

Report of the Strategic Director of Regeneration to the meeting of the Area Planning Panel (SHIPLEY) to be held on 14 January 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: 14 January 2010
Item Number: 3
Ward: Shipley
Complaint Ref No: 09/00865/ENFUNA
Recommendation: THAT THE REPORT BE NOTED

Description:
Unauthorised palisade fencing.

Address:
Titus Salt School Higher Coach Road Baildon West Yorkshire BD17 5RH

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: 8 December 2009

Area Planning Panel (Shipley)

09/00398/ENFCOU

14 January 2010



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<p>ITEM NO. : 4</p>	<p>LOCATION: Random House 13 Lady Lane Bingley</p>
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14 January 2010

Item Number: 4
Ward: BINGLEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
09/00398/ENFCOU

Site Location:
Random House, 13 Lady Lane, Bingley, West Yorkshire, BD16 4AG

Alleged Breaches of Planning Control

Unauthorised change of use of residential property to a mixed use of residential and a beauticians.

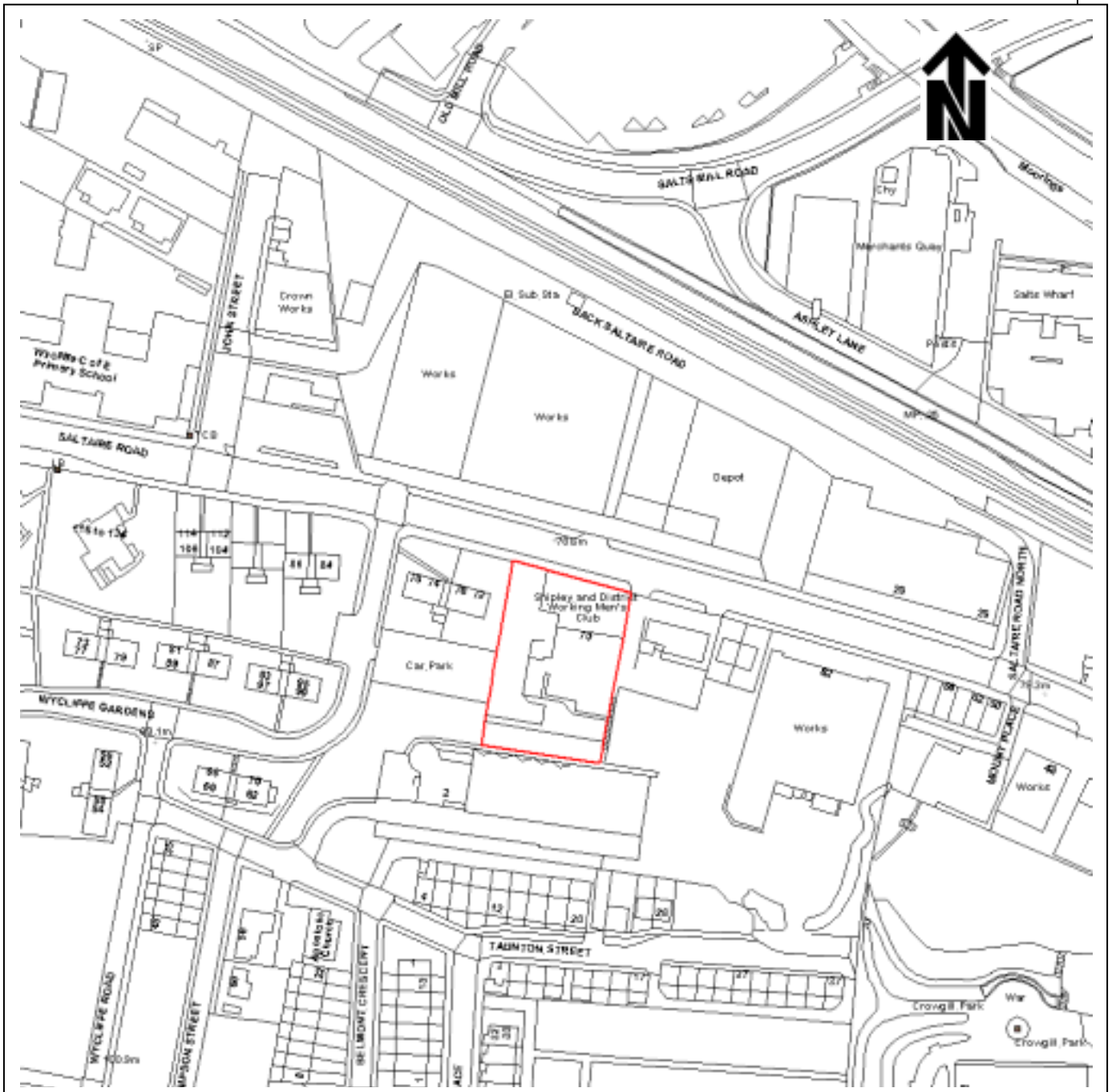
Circumstances:

Enforcement Action to resolve this matter was authorised on 9 December 2009.

Area Planning Panel (Shipley)

09/00053/ENFUNA

14 January 2010



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<p>ITEM NO. : 5</p>	<p>LOCATION: Shipley And District Club 70 Saltaire Road Shipley</p>
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14 January 2010

Item Number: 5
Ward: SHIPLEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
09/00053/ENFUNA

Site Location:
70 Saltaire Road Shipley BD18 3HN

Alleged Breaches of Planning Control

Unauthorised erection of a raised timber platform and supporting structure

Circumstances:

In January 2009 the Local Planning Authority received an enquiry regarding alleged unauthorised development works at the social club premises.

An inspection was made and it was noted that a raised timber platform and supporting structure has been erected at the front of the property, for which the Local Planning Authority had no record of planning permission having been granted. The owner of the property was subsequently requested to take action to rectify the breach of planning control.

A retrospective planning application (09/01887/FUL) for the raised timber platform was submitted in April 2009. The application was refused by the Council on 1st July 2009.

Following the Council's decision to refuse retrospective planning permission, the Local Planning Authority requested that the unauthorised raised timber platform and supporting structure be removed from the property. No action was taken within the given timescale, therefore on 18th September 2009 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised raised timber platform is detrimental to visual amenity by virtue of its design and appearance, contrary to Policies D1 and UR3 of the Council's adopted Replacement Unitary Development Plan.

An Enforcement Notice was issued by the Council on 8th December 2009. The Notice requires that the unauthorised raised timber platform and supporting structure be demolished and all arising materials removed from the property no later than 9th February 2010, unless an appeal is made beforehand.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
6	Windhill And Wrose (ward 28)	18 Oakdale Road Shipley West Yorkshire BD18 1PE Demolition of existing garage and construction of two storey extension to form garage, utility with first floor bedroom and rear kitchen extension, inc 3 Velux roof lights. - Case No: 09/04261/HOU Appeal Ref: 09/00186/APPHOU
7	Bingley Rural (ward 03)	Granic Filling Station Harden Road Harden Bingley West Yorkshire BD16 1HT Construction of eight houses - Case No: 08/06823/FUL Appeal Ref: 09/00093/APPFUL

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
8	Windhill And Wrose (ward 28)	Garages Rear Of 8-11 Wrose View Shipley West Yorkshire BD18 1AD Conversion of 4 garage units to 1 ground floor flat with garden. One garage to be retained - Case No: 09/01986/FUL Appeal Ref: 09/00142/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