

Report of the Strategic Director of Regeneration and Culture to the meeting of the Area Planning Panel (SHIPLEY) to be held on 07 December 2011

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Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Request for Enforcement/Prosecution Action (page 33)	(1)
Decisions made by the Secretary of State – Allowed (page 35)	(2)
Decisions made by the Secretary of State – Dismissed (page 35)	(3)

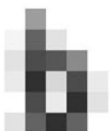
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Portfolio:
Environment and Culture

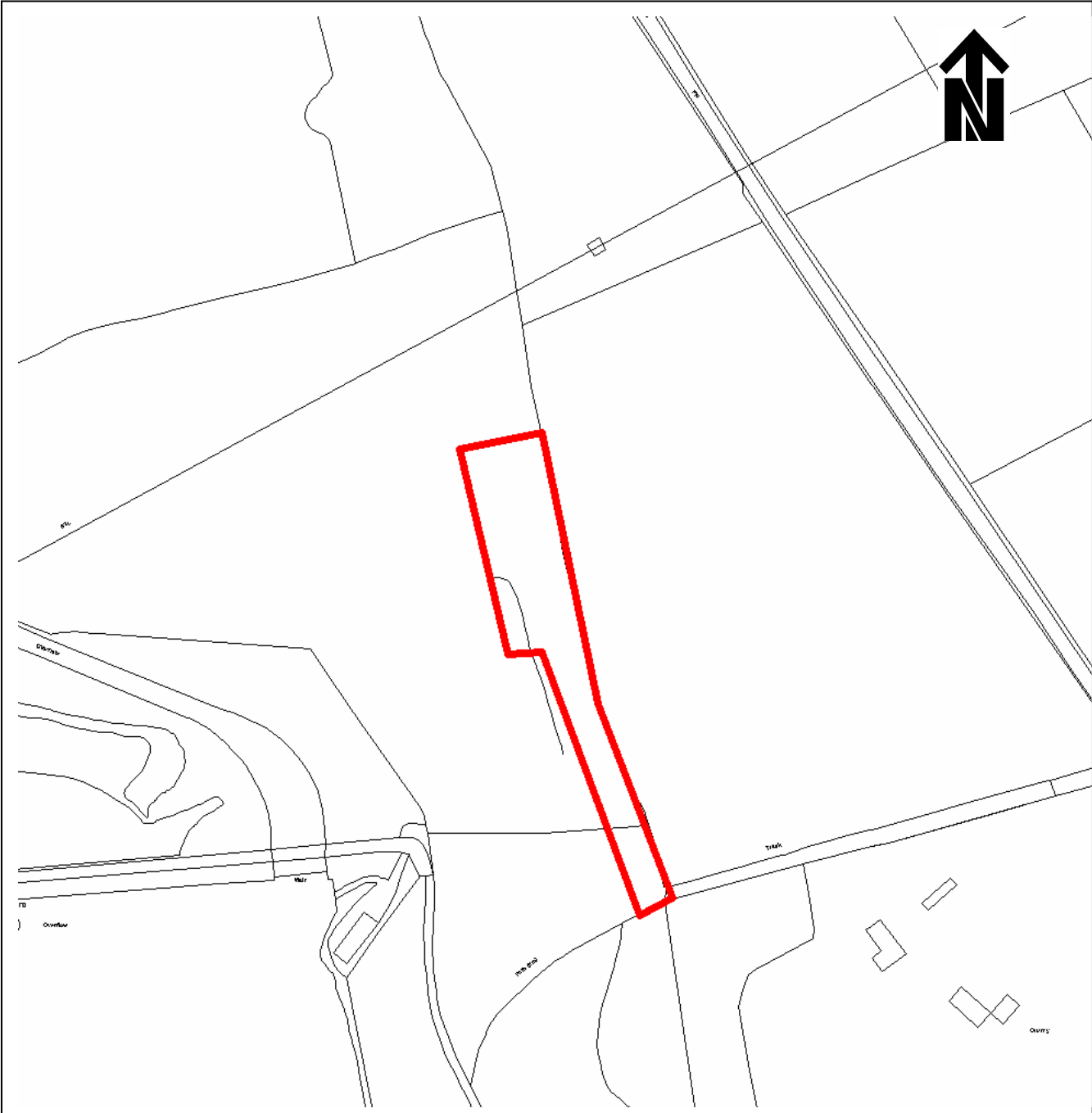
Improvement Committee Area:
Regeneration and Economy



Area Planning Panel (Shipley)

11/00653/ENFCOU

7 December 2011



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<p>ITEM NO. : 6</p>	<p>LOCATION: Doe Park View Farm Ten Yards Lane Denholme</p>
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7 December 2011

Item Number: 6
Ward: DENHOLME
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
11/00653/ENFCOU

Site Location:
Doe Park View, Off Ten Yards Lane, Denholme, Bradford

Alleged Breaches of Planning Control

- (1) Unauthorised use of land for residential purposes and for the keeping of horses
- (2) Unauthorised construction of a development platform comprising a compacted hardcore base, drainage, raised banking and blockstone retaining walls
- (3) Unauthorised siting and residential occupation of a static caravan
- (4) Unauthorised stables
- (5) Unauthorised steel storage container
- (6) Unauthorised kennels
- (7) Unauthorised small outbuilding

Circumstances:

Planning permission was granted for an agricultural building on part of the adjacent site ref: 03/01571/FUL. Subsequently, the position of the building was moved under a S.106 agreement. Without planning permission, the landowner has subsequently constructed a development platform further down the hillside past the agreed location. In addition on completion of the platform the above unauthorised development has taken place. The landowner was warned that enforcement action would be considered for the new development and he was advised of the various courses of action available including the opportunity to make a planning application. No planning application has been made for the current development either in relation to the operational development referred to above or to the use of the land which commenced in 2011 when the static caravan was installed onto the development platform.

The platform consists of an engineered hardstanding bounded on two sides by large quarry blockstones. A full domestic drainage system has been incorporated, the site has been connected to electric services and a system is in place for drinking water supply. There is a large static caravan connected to the drainage system and various chattels and buildings have been identified on site with the character of a permanent residential development. There is also a stable building and two horses are being kept at the land. There is an ornate metal fence/gate with a post box sited at the entrance.

Complaints have been received about the site and it is considered expedient to take action in relation to both the use and the buildings etc. which are contrary to Green Belt Policy and adversely affect the Landscape Character. There is a public footpath adjacent to the development and views onto the site from various publicly accessible locations.

The Planning Manager authorised enforcement action on 13 September 2011.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
7	Baildon (ward 01)	10 Fennec Road Baildon BD17 6SR Construction of single storey gable extension - Case No: 11/02159/HOU Appeal Ref: 11/00165/APPHOU
8	Baildon (ward 01)	42 Bank Crest Baildon BD17 5HB Construction of single storey extension and garage - Case No: 11/02519/HOU Appeal Ref: 11/00152/APPHOU

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
9	Wharfedale (ward 26)	44 Station Road Burley In Wharfedale Ilkley LS29 7NE Change of shop front and windows at front of building to PVC instead of wood (Retrospective) - Case No: 10/04822/FUL Appeal Ref: 11/00118/APPFUL
10	Bingley (ward 02)	Land South West 188 - 190 Swan Avenue Bingley Variation of condition 4 of permission 08/07436/FUL dated 25/03/2009 (Construction of doctors' surgery, pharmacy, veterinary practice, 3 retail units, nursery and D1 (non-residential institution) unit): Application to amend landscape layout - Case No: 11/01054/VOC Appeal Ref: 11/00124/APPVOC
11	Wharfedale (ward 26)	Moorlands Moor Lane Burley Woodhead Burley In Wharfedale Ilkley West Yorkshire Change of use to create new tennis court - Case No: 11/02197/FUL Appeal Ref: 11/00123/APPFUL