

# Report of the Strategic Director of Regeneration to the meeting of the Area Planning Panel (KEIGHLEY) to be held on 03 August 2010

**D**

---

## Summary Statement - Part Two

### Miscellaneous Items

	<u>No. of Items</u>
Items Considered Not Expedient to Pursue	(11)
Requests for Enforcement/Prosecution Action	(5)
Decisions made by the Secretary of State – Allowed	(1)
Decisions made by the Secretary of State - Dismissed	(5)

---

Julian Jackson  
Assistant Director (Planning)

Report Contact: Ian Wilson  
Phone: 01274 434605

Email: [ian.wilson@bradford.gov.uk](mailto:ian.wilson@bradford.gov.uk)

**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:** 03 August 2010  
**Item Number:** 4  
**Ward:** Keighley Central  
**Complaint Ref No:** 10/00143/ENFCOU  
**Recommendation:** THAT THE REPORT BE NOTED

**Description:**  
Change of use from B2 use to A2 use.

**Address:**  
1 Russell Street, Keighley.

**Reason:**  
The breach of planning control is not expedient to pursue as it is considered that the current use of the premises (A2 Estate Agents) is an acceptable use of the land.

There are no highways or significant amenity issue to warrant further enforcement action. .

**Date Enforcement File Closed:** 9 June 2010

---

**Item Number:** 5  
**Ward:** Keighley Central  
**Complaint Ref No:** 10/00144/ENFADV  
**Recommendation:** THAT THE REPORT BE NOTED

**Description:**  
Fascia board to estate agents extends over sills of first floor windows.

**Address:**  
1 Russell Street, Keighley.

**Reason:**  
It is not considered that fascia board, located over the sills on the first floor windows, have an adverse impact on visual amenity or the street scene. There is no significant harm caused to the appearance of the building, to warrant enforcement action.

**Date Enforcement File Closed:** 14 July 2010

---

**Item Number:** 6  
**Ward:** Keighley East  
**Complaint Ref No:** 09/01017/ENFCON  
**Recommendation:** THAT THE REPORT BE NOTED

**Description:**  
Breach of planning condition

**Address:**  
11 Grove Mill Drive, Keighley.

**Reason:**  
It is not considered that the breach should be pursued as the window only lights a stairwell and landing. As it does not light a habitable room it is not considered that there is any significant amenity issue.

**Date Enforcement File Closed:** 26 June 2010

---

**Item Number:** 7  
**Ward:** Keighley Central  
**Complaint Ref No:** 10/00306/ENFCOU  
**Recommendation:** THAT THE REPORT BE NOTED

**Description:**  
Change of use

**Address:**  
112 - 114 East Parade, Keighley.

**Reason:**  
This town centre property has two historic flats on the first floor. Two further flats (one now completed) are being made on the second floor. It is not considered the addition of two further flats in this location would cause a significant amenity issue to warrant further enforcement action.

**Date Enforcement File Closed:** 14 July 2010

---

**Item Number:** 8  
**Ward:** Keighley East  
**Complaint Ref No:** 10/00557/ENFUNA  
**Recommendation:** THAT THE REPORT BE NOTED

**Description:**  
Fence

**Address:**  
18 Barley Cote Avenue, Riddlesden, Keighley.

**Reason:**  
It is not considered that the breach should be pursued as the fence protects the property owner from severe overlooking and loss of amenity from the neighbouring property.

**Date Enforcement File Closed:** 7 July 2010

---

**Item Number:** 9  
**Ward:** Ilkley  
**Complaint Ref No:** 09/01341/ENFADV  
**Recommendation:** THAT THE REPORT BE NOTED

**Description:**  
Sign

**Address:**  
42A The Grove, Ilkley.

**Reason:**  
The breach of the Advertisement Regulations is not expedient to pursue as it is not considered that the advertisements have an adverse impact on visual amenity or the street scene. It is likely that officers would recommend approval of a retrospective application to retain the advertisements.

**Date Enforcement File Closed:** 14 July 2010

---

**Item Number:** 10  
**Ward:** Craven  
**Complaint Ref No:** 10/00343/TPOCN  
**Recommendation:** THAT THE REPORT BE NOTED

**Description:**

Removal of two trees from within Addingham Conservation Area w/o consent.

**Address:**

44A Main Street, Addingham.

**Reason:**

The breach of planning control is not expedient to pursue as the loss of trees has not significantly harmed the character of the conservation area because four of the trees from the group remain.

**Date Enforcement File Closed:** 25 June 2010

---

**Item Number:** 11  
**Ward:** Keighley Central  
**Complaint Ref No:** 10/00426/ENFUNA  
**Recommendation:** THAT THE REPORT BE NOTED

**Description:**

Outbuilding

**Address:**

99 Emily Street, Keighley.

**Reason:**

It is not considered that the breach should be pursued as the owner has now rendered the structure to match with the surrounding street scene.

**Date Enforcement File Closed:** 7 July 2010

---

**Item Number:** 12  
**Ward:** Keighley East  
**Complaint Ref No:** 10/00639/ENFAPP  
**Recommendation:** THAT THE REPORT BE NOTED

**Description:**  
Not built in accordance with the approved plans

**Address:**  
Gingerbread Mill, Haincliffe Road, Keighley.

**Reason:**  
It is not considered that the fencing results in a significant amenity issue or a highway safety issue to warrant further enforcement action.

**Date Enforcement File Closed:** 14 July 2010

---

**Item Number:** 13  
**Ward:** Worth Valley  
**Complaint Ref No:** 10/00562/ENFLBC  
**Recommendation:** THAT THE REPORT BE NOTED

**Description:**  
Works to a grade II Listed Building

**Address:**  
Rose & Co Apothecary, 84 Main Street, Haworth.

**Reason:**  
It is not considered that this breach of planning control causes significant harm to visual amenity or architectural /historical integrity of this listed building to warrant enforcement action at this stage. Such breaches are not time restricted. In accordance with the standard procedures and practices this breach has been challenged and details of these unauthorised works have been placed on the Council's Enforcement Concerns Register and will be revealed on any land charges search carried out on the property.

**Date Enforcement File Closed:** 14 July 2010

---

**Item Number:** 14  
**Ward:** Wharfedale  
**Complaint Ref No:** 10/00454/TPOCN  
**Recommendation:** THAT THE REPORT BE NOTED

**Description:**  
Approx. 8 trees removed without authority from a conservation area.

**Address:**  
The Cornmill, Corn Mill Lane, Burley In Wharfedale, Ilkley.

**Reason:**  
The breach of planning control is not expedient to pursue as the local planning authority has accepted some tree loss when the planning permission for the buildings conversion was granted and the works has not harmed the character of the conservation area.

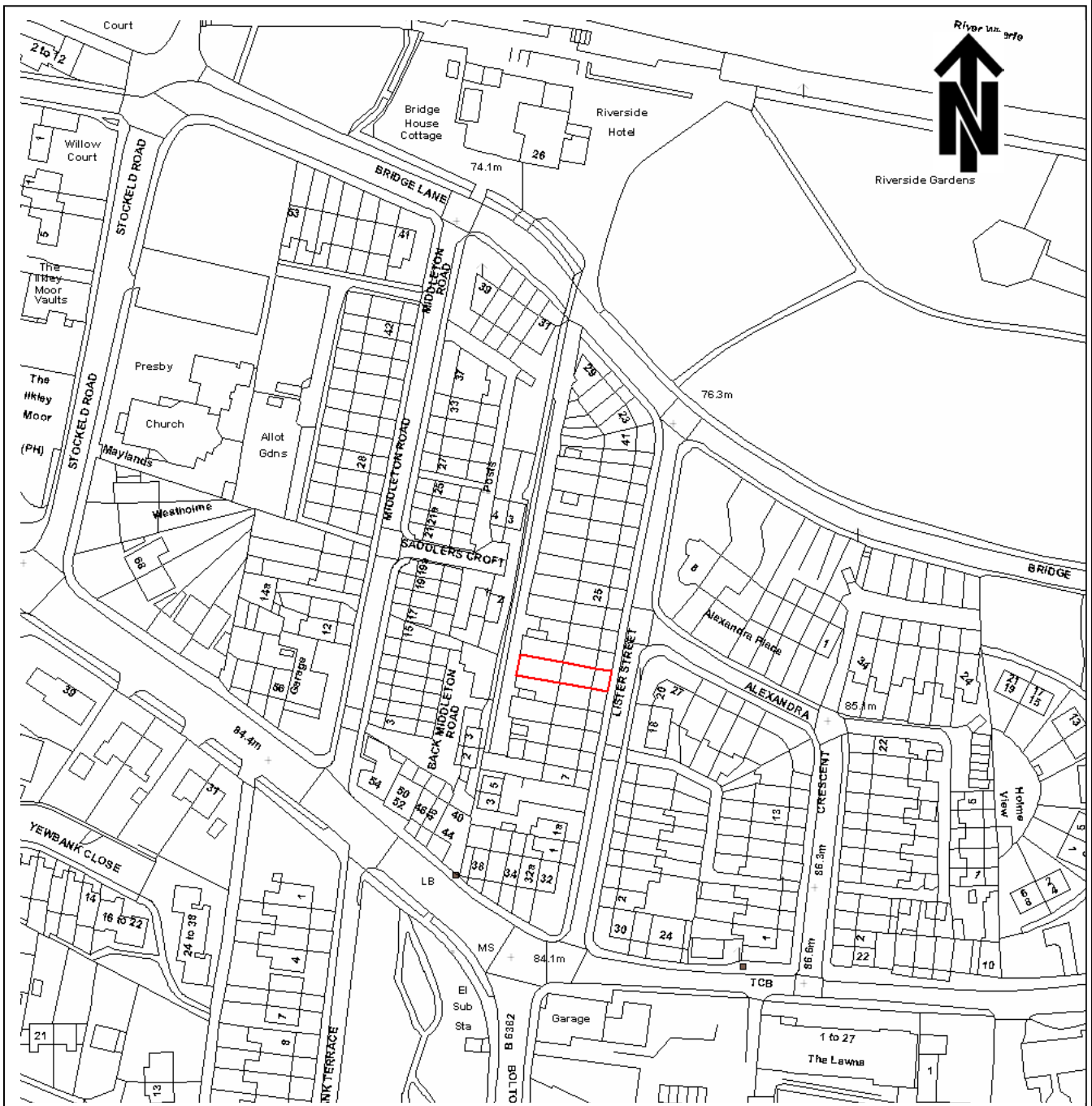
**Date Enforcement File Closed:** 21 June 2010

---

# Area Planning Panel (Keighley)

09/01506/ENFUNA

3 August 2010



© Crown copyright 2000. All rights reserved (SLA 100019304)

ITEM NO. : 15	LOCATION: <b>17 Lister Street Ilkley</b>
---------------	---



**29 July 2010**

**Item Number: 15**  
**Ward: ILKLEY**  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
09/01506/ENFUNA

**Site Location:**  
17 Lister Street, Ilkley, West Yorkshire.

**Alleged Breaches of Planning Control**

Unauthorised timber shed to the front of the property which is situated within the Ilkley Conservation Area.

**Circumstances:**

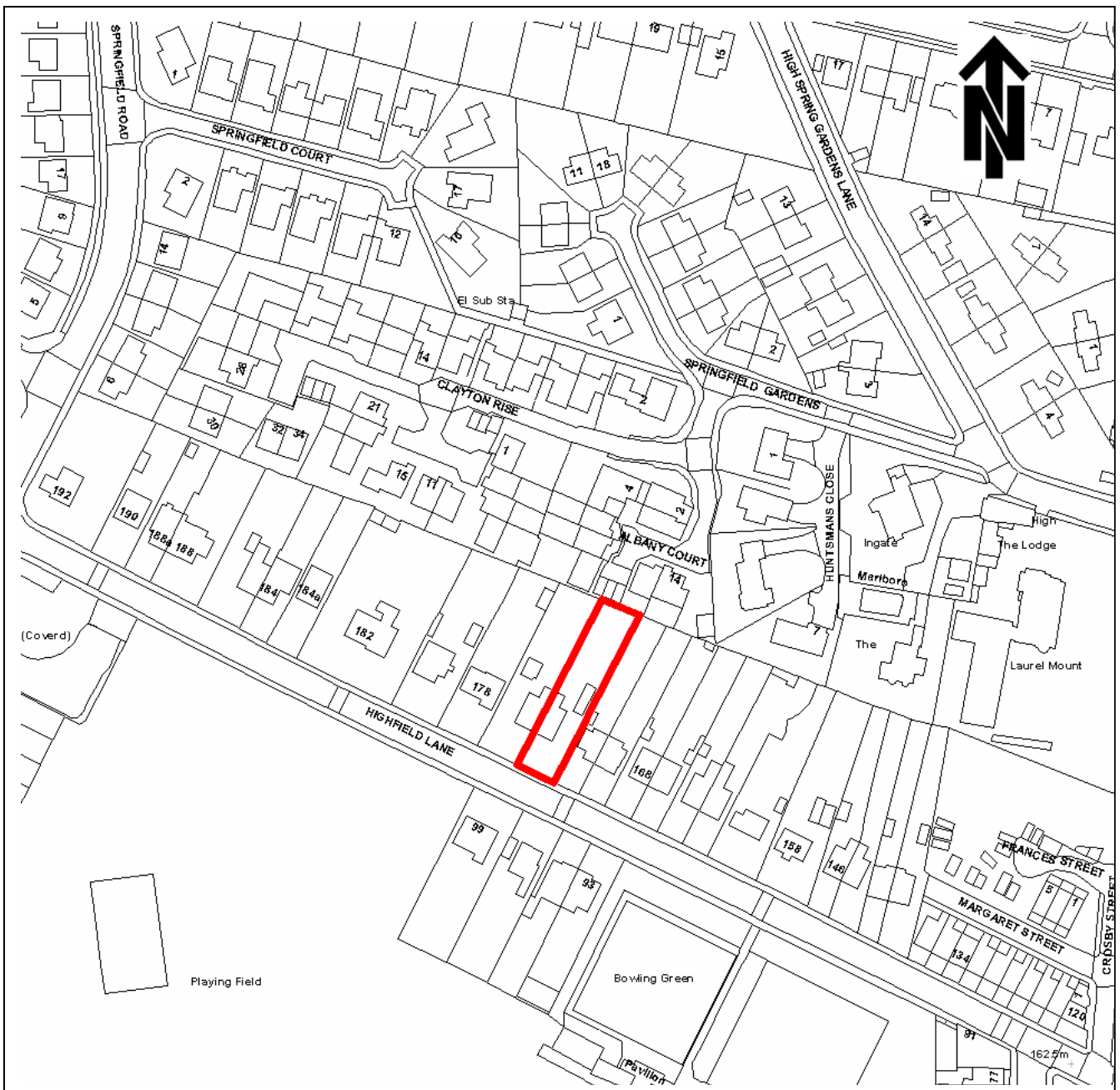
Enforcement Action to remove the shed was authorised on 7 July 2010 as it is considered that the shed introduces an unsympathetic and incongruous feature within the street scene, detracting from the character and appearance of the original building and the visual amenity of the street scene.

---

# Area Planning Panel (Keighley)

09/01258/ENFUNA

3 August 2010



© Crown copyright 2000. All rights reserved (SLA 100019304)

ITEM NO. : 16	LOCATION: <b>174 Highfield Lane Keighley</b>
---------------	---

**3 August 2010**

**Item Number: 16**  
**Ward: KEIGHLEY CENTRAL**  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
09/01258/ENFUNA

**Site Location:**  
174 Highfield Lane, Keighley

**Circumstances:**

A single storey extension has been erected to the rear of the property. The extension is considered to have an adverse impact on the neighbouring property as a consequence of its size and scale. Despite representations from the Council the owner has not submitted a retrospective application or removed the structure.

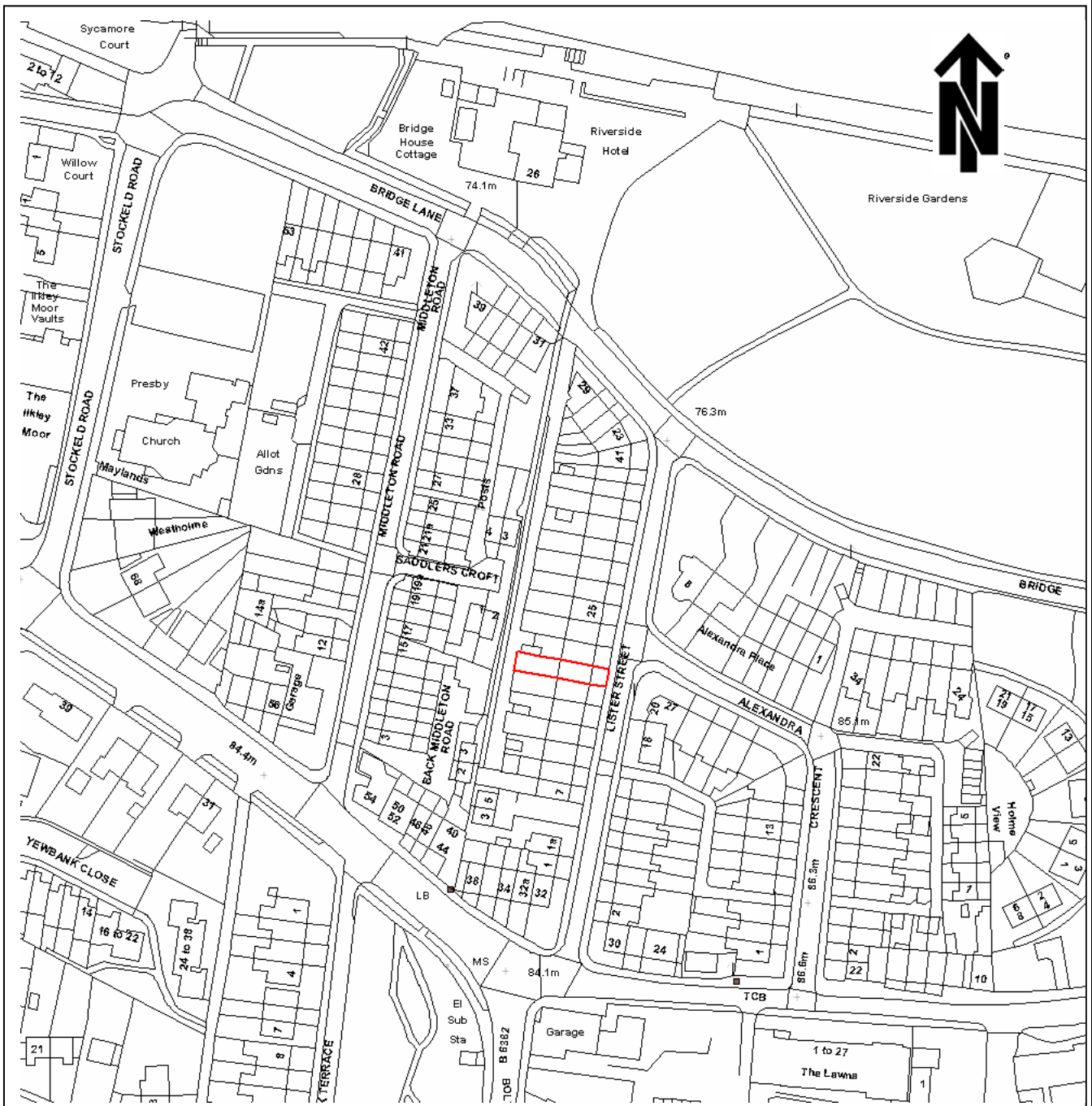
Enforcement action has therefore been authorised.

---

# Area Planning Panel (Keighley)

09/01508/ENFUNA

3 August 2010



© Crown copyright 2000. All rights reserved (SLA 100019304)

ITEM NO. : 17

LOCATION:

**19 Lister Street  
Ilkley**

**29 July 2010**

**Item Number: 17**  
**Ward: ILKLEY**  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
09/01508/ENFUNA

**Site Location:**  
19 Lister Street, Ilkley, West Yorkshire, LS29 9ET

**Alleged Breaches of Planning Control**

Unauthorised timber shed to the front of the property which is situated within the Ilkley Conservation Area.

**Circumstances:**

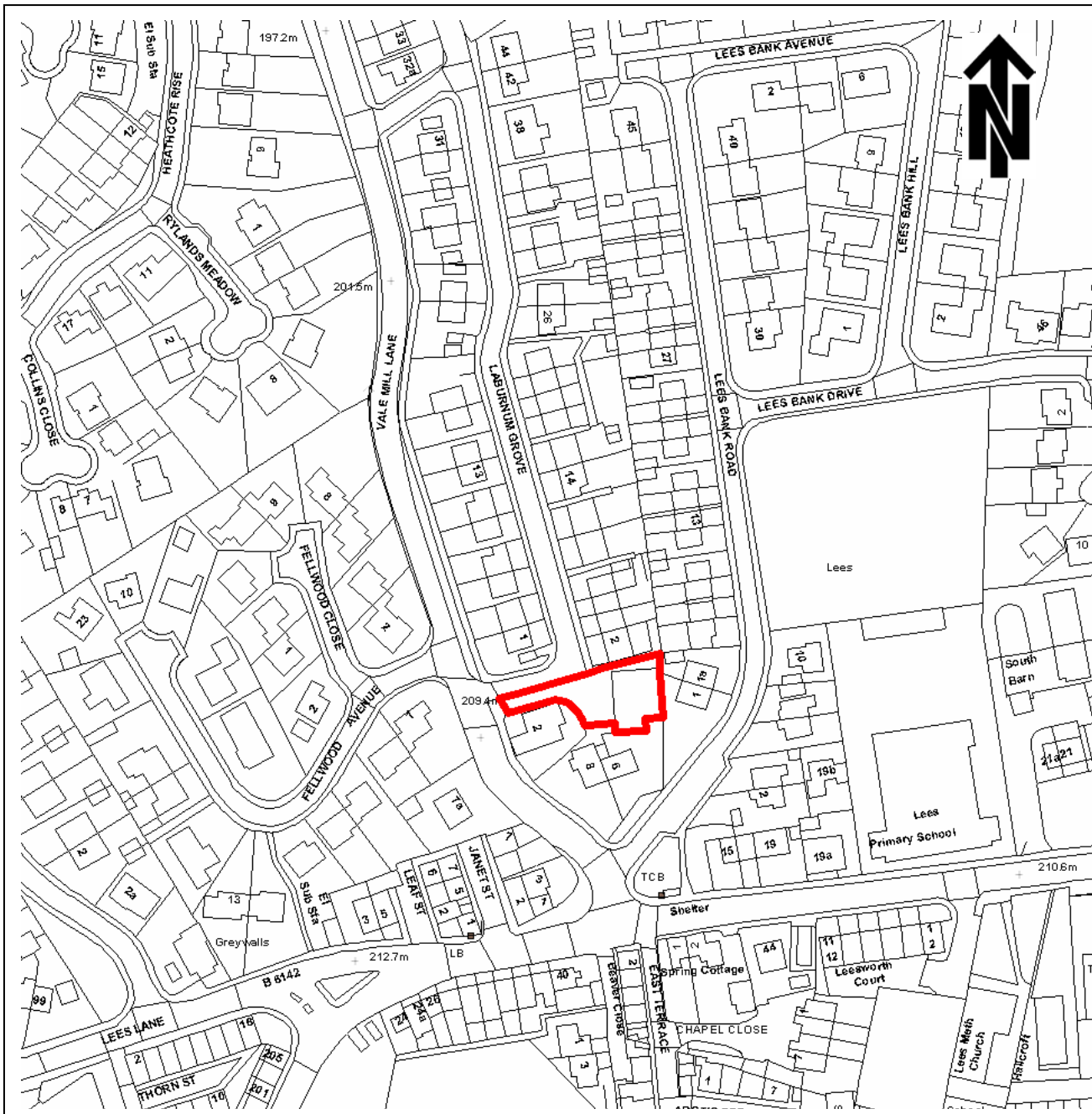
Enforcement Action to remove the shed was authorised on 7 July 2010 as it is considered that the shed introduces an unsympathetic and incongruous feature within the street scene, detracting from the character and appearance of the original building and the visual amenity of the street scene.

---

# Area Planning Panel (Keighley)

10/00147/ENFCOU

3 August 2010



© Crown copyright 2000. All rights reserved (SLA 100019304)

ITEM NO. : 18

LOCATION:

**Unit 2, Vale Lane Garage  
Vale Mill Lane, Haworth**

**3 August 2010**

**Item Number: 18**  
**Ward: WORTH VALLEY**  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
10/00147/ENFCOU

**Site Location:**  
Unit 2 Vale Lane Garage, Vale Mill Lane, Haworth, Keighley

**Circumstances:**  
Vale Lane Garage was granted change of use to classic car sales in 2005, the property has recently been divided into 3 separate units and unit 2 is now being used for motor vehicle repair. The use of the unit for vehicle repairs is considered to have an adverse impact on amenity of the neighbouring residential properties due to the noise and nuisance arising from such a use. Despite representations from the Council the owner/occupier has not submitted a retrospective application or ceased the use.

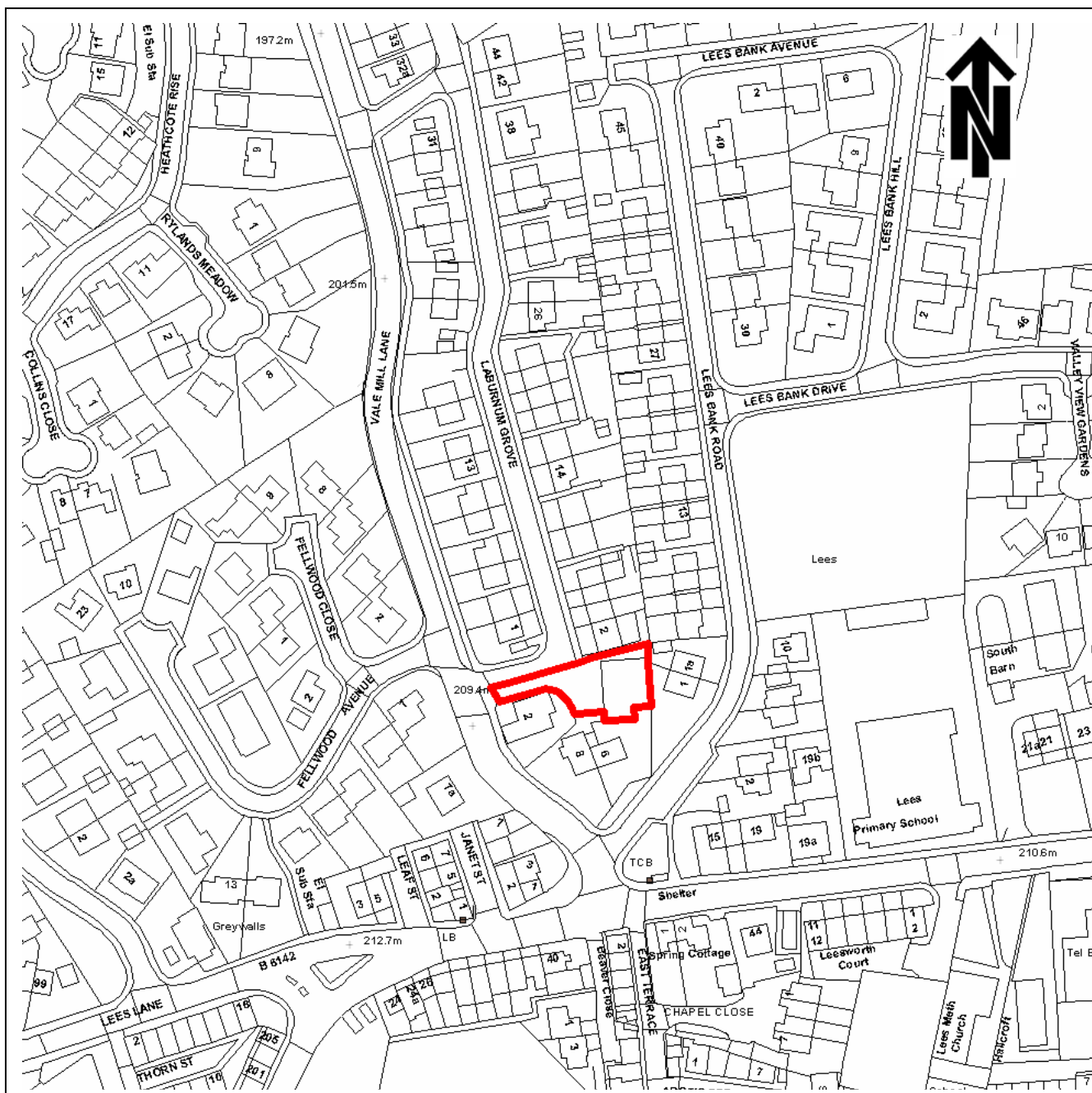
Enforcement action has therefore been authorised.

---

# Area Planning Panel (Keighley)

10/00635/ENFCOU

3 August 2010



© Crown copyright 2000. All rights reserved (SLA 100019304)

ITEM NO. : 19	LOCATION:  <b>Unit 3, Vale Lane Garage</b> <b>Vale Mill Lane, Haworth</b>
---------------	--



**3 August 2010**

**Item Number: 19**  
**Ward: WORTH VALLEY**  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
10/00635/ENFCOU

**Site Location:**  
Unit 3 Vale Lane Garage, Vale Mill Lane, Haworth, Keighley

**Circumstances:**  
Vale Lane Garage was granted change of use to classic car sales in 2005, the property has recently been divided into 3 separate units and unit 3 is now being used for motor vehicle repair. The use of the unit for vehicle repairs is considered to have an adverse impact on amenity of the neighbouring residential properties due to the noise and nuisance arising from such a use. Despite representations from the Council the owner/occupier has not submitted a retrospective application or ceased the use.

Enforcement action has therefore been authorised.

---

# DECISIONS MADE BY THE SECRETARY OF STATE

## Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
20	Ilkley (ward 14)	60 Skipton Road Ilkley West Yorkshire LS29 9HA  Formation of a balcony at first floor level to rear  - Case No: 09/03655/HOU  Appeal Ref: 10/00048/APPHOU

## Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
21	Keighley Central (ward 15)	36 Broadlands Keighley West Yorkshire BD20 6HX  Retrospective application for construction of detached private single garage to front - Case No: 10/00334/HOU  Appeal Ref: 10/00092/APPHOU
22	Ilkley (ward 14)	84 Wheatley Lane Ilkley West Yorkshire LS29 8SF  Demolish existing garage and replace, kitchen, dining room with bedroom over and further extension to existing reception room - Case No: 09/04887/HOU  Appeal Ref: 10/00051/APPHOU
23	Keighley East (ward 16)	Barn House Farm Street Lane Morton Keighley West Yorkshire BD20 5UP  Construction of porch to property - Case No: 09/05231/HOU  Appeal Ref: 10/00090/APPHOU

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
24	Worth Valley (ward 29)	Intake Laithe Farm Oldfield Lane Oldfield Keighley BD22 0HU  Unauthorised siting of a caravan - Case No: 08/00989/ENFUNA  Appeal Ref: 10/00010/APPENF
25	Keighley West (ward 17)	Thorn Bank Occupation Lane Keighley West Yorkshire BD22 7LB  Construction of 2 two storey detached houses - Case No: 09/03401/FUL  Appeal Ref: 10/00035/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