

REPORT OF THE STRATEGIC DIRECTOR REGENERATION TO THE MEETING OF THE AREA PLANNING PANEL (SHIPLEY) TO BE HELD ON 16 APRIL 2009

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SUMMARY STATEMENT – PART ONE

Items in Part One of this Agenda include an application with a petition to be referred to the Regulatory and Appeals Committee for a final decision, a petition to report, six decisions made by the Secretary of State, a miscellaneous report on an enforcement case and a list of enforcement enquiries closed by the Planning Manager (Enforcement and Trees) as not expedient to pursue

The sites concerned are:

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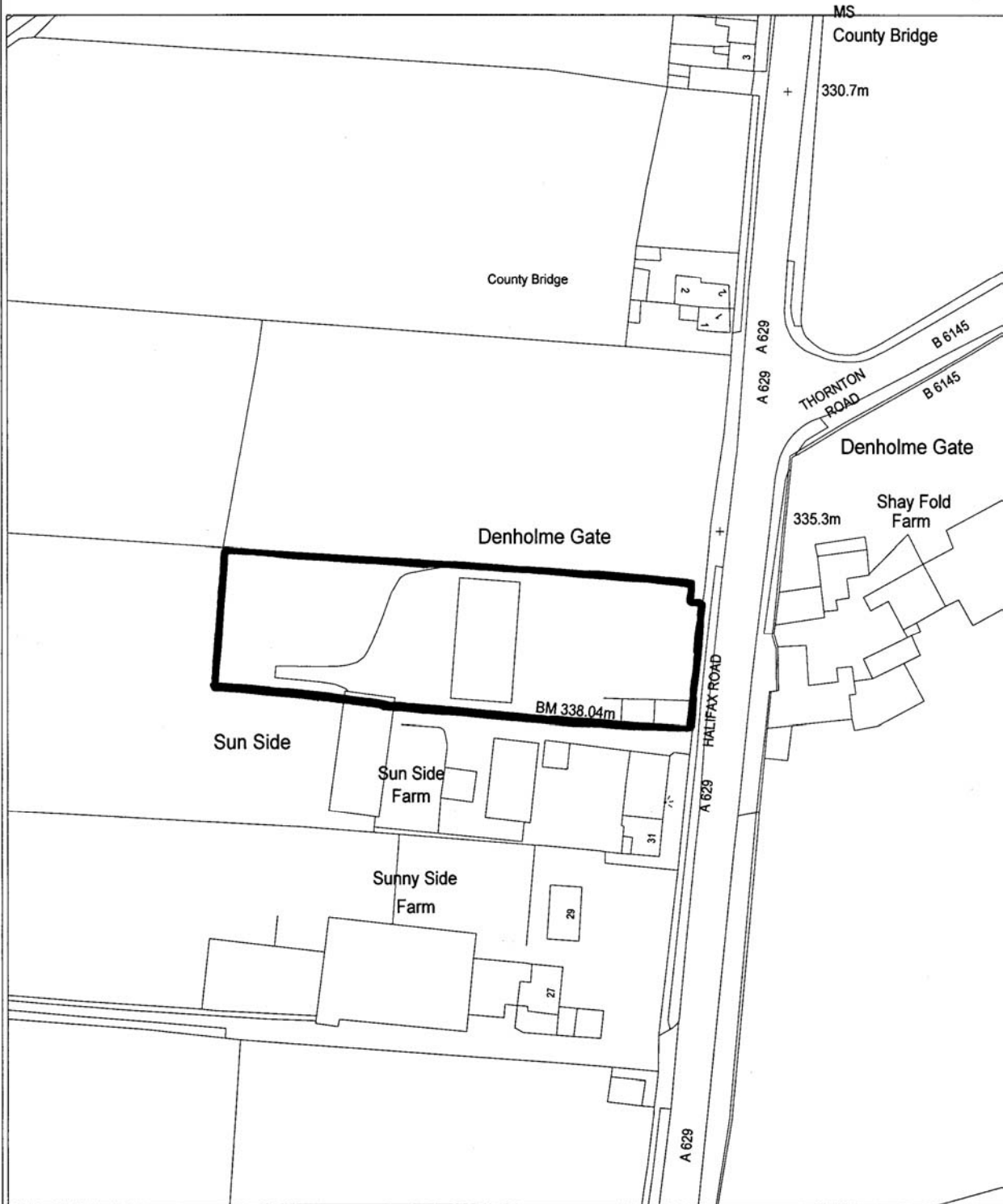


Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



SHIPLEY AREA PLANNING PANEL

DATE
16 APRIL 2009



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LOCATION

ITEM No. 1

SUN SIDE FARM, 31 HALIFAX ROAD, DENHOLME

DATE: 16 April 2009

ITEM No: 1

WARD: BINGLEY RURAL

RECOMMENDATION: THAT THE PANEL RECOMMENDS TO THE REGULATORY AND APPEALS COMMITTEE PLANNING PERMISSION BE REFUSED.
THIS APPLICATION IS REFERRED TO THE PANEL SO THAT IT CAN ADVISE THE REGULATORY AND APPEALS COMMITTEE ON THE LOCAL IMPLICATIONS OF THE APPLICATION. THE APPLICATION MUST BE DETERMINED BY THE REGULATORY AND APPEALS COMMITTEE AS IT IS A DEPARTURE FROM THE REPLACEMENT UNITARY DEVELOPMENT PLAN.

Application No: 09/00835/FUL

A petition in support of the proposal has been received

Type of Application/Proposal & Address:

Full planning permission is sought for the change of use and conversion of vacant abattoir buildings to provide 11 residential units, construction of a new garage block containing four garages, and a new access road at Sun Side Farm, Halifax Road, Denholme Gate, Denholme, BD13 4HB.

The application form states that ten dwellings would have 2 bedrooms and one dwelling would have 3 bedrooms.

The existing buildings would be altered externally with the introduction of new domestic windows and doors. Some existing lean-to additions to the abattoir building would be removed. The new garage block would be constructed from natural stone with a natural slate roof.

Site Description:

The site is located in an open and exposed upland area close to the Bradford /Calderdale border at Ogden. It comprises a group of large commercial buildings including a vacant abattoir/slaughterhouse, a large newly erected building to the rear of the slaughterhouse (referred to in the application as a 'lairage building'), and an adjacent grouping of large agricultural sheds. A smaller, stone built office building stands adjacent to the site entrance from Halifax Road.

The slaughterhouse is a portal framed building clad in a combination of stone and profile steel sheeting.

To the rear of the site is a large new stone-clad portal-framed building currently being constructed following the grant of planning permission for a new lairage building for the holding of animals prior to slaughter. This new building is unauthorised in its present form and it appears to have been constructed in preparation for residential rather than lairage use. This is discussed in detail below.

The buildings are prominent over a wide area and are seen against the skyline in many views. The area is designated as Green Belt. It is not within a conservation area and contains no listed buildings or protected trees.

Relevant Site History:

01/00294/FUL – New lairage building. Granted 10 July 2001

05/09166/FUL – New lairage building (relocation) Granted 31.01.2006

Unitary Development Plan (UDP) Proposals & Policies:

The site lies within the approved Green Belt as designated on the Replacement Bradford Unitary Development Plan (2005). Relevant policies include:

UDP 1 – Promoting sustainable patterns of development

UDP3 – Quality of built and natural development

GB1 – Green Belt

GB4 – Conversion and change of use in the Green Belt

E5A – Adaptation of agricultural and rural buildings

UR3 – The local impact of development

D1 – General design considerations

TM2 – Impact of traffic and its mitigation

TM12 – Parking standards for residential developments

TM19A – Traffic management and road safety

Relevant national advice is contained in the following documents:

Planning Policy Statement 1 - Delivering Sustainable Development (2005)

Planning Policy Statement 2 – Green Belts (1995)

Planning Policy Statement 7 - Sustainable Development in Rural Areas (2004)

Planning Policy Statement 23 - Planning and Pollution Control (2004).

Town/Parish Council:

Denholme Town Council raises no objections.

Publicity, number and summary of representations:

The proposal was advertised by neighbour letters and site notice. The expiry date for receipt of representations was 3rd April 2009. A PETITION of 12 signatures (from 9 addresses) and two letters (from signatories of the petition) have been received in support of the proposal.

The petitioners consider that the residential use would have a lesser impact on the local area compared to the previous industrial use in terms of industrial traffic and the associated smell and noise nuisance generated by the abattoir. Also, if the site is left empty it would become derelict and eventually an eyesore and would attract thieves and vandals which would affect neighbouring properties.

The letters further add that the proposal would benefit the area by bringing redundant buildings into use, and welcome the style and type of development which is considered superior to what a mass house builder might provide.

Consultations:

Environment Agency - No comment, but recommendations of PPS23 (Planning and Pollution Control) should be followed.

Main Drainage - Site must be investigated for sustainable drainage techniques. Records indicate that a watercourse crosses the site. Works affecting this watercourse must have the consent of both the Council's Drainage Engineer and the Environment Agency. A Flood Risk Assessment is required.

West Yorkshire Police -The proposals fail to satisfy Policy D4 of the RUDP (security/ community safety) since they do not adequately address 'secured by design' principles.

Metro - There are existing bus services passing the site, with a frequency range of half hourly and hourly services during the day and hourly after 6 pm. The nearest bus stop requires improvement to current standards and pavements should be provided. The developer should fund a public transport information pack for all occupiers, together with 12 months free travel cards.

Highways – No objections in principle but modifications would be required to the access road, internal arrangements and visibility splays.

Summary of Main Issues:

The main issues to be considered relate to i) the principle of the development within the green belt as a group and relative to the individual buildings; ii) location/sustainability considerations; iii) protection of employment land, iv) local amenity considerations; v) residential amenity considerations, and vi) highway matters.

Appraisal:

The main issues will now be considered.

i) The principle of the development within the green belt

The site lies within the approved green belt wherein the conversion and reuse of buildings may be acceptable providing that a number of caveats, as set out below, are satisfied. The relatively isolated location of the site also requires that the sustainability of the proposed development should be assessed.

This complex of buildings comprises in effect an industrial site within a rural green belt area. The buildings are of a substantial scale and are visible on, or close to, the skyline over a wide area. The site is adjacent to two large modern agricultural sheds which the applicant states he intends to keep in connection with farming activities.

The existing abattoir building

This building is constructed as a portal framed building with a combination of stone cladding and profiled sheet covering. Its conversion to residential use would involve significant alterations to make it capable of providing residential accommodation. In this respect it should be noted that the submitted drawings for the current application - depicting the building as being entirely constructed in masonry - are incorrect since there are significant parts of the building that are clad in profiled sheeting.

Policy GB4 of the RUDP relates to the conversion of existing buildings in the Green Belt and applies six conditions that proposed conversions must satisfy. In summary these are:

1. The development must not have a greater impact than the present use upon the Green Belt.
2. The character and surroundings of the building must not be adversely affected.
3. The development must not involve substantial rebuilding of the premises.
4. Only minor changes may be made to the building.
5. Infrastructure issues must be overcome without adverse effects upon the Green Belt.
6. That pressure for new replacement buildings does not result.

The slaughterhouse building stands on an open concrete yard with other buildings to the west and south. It is clear that the introduction of residential occupancy into this presently fairly simple, and obviously industrial building will carry with it significant visual effects. These would arise from physical changes to the building, including new fenestration and replacement of sheet cladding with masonry, and from the introduction of domestic paraphernalia where none exists at present. The applicant states in this respect that the proposal involves the replacement of the open concreted areas surrounding the slaughterhouse with domestic garden spaces.

It is considered that these changes would result in a substantial alteration to the present character of the building and wider application site, and equally substantial changes to the site's overall presence in the Green Belt. Given the extent of development in order to achieve the residential conversion of the slaughterhouse, it is considered that the proposals are contrary to criteria 2 to 4 of RUDP Policy GB4.

The existing lairage building

The new 'lairage' building to the rear (west) of the site was originally approved as a lean-to building attached to the rear (western) elevation of the main slaughterhouse. A second application submitted in December 2005 sought a relocation of this building some distance further to the west, away from the slaughterhouse, in order to comply with new by-products regulations. This relocation was accepted and permission was granted in January 2006 on the basis that the building was functionally required for use in connection with the abattoir operations. However, it is now understood that the abattoir had ceased operating by May 2005.

Information provided by the applicant in support of this present application confirms that closure is likely to be permanent having regard to wider difficulties experienced in the abattoir industry.

The construction work on this new 'lairage' building therefore commenced well after the abattoir use had ended. Indeed the applicants confirm in their supporting statement that the abattoir business closed down 'several years ago', which would appear to indicate that this large new building was not required for its approved purpose when construction work started.

This new building has yet to be completed but clearly it has not been built in accordance with the approved plans. The building has been constructed with domestic scale windows in all elevations, domestic quality roof lights and, internally, floor-joint bearing points have been formed in interior walls ready for two internal floors. These factors indicate that it may have been constructed from the outset with an alternative end use in mind. Indeed, the window openings provided during the construction of the lairage building correspond with those shown on the submitted plans for residential use and subdivision of the building.

Again it should be noted that the submitted drawings for the current planning application describe and illustrate this new building as having been constructed in accordance with its original approval, which is incorrect.

In view of the above issues, it is considered that in its present form the 'lairage' building is both unauthorised and inappropriate development in the Green Belt. In these circumstances, it would be inappropriate and disproportionately harmful to the Green Belt and to the future proper application of Green Belt policy if this new building were to be granted planning permission for its retention and ultimate completion as a residential property. Such approval would conflict with RUDP policies GB1 and GB4 and with PPS2.

In order to redress the harm to the openness and integrity of the Green Belt that has arisen in this case it is considered that this new building should be removed and the site restored to its original condition prior to the commencement of works.

The proposed garage block

The planning application also proposes the construction of a large new garage block containing 4 domestic garages, but measuring a total 23 metres x 8 metres (184 square metres) in floor area. This is considered to be excessive in scale in terms of its proposed use and it would, in terms of massing, have the appearance of a terrace of single storey dwellings. As such the proposed garage block would also be unacceptable in the Green Belt as a matter of principle and therefore contrary to RUDP policy GB1 and to guidance in PPS2.

The existing office building

There is a smaller, almost domestic scale, stone building close to the site access which also is the subject of the application for residential conversion. But since it forms part of the wider, unacceptable scheme this element of the proposals must also fail.

In conclusion it is considered that the proposals forming the subject of this planning application are unacceptable in principle and directly contrary to the purposes of including land in the Green Belt. The proposal therefore conflicts with RUDP policies GB1 and GB4 and with guidance contained in PPS2 – Green Belt.

ii) location/sustainability considerations

The site is remote from existing centres and facilities including shops and schools. Moreover, the bus services in the vicinity are at best half hourly during week days, with hourly services in the evenings. In view of this remoteness, the proposed development is considered to fail to meet sustainable development objectives which include reducing reliance upon private motor vehicle transport.

The remote location of the abattoir as such was dictated by other environmental considerations that turn on that business being capable of serious adverse impact upon neighbours closer to urban centres. This consideration would weigh heavily against the desirability of shorter transportation distances, but clearly it does not have weight in terms of residential occupancy.

In this case, and in the absence of adequate local services, the proposed development would fail to satisfy RUDP policy UDP1 and would fail to accord with Governmental requirements set out in PPS 1 - Delivering Sustainable Development (2005).

iii) protection of employment land

The existing abattoir use is a B2 (General Industrial) use as defined in the Town and Country Planning (Use Classes) Order (2005). It is located in a 'rural area' as designated in the RUDP. RUDP policy E5A, building on advice in Planning Policy Statement 7 - Sustainable Development in Rural Areas (2004), applies. This policy is concerned with the role that the adaptation of existing rural buildings has in meeting the needs of rural areas for commercial and industrial development. Where the adaptation of agricultural and rural buildings is proposed, policy E5A prefers business use. If the proposal is for a non-business use the applicant will be required to demonstrate that all reasonable efforts have been made to secure business use.

The applicant has written in support of his application and advises that "*we have tried to let/sell the site for any industrial/retail use (subject to planning). However after advertising the site for several years (during a time which then was a period at the height of economic growth) absolutely no interest has been generated this has demonstrated the functional redundancy of the site*". However, and notwithstanding the fact that construction of the lairage building commenced after the abattoir had ceased operating, no marketing evidence – indicating reasonable attempts to market the premises - has been submitted for appraisal by the Local Planning Authority.

In this context, and since the proposed use is not a business use, the proposal conflicts with RUDP policy E5A and with guidance contained in PPS7. It is noted that an alternative B2 use could commence at the site without the need for permission.

iv) local amenity considerations

The prominence and size of buildings on the site already represents a discordant feature in the landscape. The specialised and on occasion malodorous nature of the operation of an abattoir likely had an influence in dictating this relatively isolated location. Its presence, as an industrial complex in the rural area may therefore be seen to be anomalous. Nevertheless, the abattoir use is authorised, as would be an alternative B2 use.

The residential conversion of the buildings as proposed would likely result in an increase in their visual impact due to the domestication of the site and the addition of domestic paraphernalia. The extent of garden areas, car parking, clothes drying, outbuildings and other accoutrements associated with residential development in this predominantly rural area would have a substantial negative visual impact on the wider upland area. This would also be the case at night when the site would be illuminated by street lights and general domestic lighting.

The buildings are of no architectural merit currently and the proposed conversions would result in an unattractive form of development having no visual relationship to other built form in the area and lacking any degree of local distinctiveness. In view of this, the visual harm alluded to above would be further compounded to the detriment of visual amenity.

The visual implications for the surrounding rural area resulting from residential conversion, as set out above, would be unacceptable and it is considered that the development as proposed would fail to accord with RUDP policies UDP3, D1 and UR3. Further, the visual harm would be compounded substantially in the event of retention of the large and unauthorised new building to the rear of the site (i.e. the lairage building).

v) residential amenity considerations

The planning application is insufficient with regard to the internal arrangements of the converted abattoir building since no second floor plans have been provided yet the space would clearly be capable of providing one or two bedrooms. In general too, the residential accommodation is poorly planned and areas labelled as 'stores' or 'studies' could better be occupied as bathrooms or bedrooms (and likely would be so converted by future residents). These factors make a comprehensive consideration of the likely actual impacts and requirements of the proposal difficult since the full potential density of the scheme in terms of habitable rooms is unclear. These issues would need to be resolved were development acceptable in principle.

Nevertheless, the proposal is unacceptable in a number of respects with regard to residential amenity. The abattoir block is set 16.5 metres from the lairage building, leading to concerns about direct overlooking. It is noted that all first floor windows in the east-facing elevation of the converted lairage building would serve bathrooms (and could therefore be expected to be obscure glazed). These rooms could be converted to habitable rooms (bedrooms) with internal space being better occupied as bathrooms. This would lead to an unacceptable degree of direct overlooking between the two rows of houses. It is considered unreasonable to rely on a condition to permanently obscure all first floor windows in one or both of these close-facing elevations in order to ensure that the privacy and amenity of future occupiers is not prejudiced.

Further, the houses in the converted abattoir building would have very small rear garden areas for the size of house proposed. No alternative play area for children is provided on site and there are no recreational/play facilities in the vicinity.

For these reasons, the proposal is considered to be contrary to RUDP policies UR3 and D1.

vi) highway matters

The site access is considered capable of serving the proposed conversions, subject to amendments addressing visibility splays along the main road, adequate turning facilities and footway provision to cater for a change from commercial activity to residential occupancy. In these respects, it is considered that the proposal would likely (with amendment) accord with the relevant RUDP policies TM2 and TM19A.

However, in view of the conflict with policy and absence of support for this proposal in terms of principle it is considered that further costs to the applicant in the amendment of highway details may reasonably be avoided in this case.

Community Safety Implications:

The police Architectural Liaison Officer has considered the proposal against the requirements of RUDP policy D4 and the Crime and Disorder Reduction Strategy which the Council has been involved in producing. The officer advises that the proposal is contrary to RUDP policy D4 since it does not adequately reduce the opportunities for crime by applying 'Secured by Design' principles, specifically relating to a lack of defensible space, adequate lighting, and inappropriate landscaping.

Recommendation:

That Regulatory and Appeals Committee be recommended to refuse planning permission for the following reasons:

1. The proposed development involves the conversion of an abattoir/slaughterhouse building, whose existing design and construction is such that significant alteration and rebuilding would be necessary in order to achieve the scope of the conversion work. Moreover, the introduction of the accoutrements of domesticity where none presently exist would result in additional harm to the openness and rural character of the Green Belt. As such the proposals would fail to satisfy policies UDP1, UR3, GB1 and GB4 of the Replacement Bradford Unitary Development Plan (2005) and to guidance contained in Planning Policy Statement 2 – Green Belts (1995).
2. The proposed development would involve the completion of an unauthorised building in the green belt (i.e. the lairage building) as residential accommodation. This building is unauthorised as constructed and comprises inappropriate development in the Green Belt. Its retention and completion for residential use would serve to undermine the proper application of Green Belt policy and is unacceptable as a matter of principle having regard to policies UR3 and GB1 of the Replacement Bradford Unitary Development Plan (2005) and to guidance contained in Planning Policy Statement 2 – Green Belts (1995).
3. The proposed development involves the construction of a new block of garages of excessive footprint, size and form for the proposed use. As such the scale of this aspect of the development would result in significant harm to the openness of the Green Belt, contrary to policy GB1 of the Replacement Bradford Unitary Development Plan (2005) and to guidance contained in Planning Policy Statement 2 – Green Belts (1995).
4. The site is situated in a remote location that is not well served by local facilities and infrastructure. In this location it is likely that new occupiers would be reliant upon private motor transport for most journeys and as a consequence the proposals do not represent sustainable development, being contrary to policy UDP1 of the Replacement Bradford Unitary Development Plan (2005) and to guidance contained in Planning Policy Statement 1 - Delivering Sustainable Development (2005).
5. The proposal fails to adequately reduce the opportunities for crime as enshrined in the principles underlying 'Secured by Design', with specific regard to a lack of appropriate defensible space both at the site entrance and around individual properties, adequate information and provision with regard to lighting, and inappropriate landscaping. The proposal therefore conflicts with policy D4 of the Replacement Bradford Unitary Development Plan (2005).
6. The proposal provides insufficient information in order for the Local planning Authority to properly consider the implications of the development. Specifically, no second floor plan of the proposed conversion of the abattoir building has been provided. As such, it is not possible to properly consider the proposal against policies D1 and UR3 of the Replacement Bradford Unitary Development Plan (2005).
7. The proposal would result in two rows of dwellings situated in close proximity that would rely to an unacceptable degree on the obscure glazing of windows at first floor level in order to prevent an unacceptable degree of overlooking of future occupiers. In addition, the dwellings in the converted abattoir building would have insufficiently sized gardens for

good sized family houses and there is no alternative play or recreation facility proposed elsewhere on site. For these reasons, the proposal would result in a poor standard of residential accommodation contrary to the requirements of policies D1 and UR3 of the Replacement Bradford Unitary Development Plan (2005).

16 April 2009

Item No: 2
Ward: BINGLEY
Recommendation: THAT THE PETITION BE NOTED

Application No: 09/00590/FUL

Address/Description of Development;

Siting of portable office (portakabin type) for use as private hire booking office on land at 20 Britannia Street, Bingley BD16 2NS.

Report:

A petition in objection signed by 23 people has been received in respect of the above proposal. All the signatories live within 75 metres of the application site.

The objections set out are that the proposal would lead to increased traffic, noise and nuisance and that additional parking demand by private hire vehicles would cause problems in nearby streets. Further disturbance arising from customers, particularly at night would increase the impact of the development on local residential amenity.

Moreover the owner of the adjoining commercial premises, who had organised the petition, owns the gate giving access to the application site. This gate is closed for security reasons at 5pm weekdays and is not opened at weekends, and the owner states he will not change that arrangement. Access to the site would not therefore be possible other than during the working week.

The planning application has in fact been refused under delegated powers for the following reasons:

1. The development, by virtue of the siting of an unsympathetic prefabricated portable office structure and associated car parking within the Leeds Liverpool Canal Conservation Area, would fail either to preserve or enhance the appearance or character of the conservation area and would as a consequence be contrary to Policy BH7 of the Bradford Replacement Unitary Development Plan.
2. The development would lead to an increase in use of the substandard access to the site from the public highway. This access has no visibility splays to enable drivers to see approaching pedestrians, cyclists or motor vehicles and increased usage of this entrance would therefore be to the detriment of pedestrian and highway safety. The proposal would also lead to increased traffic movements in the local network of streets, and to increased parking demand close to the site entrance to the detriment of highway safety and the free flow of traffic. As such the proposals are contrary to Policies TM2 and TM19A of the Bradford Replacement Unitary Development Plan.
3. The development would result in increased local disturbance from vehicular movement, associated activity and noise and from private hire customers being attracted to the site. These problems would affect the surrounding residential area would be most likely to be most acute at unsocial hours and during the night. Moreover, having regard to limited space on site, the development would result in increased parking pressure in an area that is already subject of

considerable demand, and may lead to conflict for the limited on-street parking available. Accordingly the development would be detrimental to the living conditions of surrounding occupiers and contrary to Policy UR3 of the Bradford Replacement Unitary Development Plan.

4. The site access gate, which is owned by the adjacent business, is locked after 5pm weekdays and is locked at weekends for site security reasons. Moreover, the owner of the business has objected to the proposed development and in these circumstances there may be no reasonable prospect of the development being carried out as proposed.

Since the decision accords with the objectors' wishes, Panel members are asked to note the petition and the outcome of the application.

DECISIONS MADE BY SECRETARY OF STATE

Item No	Ward	Location
APPEALS ALLOWED		
N/A		
APPEALS DISMISSED		
3	Bingley Rural	<p>4 Rose Cottage Farm, Main Street. Wilsden</p> <p>a) Demolition of outbuildings and construction of a bungalow with garaging and new access</p> <p>b) Demolition of outbuildings and alterations to boundary wall to form new access</p> <p>a)08/03115/FUL b)08/03116/CAC</p>
4	Bingley Rural	<p>Land at The Livery Stables, Hallas Lane, Cullingworth</p> <p>Appeal against enforcement regarding non-compliance of condition 2 of planning approval 02/04247/COU – temporary stationing of caravan to cease by 31 May 2008 and restoration of land to its former state.</p> <p>Appeal dismissed and enforcement notice upheld.</p> <p>Period for compliance: 14 days</p> <p>07/00722/ENFCOU</p>

5	Bingley Rural	65 North Bank Road, Cottingley Two storey side extension 08/01544/FUL
6	Baildon	Rylands, Moorland Crescent, Baildon Demolition of existing garage and erection of a 2 bedroom bungalow 08/02785/FUL
7	Windhill/Wrose	Land at 42 Thornacre Road, Wrose Construction of a detached dwelling 08/01212/FUL
8	Bingley Rural	36 Hazelmere Avenue, Cottingley Replacement side fence (retrospective application) 08/04846/FUL

16 April 2009

Item Number: 9
Ward: BINGLEY (02)
Recommendation: THAT THE REPORT BE NOTED

Enforcement Reference:
07/01488/ENFUNA

Site Location:
61 Main Street Bingley

Alleged Breach of Planning Control

Unauthorised installation of a replacement shop front and fascia board

Circumstances:

In November 2007 the Council received an enquiry regarding alleged unauthorised development works at the property, which stands within the Bingley Conservation Area.

An inspection was made and it was noted that a replacement shop front and fascia board had been installed on the front elevation, for which planning permission was required. The owner and occupier of the property were subsequently advised that planning permission was required and requested to take action to rectify the breach of planning control.

No action was taken within the given timescale, therefore on 6th October 2008 the Acting Area Planning Manager authorised the issue of an Enforcement Notice. It is considered expedient to take Enforcement (Legal) Action as the unauthorised shop front and fascia board are detrimental to visual amenity by virtue of their design and appearance, contrary to Policies BH8, UR3 and D1 of the Council's adopted Replacement Unitary Development Plan.

An Enforcement Notice was issued by the Council on 20th March 2009. The Notice requires that the unauthorised shop front and fascia board be removed from the property by 22nd May 2009, unless an appeal is made beforehand.

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

Date: 16 April 2009

Item Number: 10

Ward: BINGLEY RURAL (03)

Complaint Ref No: 08/00231/ENFUNA

Recommendation: THAT THE REPORT BE NOTED

Description and Address:

Erection of fencing and use of land for domestic garden use at land adjacent to 36 Hazelmere Avenue, Cottingley, Bingley

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: 6th March 2009

Ward: SHIPLEY

Complaint Ref No: 08/01280/ENFLBC

Recommendation: THAT THE REPORT BE NOTED

Description and Address:

Installation of uPVC windows to the front and rear of 2 Myrtle Place Saltaire. The property is Grade II Listed.

Reason:

It is not considered that the breach of planning control would cause significant amenity issues to warrant enforcement action.

Date Enforcement File Closed: 18th March 2009

Ward: SHIPLEY (22)

Complaint Ref No: 07/01535/ENFUNA

Recommendation: THAT THE REPORT BE NOTED

Description and Address:

Construction of timber fence on the boundary of Wellington House Nursing Home, 82-84 Kirkgate, Shipley.

Reason:

It is not considered that this breach of planning control would cause significant amenity or highway safety issues to warrant further enforcement action.

Date Enforcement File Closed: 16 April 2009

Ward: Wharfedale (ward 26)

Complaint ref No: 08/00089/ENFUNA

Recommendation: That the report be noted.

Description and Address: Alleged unauthorised security fencing erected at land to the north of Ilkley Road, Burley in Wharfedale

Reason:

It is not considered that there is a clear breach of planning control which would warrant further enforcement action

Date Enforcement file closed: 13 June 2008