

Report of the Strategic Director of Regeneration to the meeting of the Area Planning Panel (KEIGHLEY) to be held on 06 July 2010

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Summary Statement - Part Two

Miscellaneous Items

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Portfolio:
Environment and Culture

Improvement Committee Area:
Regeneration and Economy



**ENFORCEMENT ENQUIRIES CLOSED BY
THE PLANNING MANAGER (ENFORCEMENT & TREES)/SENIOR ENFORCEMENT
OFFICER
AS NOT EXPEDIENT TO PURSUE**

Date: 06 July 2010
Item Number: 3
Ward: Worth Valley
Complaint Ref No: 09/01006/ENFUNA
Recommendation: THAT THE REPORT BE NOTED

Description:
Shed

Address:
12 Waterside, Oxenhope, Keighley.

Reason:
It is not considered that the breach should be pursued as there are other garden sheds in neighbouring gardens of the same size and design.

Date Enforcement File Closed: 23 April 2010

Item Number: 4
Ward: Keighley East
Complaint Ref No: 10/00461/ENFUNA
Recommendation: THAT THE REPORT BE NOTED

Description:
Building work

Address:
19 Hainworth, Keighley.

Reason:
It is not considered that the breach should be pursued as an appropriate design and colour for gutters and fall pipe has been used and materials are not controlled by condition. New windows match existing, no condition to control design or materials.

Date Enforcement File Closed: 9 June 2010

Item Number: 5
Ward: Craven
Complaint Ref No: 10/00228/TPOCN
Recommendation: THAT THE REPORT BE NOTED

Description:
Tree works

Address:
2 Hunters Glen, Silsden.

Reason:
The breach of planning control is not expedient to pursue as the unauthorised pruning is superficial and will not impact significantly upon the long term health of the trees.

Date Enforcement File Closed: 9 June 2010

Item Number: 6
Ward: Ilkley
Complaint Ref No: 09/00779/TPOCN
Recommendation: THAT THE REPORT BE NOTED

Description:
Tree works

Address:
3 Middleton Avenue, Ilkley.

Reason:
The breach of planning control is not expedient to pursue as the local planning authority would have authorised the removal of the tree had the owner of the property submitted a notice of intent.

Date Enforcement File Closed: 9 June 2010

Item Number: 7
Ward: Craven
Complaint Ref No: 09/01408/ENFLBC
Recommendation: THAT THE REPORT BE NOTED

Description:
Upvc windows in a Listed Building

Address:
9 Main Street Addingham West Yorkshire LS29 0PD

Reason:
It is not considered that the insertion of Georgian style uPVC s windows constitutes an irreversible alteration which cannot be remedied in the future. This breach has been recorded on the Council's Concerns Register.

Date Enforcement File Closed: 9 June 2010

Item Number: 8
Ward: Craven
Complaint Ref No: 10/00141/ENFUNA
Recommendation: THAT THE REPORT BE NOTED

Description:
Two storey extension

Address:
9 Moor Park Drive Addingham West Yorkshire LS29 0PU

Reason:
It is not considered that the breach should be pursued as this porch replaces a previous two storey porch of similar design with exception that previous mono pitch roof now replaced by a hipped roof.

Date Enforcement File Closed: 23 April 2010

Item Number: 9
Ward: Worth Valley
Complaint Ref No: 09/00422/ENFUNA
Recommendation: THAT THE REPORT BE NOTED

Description:
Access

Address:
Brow Top Farm, Brow Top Road, Haworth, Keighley.

Reason:
It is not considered that the breach of planning control causes any significant amenity or highway safety issues.

Date Enforcement File Closed: 9 June 2010

Item Number: 10
Ward: Worth Valley
Complaint Ref No: 09/00491/ENFUNA
Recommendation: THAT THE REPORT BE NOTED

Description:
Garden shed

Address:
Grey Scar Farm Barn, Wide Lane, Oakworth, Keighley.

Reason:
It is not considered that the breach should be pursued as evidence confirms that there has been a shed on this site since 1990's.

Date Enforcement File Closed: 23 April 2010

Item Number: 11
Ward: Keighley Central
Complaint Ref No: 09/01172/ENFCOU
Recommendation: THAT THE REPORT BE NOTED

Description:
Change of use

Address:
Keighley Table Tennis Club, Unit S1B Keighley Business Centre, South Street, Keighley.

Reason:
It is not considered that the breach of planning control causes any significant amenity issue or highway safety issues.

Date Enforcement File Closed: 9 June 2010

Item Number: 12
Ward: Keighley West
Complaint Ref No: 09/01463/ENFUNA
Recommendation: THAT THE REPORT BE NOTED

Description:
Allotment

Address:
Land South East Of Laycock Village Hall, Laycock Lane, Laycock, Keighley.

Reason:
It is not considered that the breach of planning control causes a significant amenity issue to warrant further action.

Date Enforcement File Closed: 9 June 2010

Item Number: 13
Ward: Worth Valley
Complaint Ref No: 08/00182/ENFCOU
Recommendation: THAT THE REPORT BE NOTED

Description:
Change of use

Address:
Land To The East Of Stones Cottage, Hebden Bridge Road, Oxenhope, Keighley.

Reason:
It is not considered that the breach should be pursued as following the service of a 215 Notice for untidy land:-

1. Materials have been cleared and improvements made by the Landowner to the appearance of the land as required by the notice.
2. The department wanted to protect the land long term therefore an Enforcement Notice has been served to safeguard the Council's position.

Date Enforcement File Closed: 23 April 2010

Item Number: 14
Ward: Keighley Central
Complaint Ref No: 10/00173/ENFCOU
Recommendation: THAT THE REPORT BE NOTED

Description:
Change of use to car wash

Address:
Unit 2, Alexandra Mills, East Parade, Keighley.

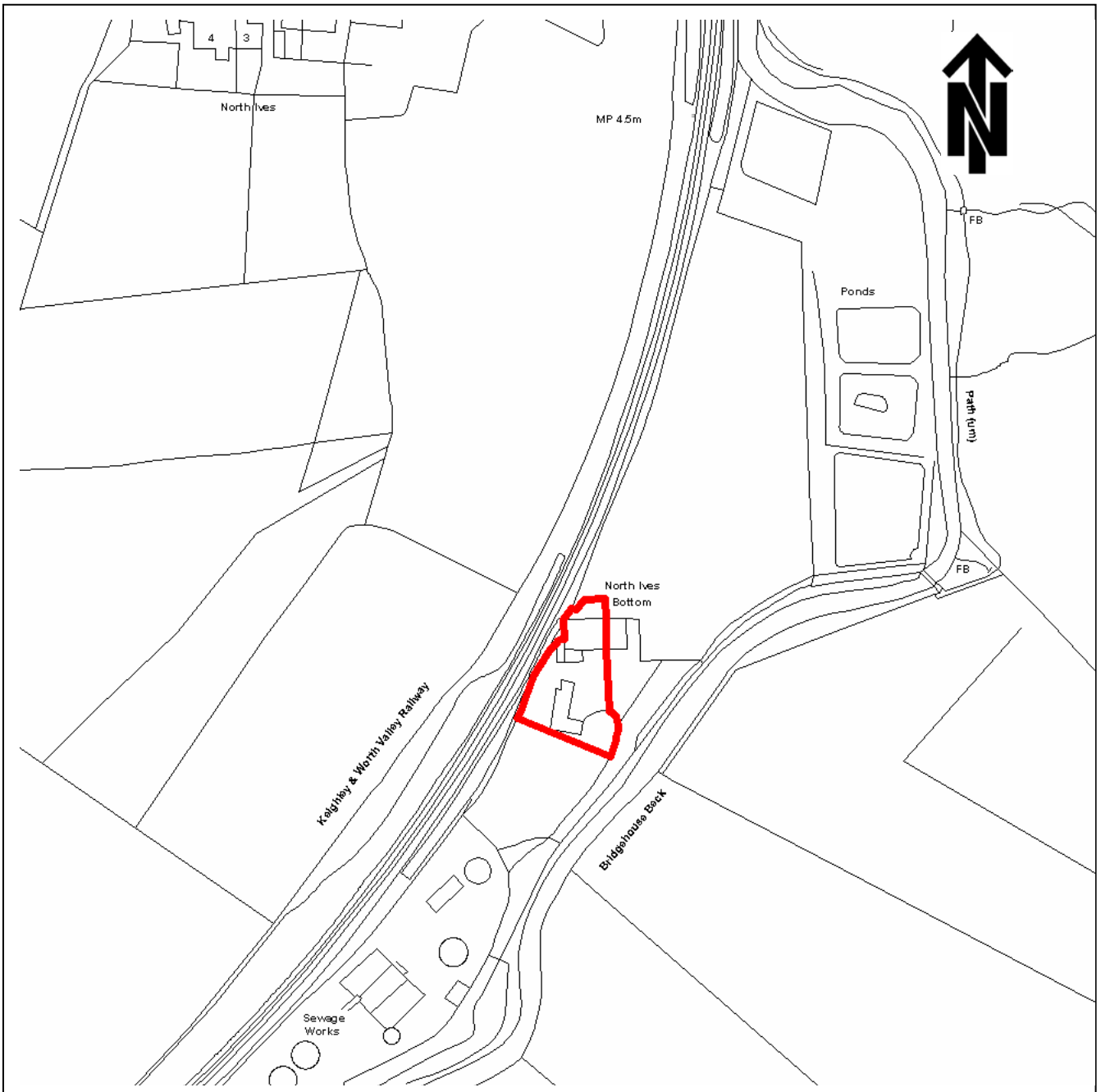
Reason:
It is not considered that the breach of planning control would cause a significant amenity or a highway safety issues that would warrant further action.

Date Enforcement File Closed: 9 June 2010

Area Planning Panel (Keighley)

09/00363/ENFUNA

6 July 2010



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ITEM NO. : 15	LOCATION: The Barn North Ives Bottom Keighley Road, Oxenhope Keighley
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6 July 2010

Item Number: 15
Ward: WORTH VALLEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
09/00363/ENFUNA

Site Location:
The Barn, North Ives Bottom, Keighley Road, Oxenhope

Alleged Breaches of Planning Control

A level area has been extended into the hillside and a large timber construction has been built on the site. A retrospective planning application was refused on 5 November 2009. Despite representations from the Council the owner has not removed the structure.

Circumstances:

Enforcement action has therefore been authorised for its removal and for the restoration of ground levels.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
16	Keighley Central (ward 15)	George Farrar Quarries Limited Bradford Street Keighley West Yorkshire BD21 3EB Outline Application for A1 Retail Development, car parking and associated works - Case No: 09/00393/OUT Appeal Ref: 09/00158/APPFUL
17	Keighley West (ward 17)	Land At Grid Ref 404089 441307 North Dean Avenue Keighley West Yorkshire Construction of residential development including highways, landscaping, open space and associated works - Case No: 09/03062/OUT Appeal Ref: 09/00166/APPOUT

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
18	Keighley Central (ward 15)	36 Church Street Keighley West Yorkshire BD21 5HS Change of use of dwelling to driver's rest room associated with adjacent private hire base - Case No: 09/03205/FUL Appeal Ref: 10/00012/APPFUL
19	Keighley East (ward 16)	4 Dunkirk Rise Riddlesden Keighley West Yorkshire BD20 5DR Conservatory to front of property - Case No: 09/05701/HOU Appeal Ref: 10/00075/APPHOU

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
20	Keighley East (ward 16)	New Road Side Garage Halifax Road Keighley West Yorkshire BD21 5HL Unauthorised change of use - Case No: 09/00834/ENFCOU Appeal Ref: 10/00022/APPENF
21	Keighley East (ward 16)	New Road Side Garage Halifax Road Keighley West Yorkshire BD21 5HL Alleged unauthorised development - Case No: 07/01393/ENFUNA Appeal Ref: 10/00023/APPENF
22	Keighley East (ward 16)	Shepherd's Cottage Middle Row Hainworth Shaw Lane Keighley West Yorkshire Renovation and extension of disused cottage - Case No: 09/04273/FUL Appeal Ref: 09/00219/APPFUL

Appeals Upheld

There are no Appeal Upheld Decisions to report this month

Appeals Withdrawn

There are no Appeal Withdrawn Decisions to report this month