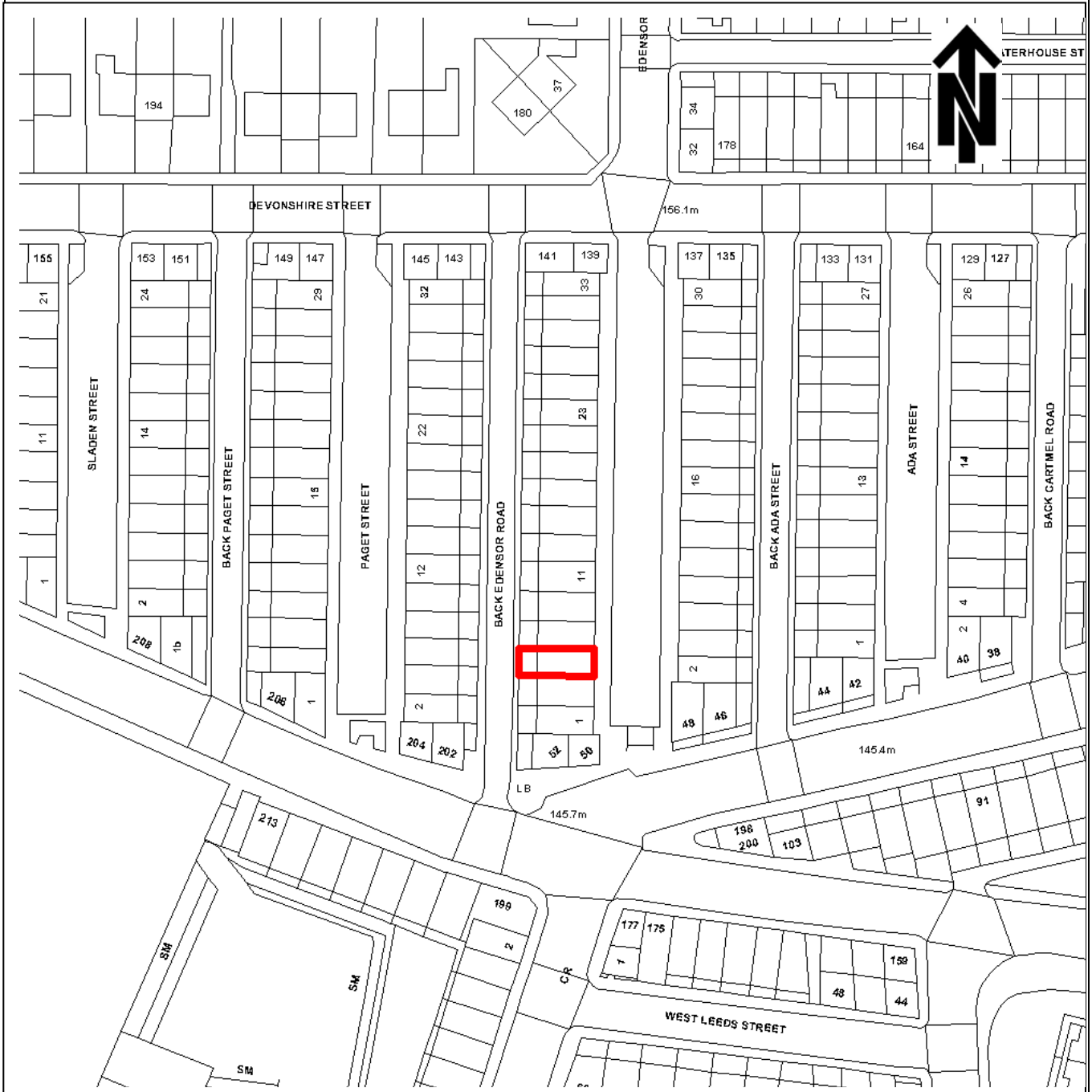
The unauthorised platform and stepped access due to its scale, design and use of inappropriate materials is detrimental to the visual amenity of the existing properties and wider surrounding designated Devonshire Park Conservation Area. The use of the platform and stepped access is detrimental to the residential amenity of the occupiers of adjacent neighbouring dwellings due to the introduction of unrestricted overlooking at close proximity.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 14 day of April 2015.

Area Planning Panel (Keighley & Shipley)

14/00318/ENFUNA

29 April 2015



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<p>ITEM NO. : 9</p>	<p>LOCATION: 5 Edensor Road Keighley</p>
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29 April 2015

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

Enforcement Reference:
14/00318/ENFUNA

Site Location:
Land at 5 Edensor Road Keighley West Yorkshire BD21 2LS

Breach of Planning Control:
Dormer windows to the front and rear elevations of the property.

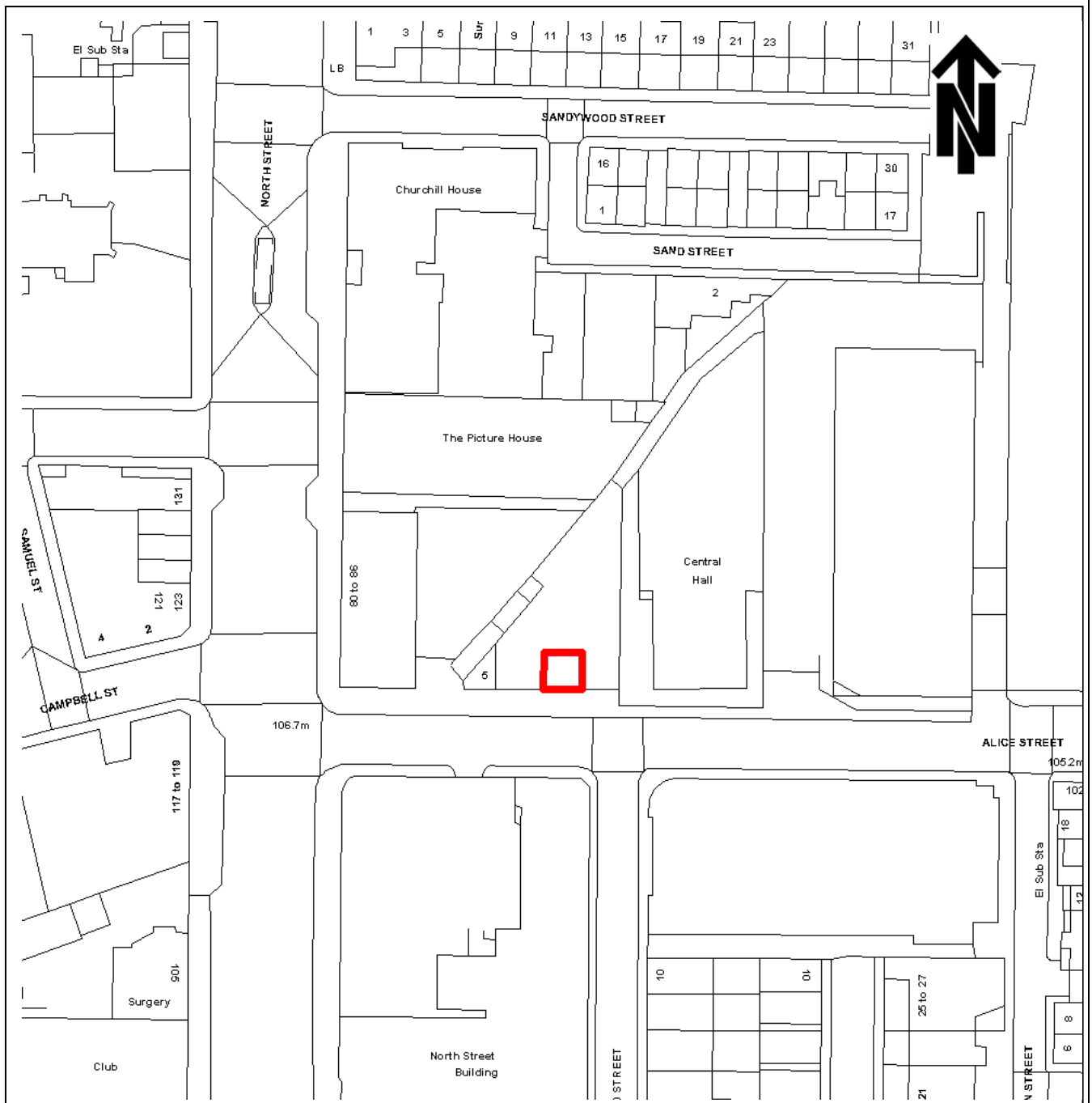
Circumstances:
It was brought to the attention of the Local Planning Authority that dormer windows had been constructed at the above property for which planning permission had not been sought. The development was challenged as unauthorised and the owner advised to take action to rectify the breach of planning control. To date no application has been submitted and a site inspection confirms the dormer windows remain in situ.

The dormer windows within this otherwise unaltered roofline are considered to be significantly detrimental 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 14 April 2015. The notice requires removal of the dormer windows from both front and rear roof slopes

Area Planning Panel (Keighley & Shipley)

13/00406/ENFUNA

29 April 2015



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<p>ITEM NO. : 10</p>	<p>LOCATION: 50S Grill 5C Alice Street Keighley</p>
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29 April 2015

Item Number: 10
Ward: KEIGHLEY CENTRAL
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
13/00406/ENFUNA

Site Location:
50s Grill, 5C Alice Street, Keighley, BD21 3JD

Breach of Planning Control:
Installation of new shop front and timber cladding

Circumstances:
It was brought to the attention of the Local Planning Authority works had been carried out at the above property. A site visit confirmed the installation of a new shopfront and timber cladding to the front of the building. A challenge letter was sent however no response was received and the works remained in situ.

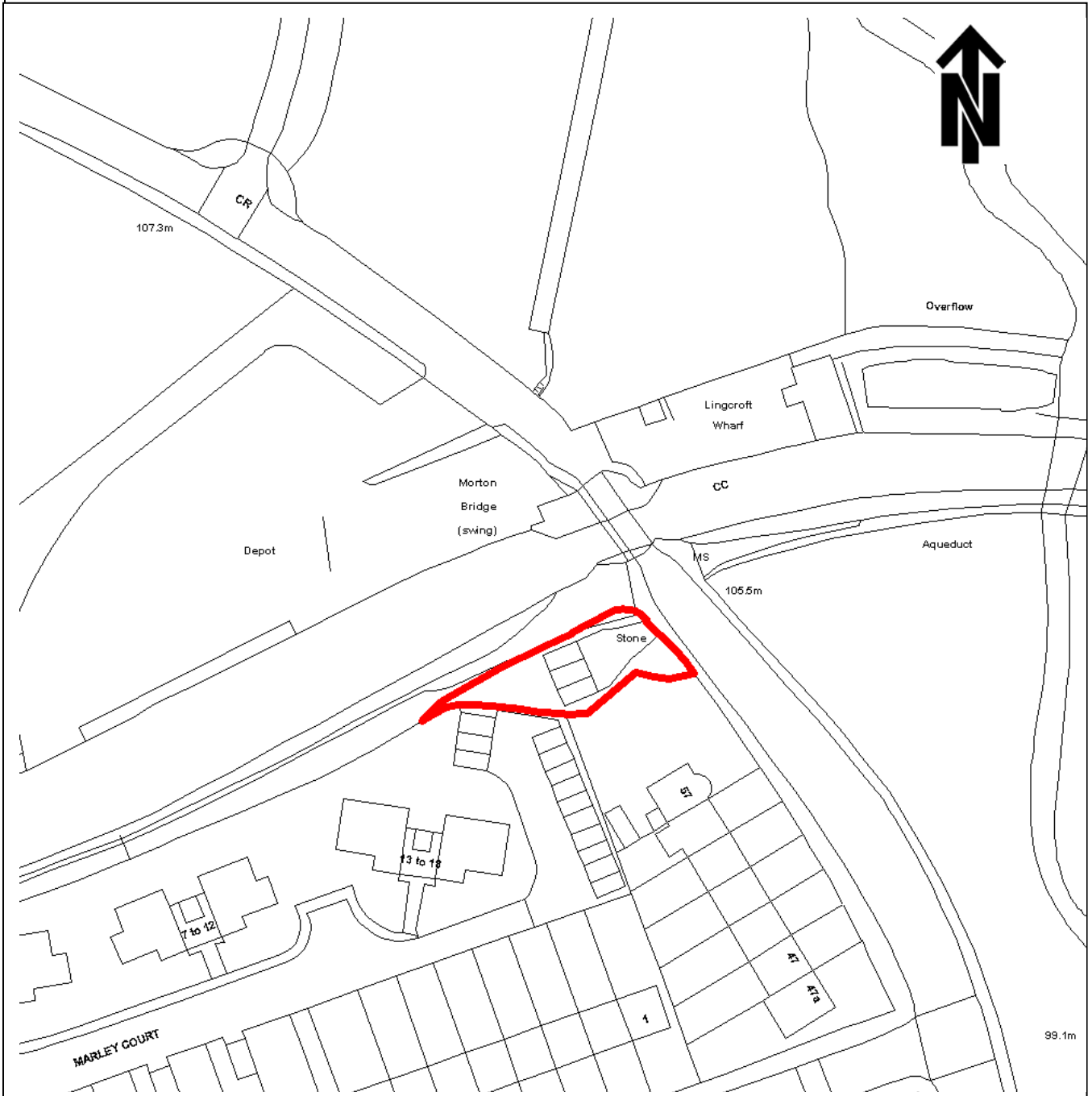
The unauthorised works due to the use of inappropriate materials and their poor design introduce a most incongruous feature detrimental to the visual amenity of the existing property and wider surrounding area contrary to Policies UDP3, UR3 and D1 of the Replacement Unitary Development Plan and the Adopted Shopfront Supplementary Planning Document.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 14 day of April 2015.

Area Planning Panel (Keighley & Shipley)

12/00714/ENFCON

29 April 2015



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<p>ITEM NO. : 11</p>	<p>LOCATION: Lime Kiln House Morton Lane Bingley</p>
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29 April 2015

Item Number: 11
Ward: BINGLEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
12/00714/ENFCON

Site Location:
Land at Lime Kiln House Morton Lane Crossflatts Bingley BD16 2AW

Breach of Planning Control:
Construction of timber boundary fencing.

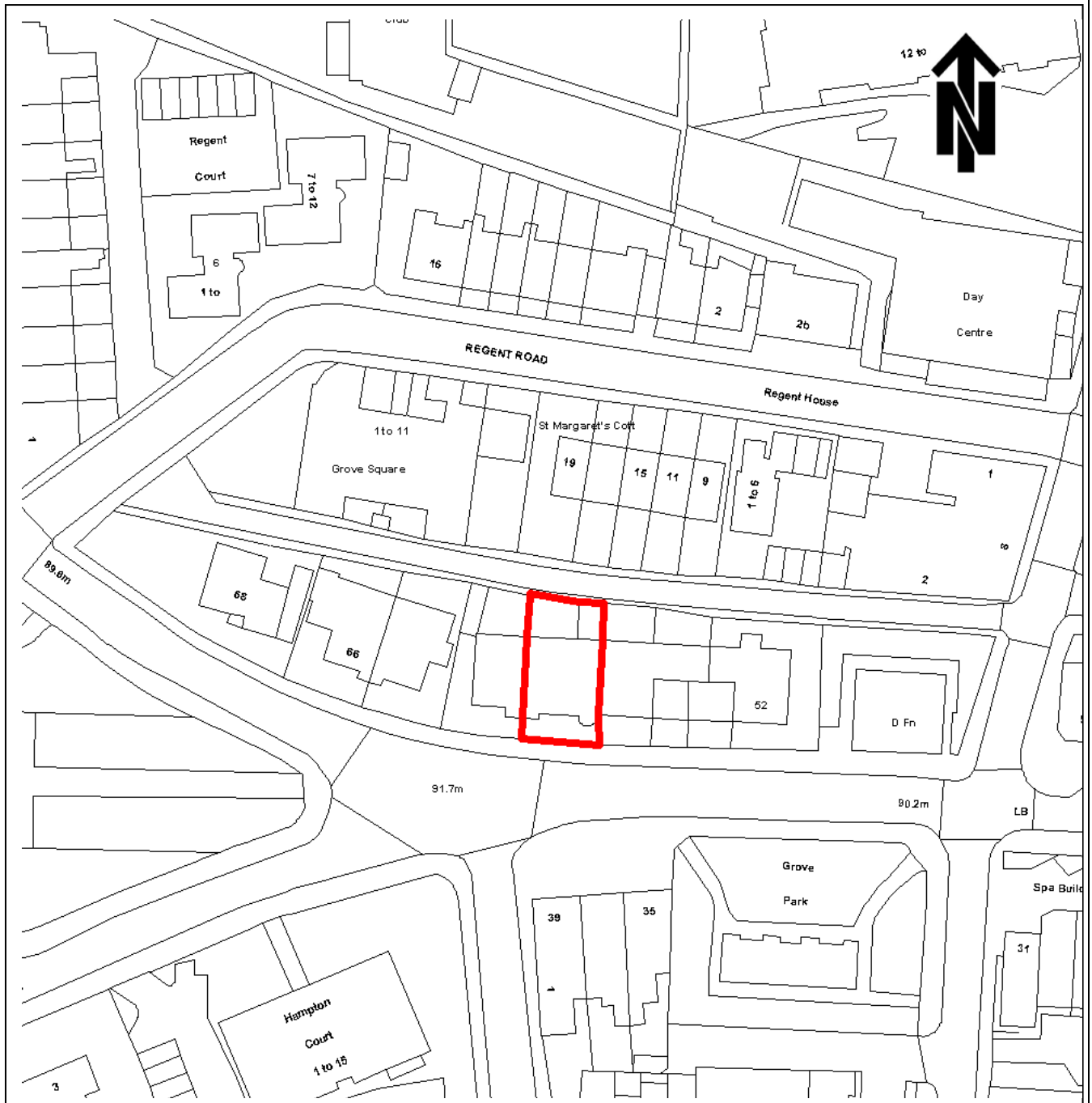
Circumstances:
It was brought to the attention of the Local Planning Authority that a timber boundary fence had been constructed at the above property. Permitted development rights in respect of walls, fencing and enclosures in this location have been removed by condition of the grant of planning permission for construction of the property. The fence construction was challenged as unauthorised however no application has been submitted and a recent site inspection confirms the unauthorised fence remains in situ.

The boundary fencing is considered to be detrimental to visual amenity and the character and appearance of the Leeds Liverpool Conservation Area. The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 14 April 2015.

Area Planning Panel (Keighley & Shipley)

13/00994/ENFUNA

29 April 2015



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<p>ITEM NO. : 12</p>	<p>LOCATION: 60 The Grove Ilkley</p>
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29 April 2015

Item Number: 12
Ward: ILKLEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
13/00994/ENFUNA

Site Location:
60 The Grove Ilkley West Yorkshire LS29 9PA

Breach of Planning Control:
Construction of timber shelter to the rear of the premises

Circumstances:

It was brought to the attention of the Local Planning Authority that a timber shelter had been constructed to the rear of the above premises. A site visit was carried out which confirmed that the shelter constructed required planning permission. A letter was sent to the owner requesting that the shelter be removed or a retrospective planning application be submitted. To date the shelter remains in situ and no application has ever been submitted to retain it.

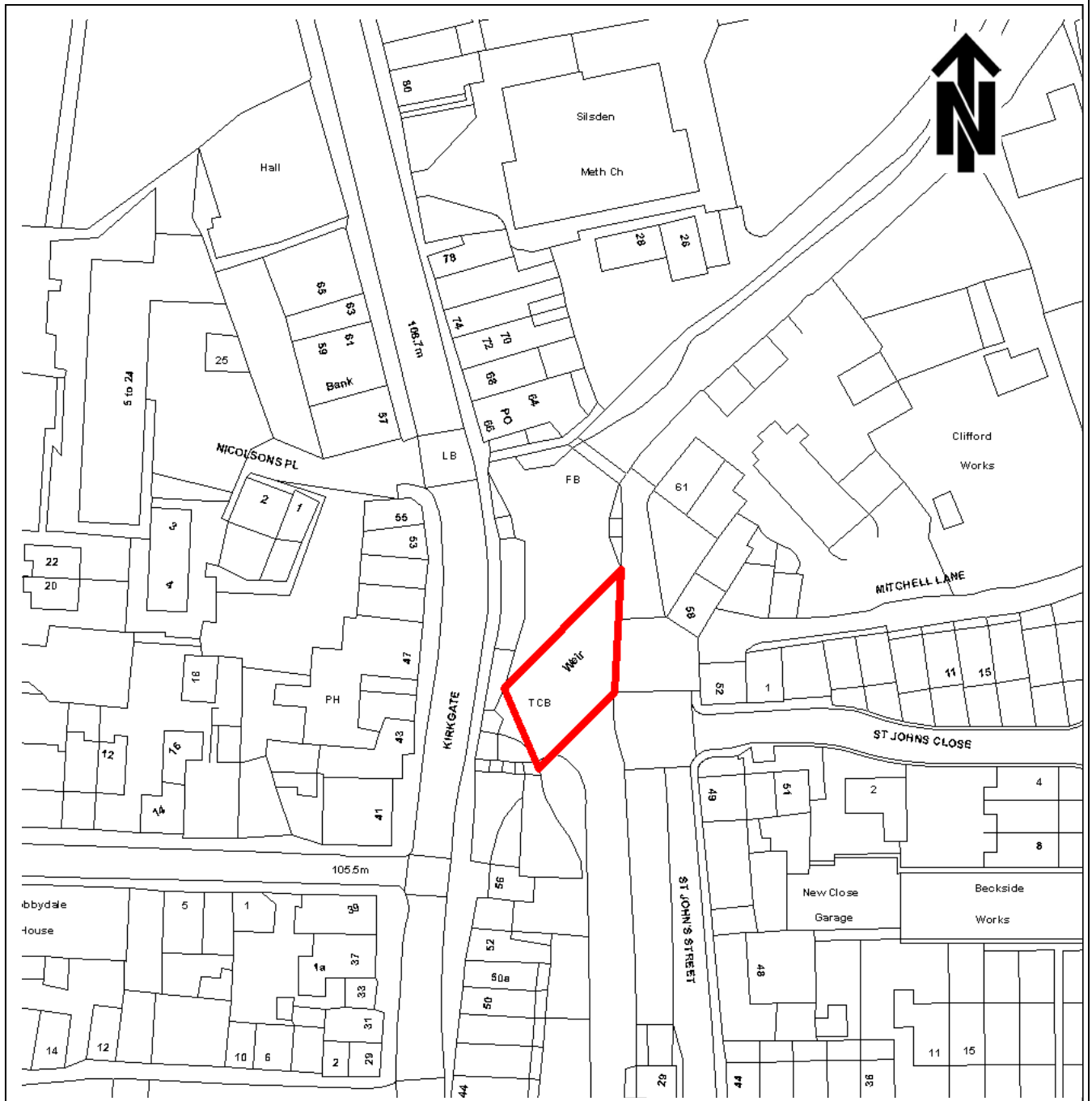
The unauthorised timber shelter due to its scale, design and materials is considered to detract from the appearance of the original building, have a detrimental impact on the visual amenity of the street scene and have a negative impact on the character and appearance of the Ilkley Conservation Area within which the property is situated contrary to policies UR3, UDP3, D1, and BH7 of the Council's adopted Replacement Unitary Development Plan.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 1 April 2015.

Area Planning Panel (Keighley & Shipley)

14/00654/ENFUNA

29 April 2015



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<p>ITEM NO. : 13</p>	<p>LOCATION: Land at Silsden Beck St Johns Street Silsden</p>
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29 April 2015

Item Number: 13
Ward: CRAVEN
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00654/ENFUNA

Site Location:
Land at Silsden Beck, St Johns Street, Silsden

Breach of Planning Control:
Construction of flood defence mechanism

Circumstances:
It was brought to the attention of the Local Planning Authority works were under way to construct a new flood defence mechanism for which planning permission was required. Discussions have taken place in an attempt to resolve the breach of planning control however to date no application has been received and the defence mechanism remains in situ.

The unauthorised flood defence mechanism is due to its inappropriate design, stark appearance and prominent location considered to have a significantly detrimental impact on the visual amenity of the immediate locality and wider designated Silsden Conservation Area and the setting of the nearby Listed Buildings.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 12 February 2015.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
14	Keighley East (ward 16)	Aire View Farm Harden Road Long Lee Keighley BD21 4TP Installation of one medium scale 50kW Endurance wind turbine on a 24m monopole mast - Case No: 14/01561/FUL Appeal Ref: 14/00100/APPFL2

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
15	Craven (ward 09)	Light Bank House Brown Bank Lane Silsden BD20 0NN Two storey extension to form additional accommodation - Case No: 14/00631/HOU Appeal Ref: 14/00080/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