

Report of the Strategic Director of Regeneration to the meeting of the Area Planning Panel (Keighley) to be held on 11 June 2009

A

Summary Statement – Part One

Items in Part One of this Agenda include at least one report for each of the following categories:-

Items Deferred from a Previous Sub Committee/Panel, Applications Subject to Approval under Section 106 Agreement of the Town and Country Planning Act 1990, Application with Petition, Requests for Enforcement/Prosecution Action, Regulation 3 of the Town and Country Planning General Regulations 1992, Decisions by the Secretary of State, Miscellaneous Items

The sites concerned are:

1. 2 Lodge Cottages, Langbar Road, Middleton, Ilkley
2. 25 Kilnsey Fold, Silsden
3. 1 Ivy Terrace, Thwaites Brow, Keighley
4. Springwood Farm, Whitehill Road, Oakworth
5. Cherry Tree Barn, Street Lane, Morton
6. 82 Banks Lane, Riddlesden
7. Annex, Highfield House, Hangingstone Road, Ilkley
8. Asda Store, Bradford Road, Keighley

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Improvement Committee Area:
Regeneration and Economy



**ENFORCEMENT COMPLAINTS CLOSED BY
THE PLANNING MANAGER (ENFORCEMENT & TREES)
AS NOT EXPEDIENT TO PURSUE**

Item Number: 1
Ward: Ilkley
Recommendation: That the report be noted

Enforcement Reference:
06/01300/ENFUNA

Site Location:
2 Lodge Cottages, Langbar Road, Middleton, Ilkley

Alleged Breach of Planning Control
Non-compliance with condition 4 of planning permission 07/04213/FUL

Circumstances:
In July 2007 retrospective planning permission was granted for an outbuilding to be erected in the rear garden area of the property. Condition 4 of the planning permission required that the northern elevation of the outbuilding be rendered within three months of the decision.

The northern elevation of the outbuilding was not rendered within the given timescale and the Local Planning Authority considers that sufficient time has now been allowed for the breach of planning control to be rectified.

On 7th January 2009 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to take Enforcement (Legal) Action as the non-compliance with condition 4 of the planning permission is detrimental to visual amenity, contrary to Policies UR3 and D1 of the Council's adopted Replacement Unitary Development Plan.

An Enforcement Notice was issued by the Council on 1st May 2009. The Notice requires that condition 4 of planning permission 07/04213/FUL be complied with by 10th July 2009, unless an appeal is made beforehand.

MISCELLANEOUS ITEM

APPEAL DECISIONS BY SECRETARY OF STATE

ITEM NO: 2
WARD: Craven
SITE: 25 Kilnsey Fold, Silsden
APPLICATION NO: 08/06305/FUL
PROPOSAL: Construction of front entrance porch
DECISION: Appeal dismissed

ITEM NO: 3
WARD: Keighley East
SITE: 1 Ivy Terrace, Thwaites Brow, Keighley
APPLICATION NO: 08/01159/FUL
PROPOSAL: Construction of conservatory with raised decking area above existing garage
DECISION: Appeal dismissed

ITEM NO: 4
WARD: Worth Valley
SITE: Springwood Farm, Whitehill Road, Oakworth
APPLICATION NO: 08/02313/FUL
PROPOSAL: Replacement of dog kennels with single dwelling house and wind turbine
DECISION: Appeal dismissed

ITEM NO: 5
WARD: Keighley East
SITE: Cherry Tree Barn, Street Lane, Morton
APPLICATION NO: 08/00184/APPENF
PROPOSAL: Alleged unauthorised change of use from agricultural to garden
DECISION: Appeal dismissed

ITEM NO: 6
WARD: Keighley East
SITE: 82 Banks Lane, Riddlesden
APPLICATION NO: 08/03309/FUL
PROPOSAL: Construction of detached dwelling
DECISION: Appeal dismissed

ITEM NO: 7
WARD: Ilkley
SITE: Annex, Highfield House, Hangingstone Road, Ilkley
APPLICATION NO: 07/09652/FUL
PROPOSAL: Reconstruction of hostel building and re-use as residential annex
DECISION: Appeal dismissed

ITEM NO: 8
WARD: Keighley Central
SITE: Asda Store, Bradford Road, Keighley
APPLICATION NO: 08/07360/ADV
PROPOSAL: 53 advertisement signs
DECISION: Appeal part dismissed, part allowed