

Report of the Strategic Director of Regeneration to the meeting of the Area Planning Panel (KEIGHLEY) to be held on 09 December 2010

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Summary Statement - Part Two

Miscellaneous Items

| | <u>No. of Items</u> |
|--|---------------------|
| Items Considered Not Expedient to Pursue (page 27) | (3) |
| Decisions made by the Secretary of State – Allowed (page 29) | (1) |
| Decisions made by the Secretary of State – Dismissed (page 29) | (1) |
| Petition to be Noted (page 30) | (1) |

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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: 09 December 2010
Item Number: 4
Ward: Ilkley
Complaint Ref No: 10/00778/ENFCON
Recommendation: THAT THE REPORT BE NOTED

Description:

Non-compliance with condition requiring that the materials used to tile the roof of the newly constructed rear extension match the existing dwelling.

Address:

15 Westwood Rise, Ilkley, LS29 9SW

Reason:

It is not considered that enforcement action should be taken requesting that the extension of the property be re-roofed with grey tiles to match the existing dwelling, as the red roof tiles used are not prominent and do not have a detrimental impact on visual amenity or the view from Ilkley Moor.

Date Enforcement File Closed: 19 October 2010

Item Number: 5
Ward: Ilkley
Complaint Ref No: 10/00651/ENFUNA
Recommendation: THAT THE REPORT BE NOTED

Description:

Removal of a small section of walling within a Conservation Area.

Address:

28 Parish Ghyll Road, Ilkley, LS29 9NE

Reason:

It is not considered that enforcement action should be taken requesting that the wall be replaced as it is not thought to be detrimental to the character of the Conservation Area due to the small amount of walling removed.

Date Enforcement File Closed: 8 November 2010

Item Number: 6
Ward: Ilkley
Complaint Ref No: 10/00640/ENFCON
Recommendation: THAT THE REPORT BE NOTED

Description:

Development not in accordance with the approved plans as three velux windows were approved in the roof of the north elevation. One velux has been installed and one sun/light tunnel.

Address:

4 Gordon Mews, Gordon Street, Ilkley, LS29 8JW

Reason:

It is not considered that enforcement action should be taken requesting that the sun/light tunnel be removed and replaced with a velux window as it is not detrimental to visual amenity. There is no overlooking of the neighbouring garden from the sun/light tunnel as it is at a high level and there is no access into the light tunnel as it is sealed internally by a pane of glass in the ceiling.

Date Enforcement File Closed: 2 November 2010

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

| <u>ITEM No.</u> | <u>WARD</u> | <u>LOCATION</u> |
|-----------------|----------------------------|--|
| 7 | Keighley West (ward 17) | 29 Braithwaite Village Keighley BD22 6PX Single storey porch extension to the front of the property - Case No: 10/01697/LBC Appeal Ref: 10/00146/APPLBC |

Appeal Dismissed

| <u>ITEM No.</u> | <u>WARD</u> | <u>LOCATION</u> |
|-----------------|----------------------------|---|
| 8 | Keighley East (ward 16) | 3 Elam Wood Road Riddlesden Keighley BD20 5QH Construction of detached garage with boiler house to rear - Case No: 10/01470/HOU Appeal Ref: 10/00153/APPHOU |

Appeals Upheld

There are no Appeal Upheld Decisions to report this month

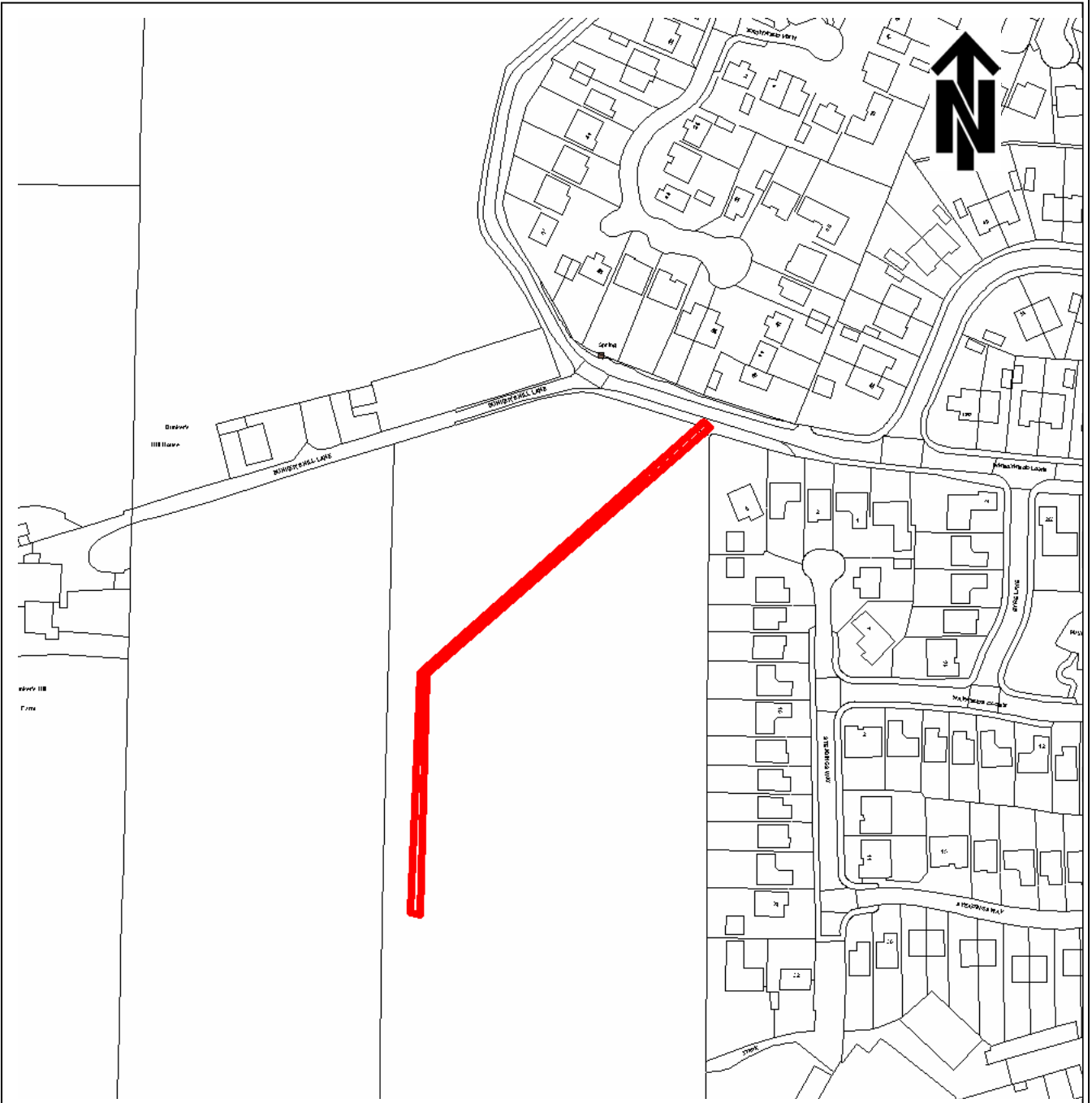
Appeals Withdrawn

There are no Appeal Withdrawn Decisions to report this month

Area Planning Panel (Keighley)

10/03885/PN

9 December 2010



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| ITEM NO. : 9 | LOCATION: High Wheathead Farm Occupation Lane Keighley BD22 7LB |
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9 December 2010

Item Number: 9
Ward: KEIGHLEY EAST
Recommendation:
THAT THE PETITION BE NOTED

Application Number:
10/03885/PN

Type of Application/Proposal and Address:

Prior Notification of permitted development under Part 6 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order, 1995.

Formation of access track across land to west of High Wheathead Farm, Occupation Lane, Keighley BD22 7LB.

Applicant:
Mr R Wood

Agent:
Mr G R Morris

Details:

Notification was received of the intention of the operator of High Wheathead Farm to exercise permitted development rights conveyed by Part 6 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995. It was proposed to form an access track for agricultural purposes across land to west of High Wheathead Farm from an existing field gate on Wheathead Lane.

A petition signed by 47 local residents objecting to the access from Wheathead Lane was received. No further reasons for objection were given by the petitioners.

Under planning legislation, the farmer is obliged to notify the Local Planning Authority of the intention to undertake permitted development comprising the formation or alteration of a private way, but the Local Planning Authority can only determine whether its prior approval is required to the siting and means of construction of the right of way. It cannot oppose the principle.

Decision:

The Local Planning Authority determined that its prior approval was required and negotiated amendments to the means of construction. Prior approval of the siting and means of construction has now been granted under Officer delegated powers.
