

Report of the Strategic Director of Regeneration to the meeting of the Area Planning Panel (SHIPLEY) to be held on 18 January 2012

R

Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action (page 65)	(4)
Decisions made by the Secretary of State – Allowed (page 73)	(1)
Decisions made by the Secretary of State – Dismissed (page 73)	(3)
Decisions made by the Secretary of State – Withdrawn (page 74)	(1)

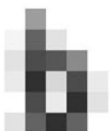
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Portfolio:
Environment and Culture

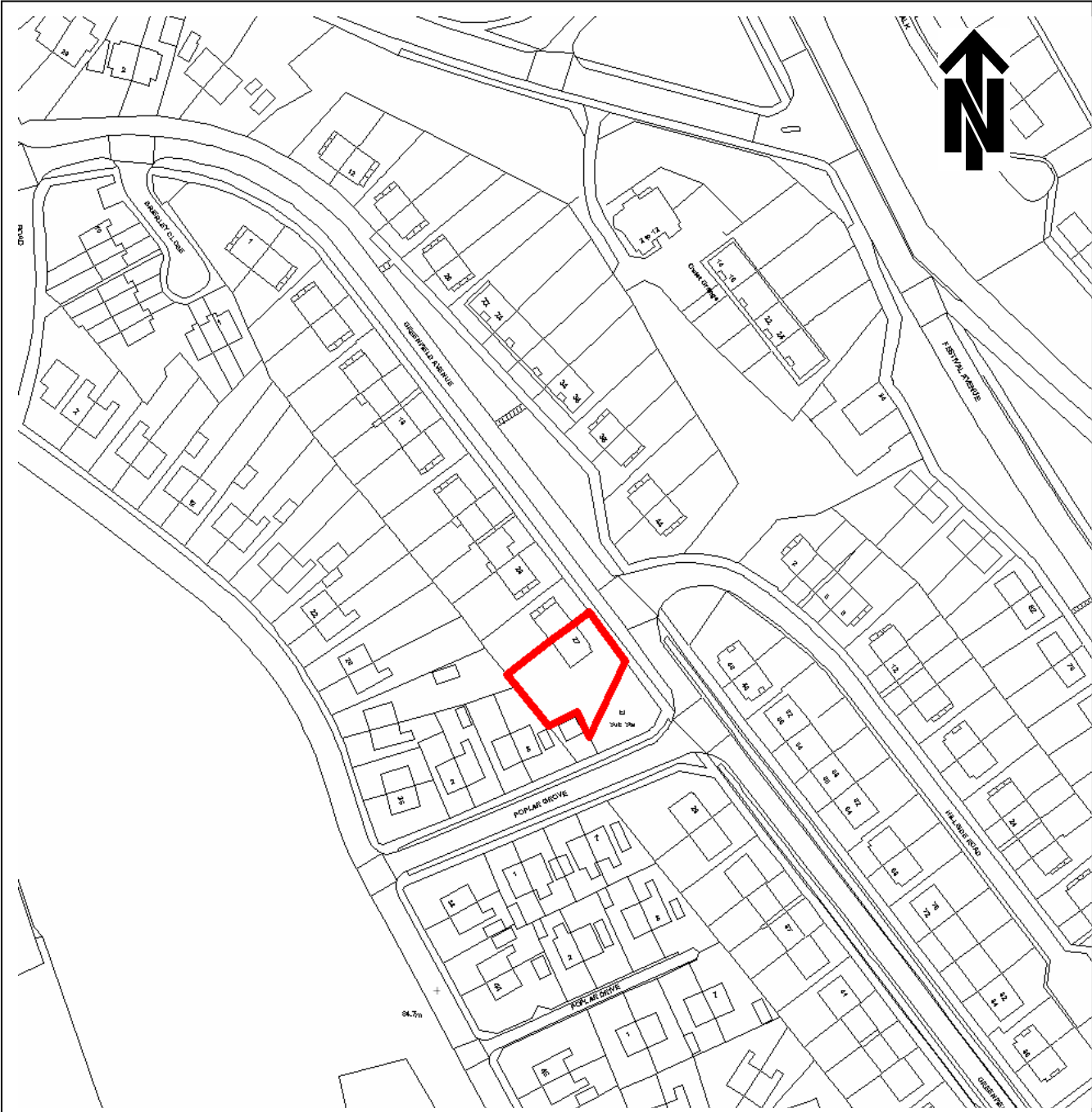
Improvement Committee Area:
Regeneration and Economy



Area Planning Panel (Shipley)

10/01076/ENFUNA

18 January 2012



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<p>ITEM NO. : 5</p>	<p>LOCATION: 27 Greenfield Avenue Shipley</p>
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18 January 2012

Item Number: 5
Ward: WINDHILL AND WROSE
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
10/01076/ENFUNA

Site Location:
27 Greenfield Avenue, Shipley, BD18 2HS.

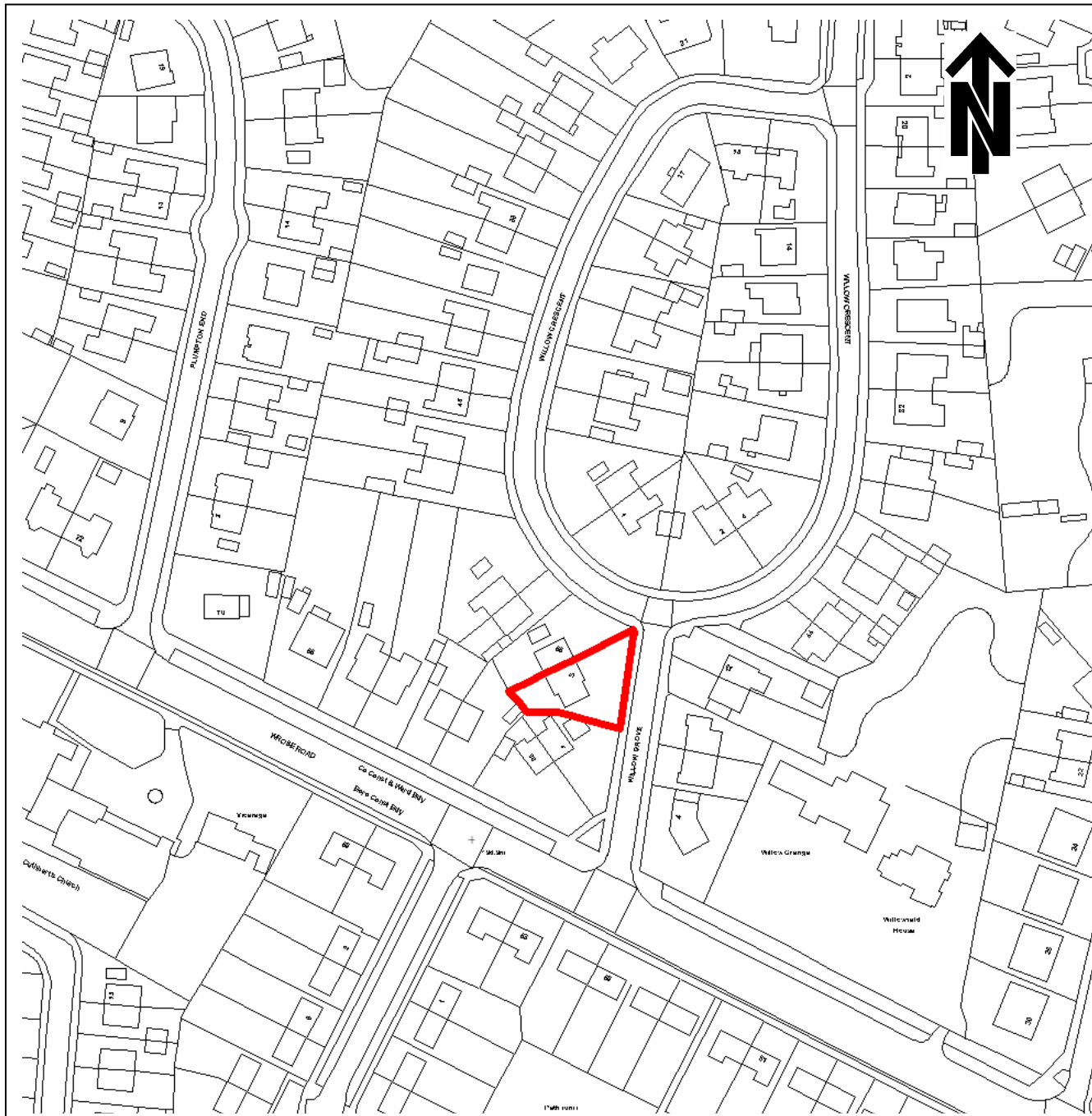
Alleged Breaches of Planning Control
Construction of a balcony to the side of the property.

Circumstances:
Enforcement action to remove the balcony was authorised on 22 November 2011 as it is considered that the balcony due to its elevated position introduces overlooking to the most private areas of 8 Poplar Grove to the detriment of the amenity and privacy of existing and future residents and is therefore contrary to advice contained within policy UR3 and D1 of the Replacement Unitary Development Plan.

Area Planning Panel (Shipley)

11/00343/ENFUNA

18 January 2012



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<p>ITEM NO. : 6</p>	<p>LOCATION: 3 Willow Grove Bradford</p>
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18 January 2012

Item Number: 6
Ward: WINDHILL AND WROSE
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
11/00343/ENFUNA

Site Location:
3 Willow Grove, Wrose, Bradford, BD2 1LW.

Alleged Breaches of Planning Control
Unauthorised single storey front extension.

Circumstances:
In March 2011 the Local Planning Authority received an enquiry regarding alleged unauthorised development works at the property.

An inspection was made and it was noted that a single storey extension had been constructed at the front of the property, for which the Local Planning Authority had no record of planning permission having been granted.

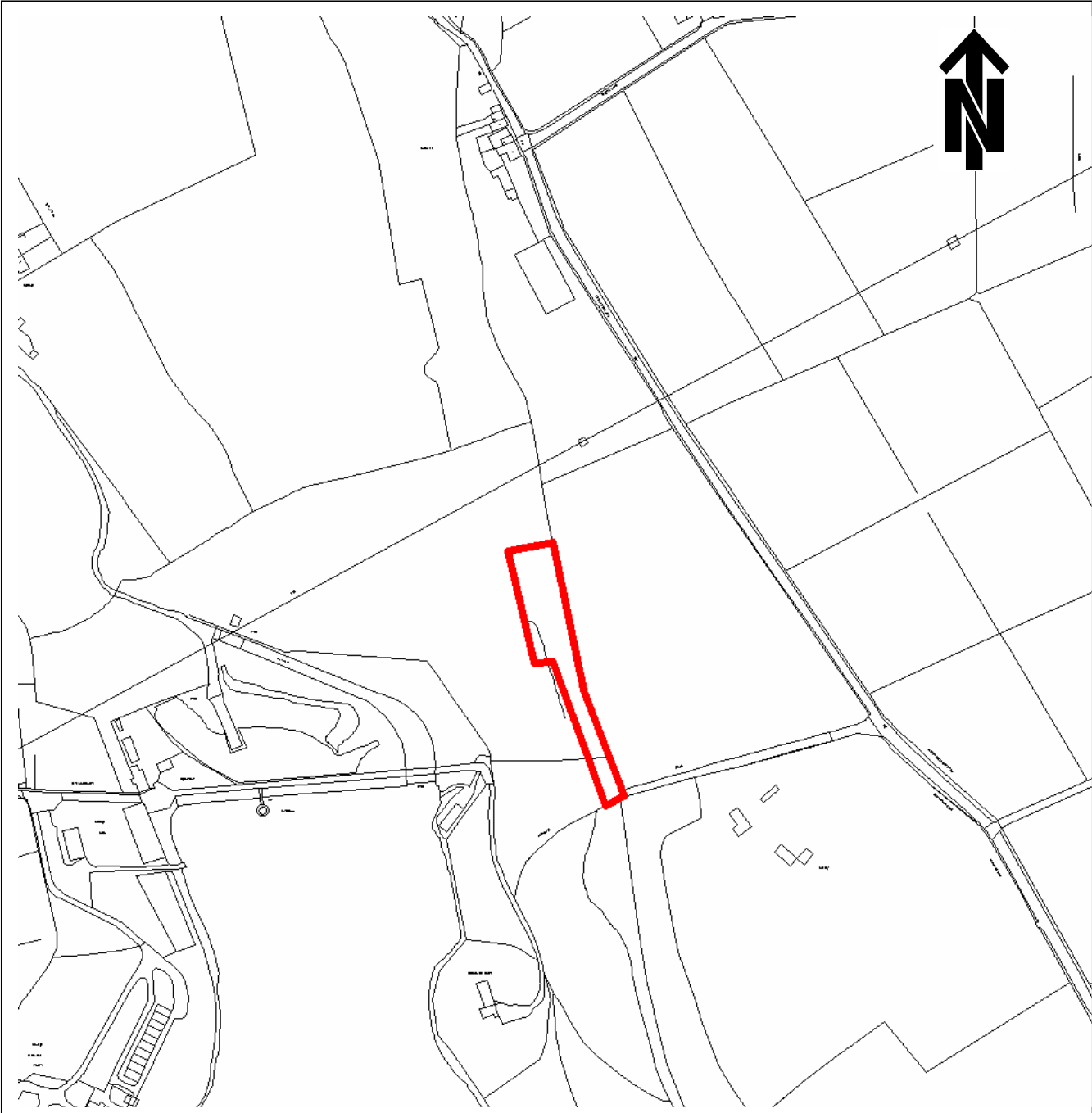
The owner/occupier of the property was subsequently requested to take action to rectify the breach of planning control.

No action has been taken to rectify the breach of planning control and on 9 November 2011 the Planning Manager (Enforcement) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised single storey front extension 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.

Area Planning Panel (Shipley)

11/00653/ENFCOU

18 January 2012



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<p>ITEM NO. : 7</p>	<p>LOCATION: Doe Park View Farm Ten Yards Lane Denholme</p>
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18 January 2012

Item Number: 7
Ward: BINGLEY RURAL
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
11/00653/ENFCOU

Site Location:
Doe Park View Farm, Ten Yards Lane, Denholme, BD13 3SE.

Description:

At the last Shipley Area Planning Panel, 7 December 2011, a draft report was presented in error. Apologies are given for this mistake and this brief statement is intended to ensure that Panel Members are appraised of the up to date position regarding the service of Enforcement Notices on this site.

On 7 December 2011 the Planning Enforcement Manager authorised three enforcement notices to be issued. Those notices have been drafted and approved and served on the owner of the land.

Photographs of the site have been included with this explanatory note to give additional context.

The details of the three approved notices are as follows:-

1. Engineering operations to form an area of hard standing with raised banking and block stone retaining walls.

The notice allows a period of six months from the date the notice becomes effective (this could be delayed if an appeal is submitted) for removal of the engineering operations and a total of 12 months for restoration of the land.

2. The change of use of land to residential.

The notice allows a period of four calendar months from the date the notice becomes effective (this could be delayed if an appeal is submitted) to cease the use and remove the related development such as the static caravan.

3. The unauthorised siting of a static caravan, stable block, kennel building and small outbuilding.

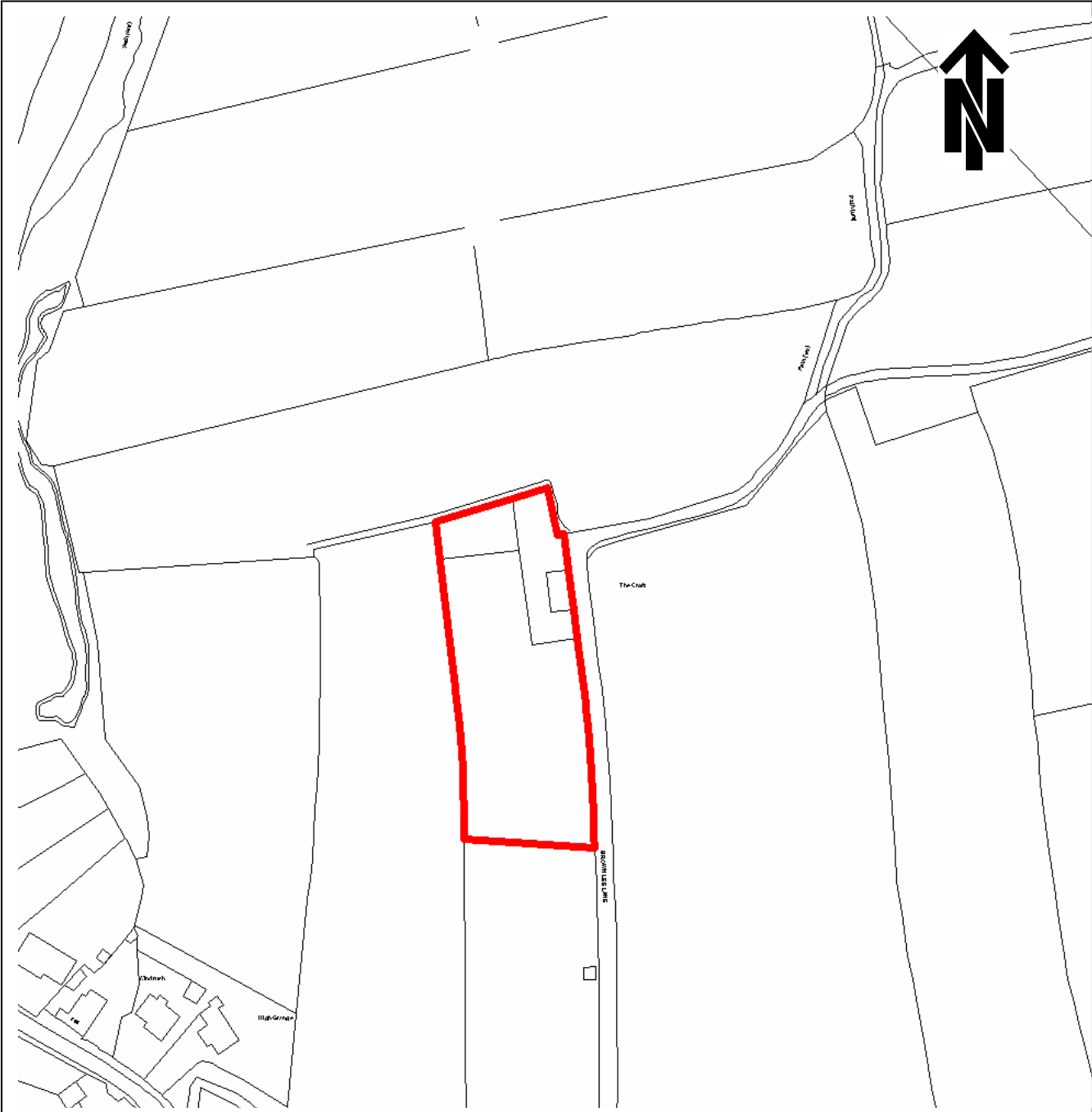
The notice allows a period of four calendar months from the date the notice becomes effective (this could be delayed if an appeal is submitted) to remove a static caravan, stable block, kennel building and small outbuilding from the land.

The site will be monitored for compliance with the notices and to assess ongoing development control issues.

Area Planning Panel (Shipley)

11/01331/ENFUNA

18 January 2012



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<p>ITEM NO. : 8</p>	<p>LOCATION: Land At Grid Ref 408326 435887 Brown Lee Lane Wilsden Bingley</p>
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18 January 2012

Item Number: 8
Ward: BINGLEY RURAL
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
11/01331/ENFUNA

Site Location:
Croft Stables, Brown Lee Lane, Wilsden.

Alleged Breaches of Planning Control

The unauthorised change of use of agricultural land within the green belt to domestic curtilage including the siting of a static caravan for domestic use.

Circumstances:

Enforcement Action requiring that the unauthorised change of use cease and the caravan be removed from the land was authorised on 14 December 2011. It is considered that the unauthorised material change of use of the land from agricultural to domestic has an adverse impact on the openness of the green belt and is therefore inappropriate development within the green belt. The unauthorised change of use also results in increased traffic movements on Brown Lee Lane to the detriment of pedestrian and vehicular safety.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
9	Wharfedale (ward 26)	Land At Grid Ref 416833 443277 Bingley Road Menston Ilkley Creation of a replacement agricultural entrance - Case No: 10/05903/FUL Appeal Ref: 11/00136/APPFUL

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
10	Shipley (ward 22)	20 Sherwood Grove Shipley BD18 4EB Construction of bungalow within grounds of property - Case No: 10/03436/FUL Appeal Ref: 11/00094/APPFUL
11	Bingley (ward 02)	Nature Reserve Faweather Grange Sconce Lane High Eldwick Bingley Shed/hide/store for forestry equipment (retrospective) - Case No: 10/04751/FUL Appeal Ref: 11/00159/APPFUL
12	Baildon (ward 01)	The Laurels Land West Of The Old Stables Lonk House Lane Baildon Construction of single storey detached dwelling and garage - Case No: 11/02932/OUT Appeal Ref: 11/00154/APPOUT

Appeal Withdrawn

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
13	Bingley (ward 02)	Land North Of Laythorpe Farm Sty Lane Micklethwaite Bingley Construction of 475 dwellings, replacement vehicular and pedestrian swing bridge over the Leeds to Liverpool canal and provision of new accesses off Sty Lane and Micklethwaite Lane, access off Fairfax Road and off site highway improvements - Case No: 10/00961/MAO Appeal Ref: 11/00170/APPNON