

REPORT OF THE STRATEGIC DIRECTOR REGENERATION TO THE MEETING OF THE AREA PLANNING PANEL (SHIPLEY) TO BE HELD ON 11 DECEMBER 2008

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SUMMARY STATEMENT – PART ONE

Items include four decisions made by the Secretary of State, five decisions reached by the Area Planning Manager and a report of Enforcement Complaints closed by the Area Planning Manager as Not Expedient to Pursue.

The sites concerned are:

1	Land at Springfield Farm, Flappit Springs, Halifax Road, Cullingworth	(Page 2)	Bingley Rural
2	Land at Silson Lane, Baildon	(Page 2)	Baildon
3	Lower Holme Mills, Otley Road, Baildon	(Page 2)	Baildon
4	12 Flappit Springs, Cullingworth	(Page 3)	Bingley Rural
5	45 Saltaire Road, Shipley	(Page 4)	Shipley
6	206 Saltaire Road, Shipley	(Page 4)	Shipley
7	22 Dove Street, Saltaire	(Page 4)	Shipley
8	Saltaire Hand Car Wash, Saltaire Road, Shipley	(Page 4)	Shipley
9	44 The Oval, Bingley	(Page 5)	Bingley
10	Various	(Page 6)	Various

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Improvement Area
Environment & Waste Management

DECISIONS MADE BY SECRETARY OF STATE

Item No	Ward	Location
APPEALS ALLOWED		
1	Bingley Rural	<p>Land at Springfield Farm, Flappit Springs, Halifax Road, Cullingworth</p> <p>Alleged unauthorised construction of a stone building. Appeal against an Enforcement Notice the requirements of which were to demolish the building and remove all the resulting materials from the site.</p> <p>Appeal allowed, subject to a condition that the building shall be restricted to storage in connection with agriculture, and Enforcement Notice quashed</p> <p>07/00279/ENFUNA</p>
APPEALS DISMISSED		
2	Baildon	<p>Land at Silson Lane, Baildon</p> <p>Residential development of 7 dwellings</p> <p>07/05954/FUL</p>
3	Baildon	<p>Lower Holme Mills, Otley Road, Baildon</p> <p>Construction of 84 apartments and 12 terrace houses (live/work units) including associated roads and hardstandings.</p> <p>07/09100/REM</p>

		<p>NB An application for a partial award of costs was made against some of the reasons for refusal. The Inspector ruled that conditions 1, 2, 3, 6 and 7 were unreasonable and invited the appellants to forward details of costs incurred in presenting their case to the Hearing; the Supreme Court to decide in the case of disagreement over the amount of costs involved.</p>
4	Bingley Rural	<p>12 Flappit Springs, Cullingworth</p> <p>Two storey extension to rear</p> <p>07/08441/FUL</p>

DECISIONS MADE BY AREA PLANNING MANAGER

Item No	Ward	Location
5	ShIPLEY	<p>45 Saltaire Road, ShIPLEY</p> <p>Unauthorised installation of three externally mounted roller shutters. Resolved to issue an Enforcement Notice to remove the three unauthorised shutters from the property.</p> <p>Time period for compliance: 14 days</p>
6	ShIPLEY	<p>206 Saltaire Road, ShIPLEY</p> <p>Unauthorised construction of a timber extension. Resolved to issue an Enforcement Notice to demolish the unauthorised extension and restore the site to its former condition.</p> <p>Time period for compliance: 28 days</p>
7	ShIPLEY	<p>22 Dove Street, Saltaire</p> <p>Unauthorised installation of a white uPVC door to the rear of the property (Listed Building). Resolved to issue an Enforcement Notice to remove the unauthorised door and replace with a planked timber door similar to one shown in photographic record taken in July 2003.</p> <p>Time period for compliance: 28 days</p>
8	ShIPLEY	<p>Saltire Hand Car Wash, Bingley Road, ShIPLEY</p> <p>Unauthorised construction/alteration of a means of enclosure (replacement of Perspex panels with timber ply panels).</p>

		<p>Resolved to issue an Enforcement Notice to remove the unauthorised timber ply panels and replace them with Perspex, as approved by the original planning consent.</p> <p>Time period for compliance: 14 days</p>
9	Bingley	<p>44 The Oval, Bingley</p> <p>Unauthorised construction of timber decking.</p> <p>Resolved to issue an Enforcement Notice to remove the unauthorised decking and remove all the resulting materials from the site</p> <p>Time period for compliance: 14 days</p>

**ENFORCEMENT COMPLAINTS CLOSED BY THE
AREA PLANNING MANAGER AS NOT EXPEDIENT TO
PURSUE**

Item No: 10

Date: 11 DECEMBER 2008

Address: 14 Goit Stock Terrace Harden Bingley

Ward: Bingley Rural (03)

Complaint Ref No: 07/01253/ENFAPP

Recommendation: That the report be noted

Description: Unauthorised single storey side and rear extensions

Reason:

The matter is not expedient to pursue

Date Enforcement File Closed: 16th October 2008

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Address: 57 Kirkgate Shipley

Ward: Shipley (22)

Complaint Ref No: 08/00314/ENFAPP

Recommendation: That the report be noted

Description: Unauthorised hard surfacing of front garden area and installation of wrought iron gates and railings

Reason:

It is considered that the breach of planning control would not cause significant amenity issues to warrant Enforcement (Legal) Action.

Date Enforcement File Closed: 25th November 2008