

Report of the Strategic Director of Regeneration to the meeting of the Area Planning Panel (SHIPLEY) to be held on 02 December 2010

M

Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Items Considered Not Expedient to Pursue (page 96)	(9)
Decision made by the Secretary of State – Allowed (page 101)	(1)
Decisions made by the Secretary of State – Dismissed (page 101)	(8)

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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: 02 December 2010
Item Number: 10
Ward: Baildon
Complaint Ref No: 09/00656/TPOCN
Recommendation: THAT THE REPORT BE NOTED

Description:
Crown reduction to gain clearance to the dwelling

Address:
17 Ladderbanks Lane Baildon West Yorkshire BD17 6RX

Reason:
The breach of planning control is not expedient to pursue as there has been no long term effect on the health of the tree.

Date Enforcement File Closed: 12 October 2010

Item Number: 11
Ward: Bingley
Complaint Ref No: 09/01413/ENFAPP
Recommendation: THAT THE REPORT BE NOTED

Description:
Non-compliance with planning permission & siting of shed

Address:
18 Grange Road Eldwick Bingley West Yorkshire BD16 3DH

Reason:
It is not expedient for enforcement action to be taken to secure the removal of the small outbuilding as it is not considered to be detrimental to residential amenity. There is no overlooking of the neighbouring gardens from this building and it has been constructed out of materials to match the existing dwelling. Should an application be submitted to retain the outbuilding Officers are likely to support it.

Date Enforcement File Closed: 16 November 2010

Item Number: 12
Ward: Baildon
Complaint Ref No: 09/01051/ENFCOU
Recommendation: THAT THE REPORT BE NOTED

Description:

Driveway to new dwelling not constructed in accordance with the approved plans.

Address:

27A West Lane Baildon West Yorkshire BD17 5AG

Reason:

It is not considered that enforcement action should be taken requesting that the driveway be constructed in accordance with the approved plans as the boundary wall constructed to divide the driveway from the neighbouring property can be constructed as permitted development. Furthermore it is not considered that the changes to the driveway have a detrimental effect on highway safety.

Date Enforcement File Closed: 10 October 2010

Item Number: 13
Ward: Bingley
Complaint Ref No: 10/00262/ENFADV
Recommendation: THAT THE REPORT BE NOTED

Description:

Internal signs to shopfront

Address:

67 - 69 Main Street Bingley West Yorkshire BD16 2JA

Reason:

The breach of planning control is not expedient to pursue as the internal signs that surround the door of the shopfront have a minimal impact upon the parent building, present street scene and Bingley conservation area.

Date Enforcement File Closed: 11 October 2010

Item Number: 14
Ward: Windhill And Wrose
Complaint Ref No: 09/00514/ENFUNA
Recommendation: THAT THE REPORT BE NOTED

Description:
Construction dropped kerb & access gate

Address:
Bolton Woods Quarry South Bolton Hall Road Bradford West Yorkshire

Reason:
It is not considered expedient to take action in relation to a gate and drop kerb proposed to be used to access a maintenance strip.

Date Enforcement File Closed: 22 September 2010

Item Number: 15
Ward: Bingley Rural
Complaint Ref No: 10/00197/ENFUNA
Recommendation: THAT THE REPORT BE NOTED

Description:
Construction of a timber pergola with the church grounds

Address:
Church Of St Michael And All Angels Littlelands Cottingley Bingley West Yorkshire BD16 1RW

Reason:
It is not considered that enforcement action should be taken requesting that the pergola be removed as it is not thought to be detrimental to visual amenity and Officers would be likely to support an application to retain it.

Date Enforcement File Closed: 3 November 2010

Item Number: 16
Ward: Bingley Rural
Complaint Ref No: 09/01423/ENFUNA
Recommendation: THAT THE REPORT BE NOTED

Description:
Excavations and construction of sheds

Address:
Land To West Of Heatherlands Avenue Denholme West Yorkshire BD13 4LF

Reason:
It is not considered expedient to require the removal of the small stable for the two ponies or chicken coop as there is no significant harm to amenity. Planning permission has also been granted for an agricultural building to serve the smallholding.

Date Enforcement File Closed: 22 September 2010

Item Number: 17
Ward: Bingley Rural
Complaint Ref No: 10/00137/ENFUNA
Recommendation: THAT THE REPORT BE NOTED

Description:
Gates to the front of the property

Address:
Rose Cottage Farm Old Allen Road Wilsden Bradford West Yorkshire BD13 3SB

Reason:
It is not expedient for enforcement action to be taken to secure the removal of the 2.1 metre high gates at the entrance to the property as they are not considered to be detrimental to visual amenity. Should an application be submitted to retain the gates Officers are likely to support it.

Date Enforcement File Closed: 16 November 2010

Item Number: 18
Ward: Baildon
Complaint Ref No: 10/00136/ENFUNA
Recommendation: THAT THE REPORT BE NOTED

Description:
Installation of a retractable canopy to the front of the premises

Address:
The Fizz Cafe Bar 12 Glendale House Northgate Baildon West Yorkshire BD17 6JX

Reason:
It is not expedient for enforcement action to be pursued regarding this matter as it is not considered that the canopy is detrimental to the character of the conservation area or the street scene. Should an application be submitted to retain the canopy Officers are likely to support it.

Date Enforcement File Closed: 19 October 2010

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
19	Wharfedale (ward 26)	20 Hasley Road Burley In Wharfedale Ilkley West Yorkshire LS29 7PW Amendment to previous approval 09/02842/HOU amend roof junction to existing convert garage to utility/store provide 2 no. car parking spaces by adding one new space with porous paving - Case No: 10/01870/HOU Appeal Ref: 10/00157/APPHOU

Appeals Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
20	Wharfedale (ward 26)	3 Greenfields Way Burley In Wharfedale Ilkley West Yorkshire LS29 7RB Front extension to form garage, porch and shower room - Case No: 10/00705/HOU Appeal Ref: 10/00154/APPHOU
21	Bingley (ward 02)	4 Ayrton Crescent Mornington Road Bingley West Yorkshire BD16 2PB Raised timber decks - Case No: 10/03705/HOU Appeal Ref: 10/00177/APPHOU
22	Bingley (ward 02)	99 Park Road Bingley BD16 4BY Appeal against - Case No: 08/00789/ENFUNA Appeal Ref: 10/00118/APPENF

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
23	Baildon (ward 01)	Fry Carpets Otley Road Baildon West Yorkshire BD17 7DY Change of use to hand car wash - Case No: 10/00011/FUL Appeal Ref: 10/00079/APPFUL
24	Baildon (ward 01)	Fry Carpets Otley Road Baildon West Yorkshire BD17 7DY Unauthorised change of use to a mixed use including car wash - Case No: 09/01318/ENFCOU Appeal Ref: 10/00081/APPENF
25	Bingley (ward 02)	Land Adj 16 Granville Terrace Bingley West Yorkshire BD16 4HW Construction of detached dwelling - Case No: 10/00571/FUL Appeal Ref: 10/00120/APPFUL
26	Bingley (ward 02)	Random House 13 Lady Lane Bingley West Yorkshire BD16 4AG Appeal against - Case No: 09/00398/ENFCOU Appeal Ref: 10/00044/APPENF
27	Bingley Rural (ward 03)	Thornlea Station Road Wilsden Bingley West Yorkshire BD15 0BS Construction of dwelling - Case No: 10/00945/OUT Appeal Ref: 10/00122/APPOUT

Appeals Upheld

There are no Appeal Upheld Decisions to report this month

Appeals Withdrawn

There are no Appeal Withdrawn Decisions to report this month