

Report of the Strategic Director of Regeneration and Culture to the meeting of the Area Planning Panel (SHIPLEY) to be held on 21 March 2012

Y

Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action (page 27)	(3)
Decisions made by the Secretary of State – Allowed (page 33)	(1)
Decisions made by the Secretary of State – Dismissed (page 33)	(2)

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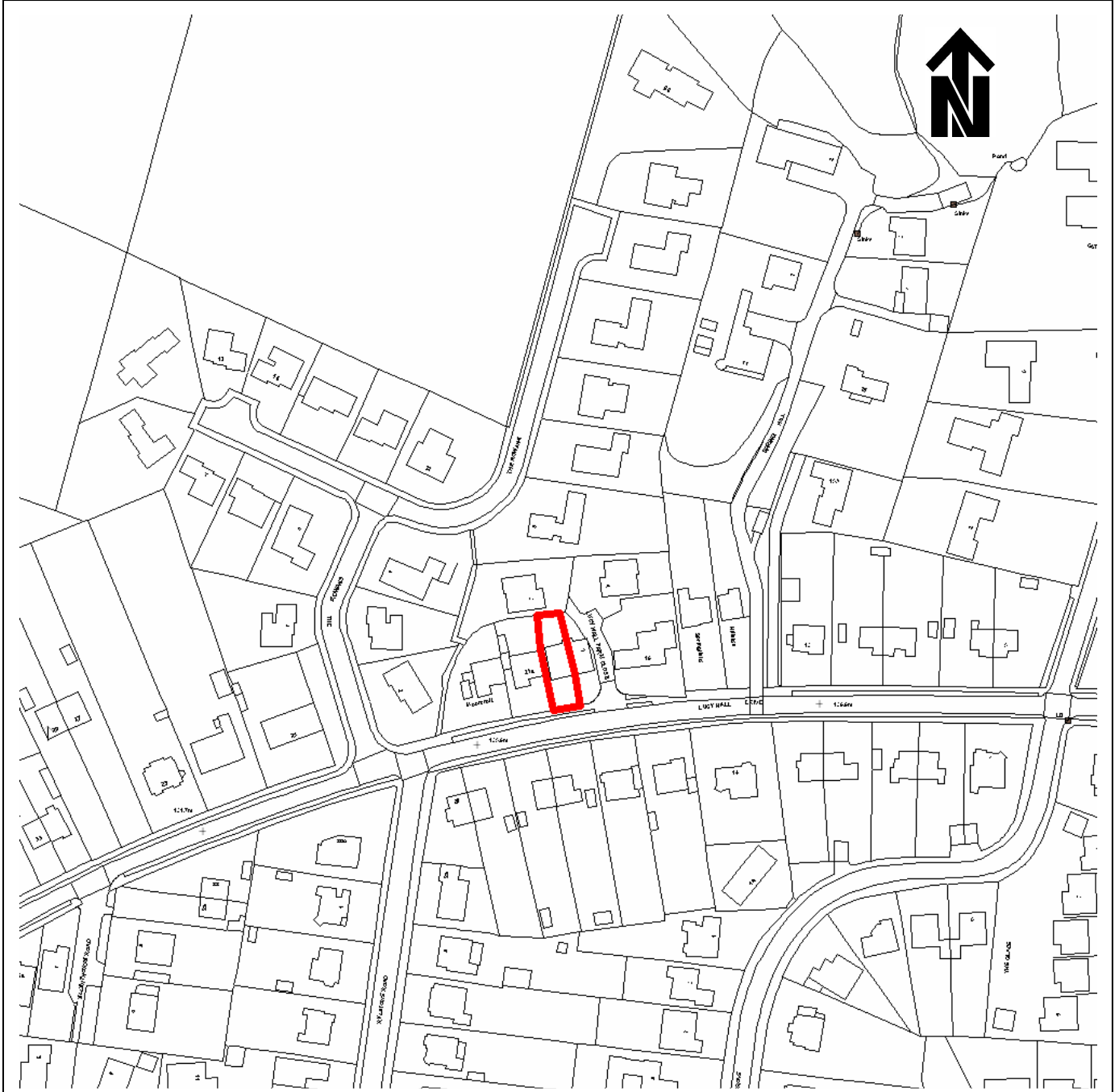
Portfolio:
Change Programme, Housing and Planning
Improvement Committee Area:
Regeneration and Economy



Area Planning Panel (Shipley)

11/00676/ENFUNA

21 March 2012



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ITEM NO. : 4

LOCATION:

**1 Lucy Hall Farm Close
Baildon**

21 March 2012

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

Enforcement Reference:
11/00676/ENFUNA

Site Location:
1 Lucy Hall Farm Close, Baildon, West Yorkshire, BD17 5AT

Breach of Planning Control:

An unauthorised raised decking platform with attached fencing has been constructed to the front of 1 Lucy Hall Farm Close.

Circumstances:

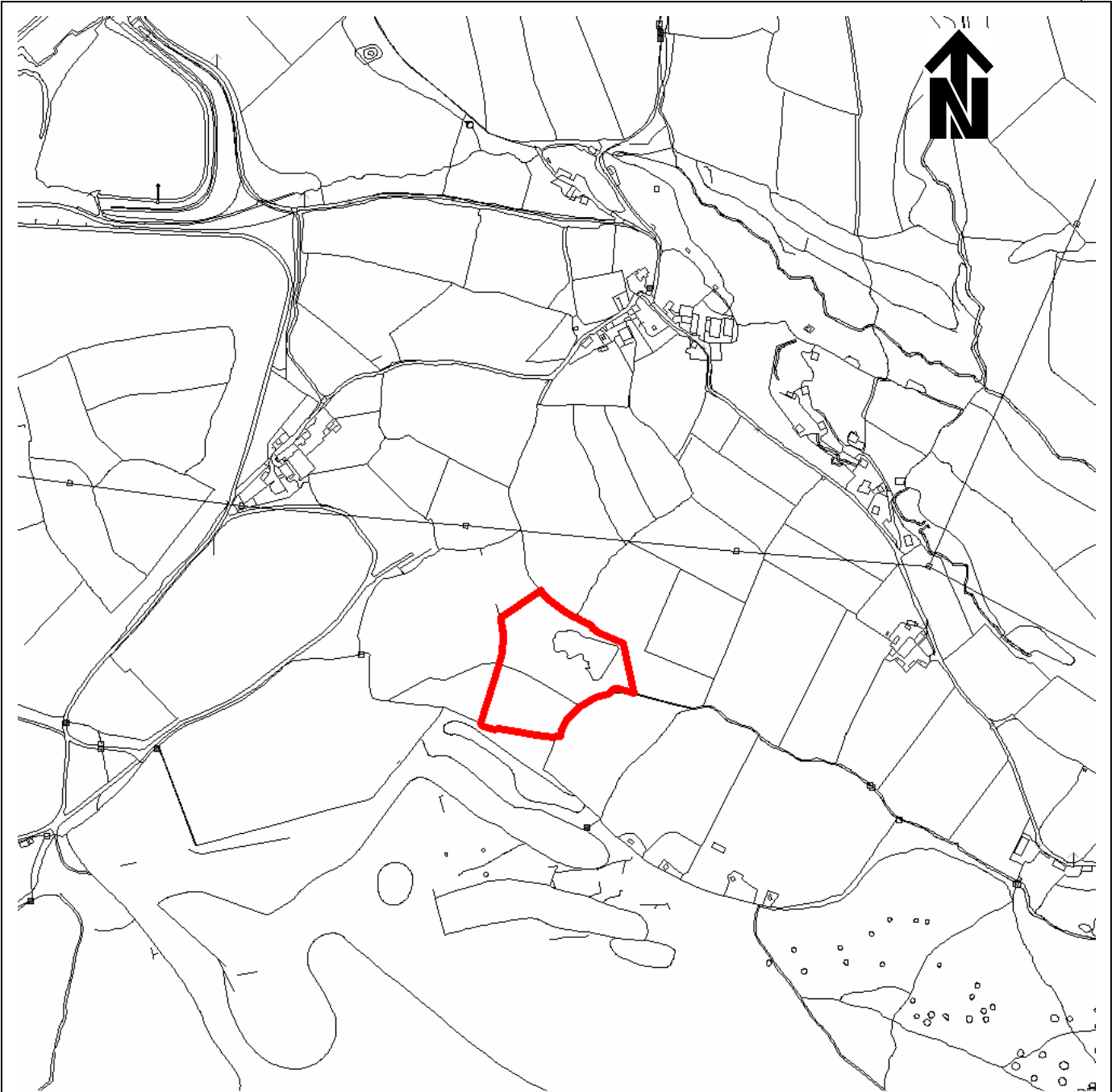
The decking is considered to be harmful to visual amenity and the character of the street scene due to its design, scale and elevated position. Furthermore it allows for overlooking of the private amenity space of the neighbouring properties due to its elevated position.

Enforcement Action to remove the decking and attached fencing was authorised on 15th February 2012.

Area Planning Panel (Shipley)

09/01140/ENFUNA

21 March 2012



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ITEM NO. : 5

LOCATION:
2 Fawweather Grange
Sconce Lane
Eldwick
Bingley

21 March 2012

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

Enforcement Reference:
09/01140/ENFUNA

Site Location:
Land at Faweather Grange, Sconce Lane, High Eldwick, Bingley.

Breach of Planning Control:
An unauthorised timber shed has been constructed on land within the Green Belt and within the Rombalds Ridge Landscape Character Area

Circumstances:
The shed constitutes inappropriate development in the Green Belt and is considered to have an adverse impact on the openness of the Green Belt. The structure stands in an open, exposed position in the landscape, visible in long range views from public vantage points.

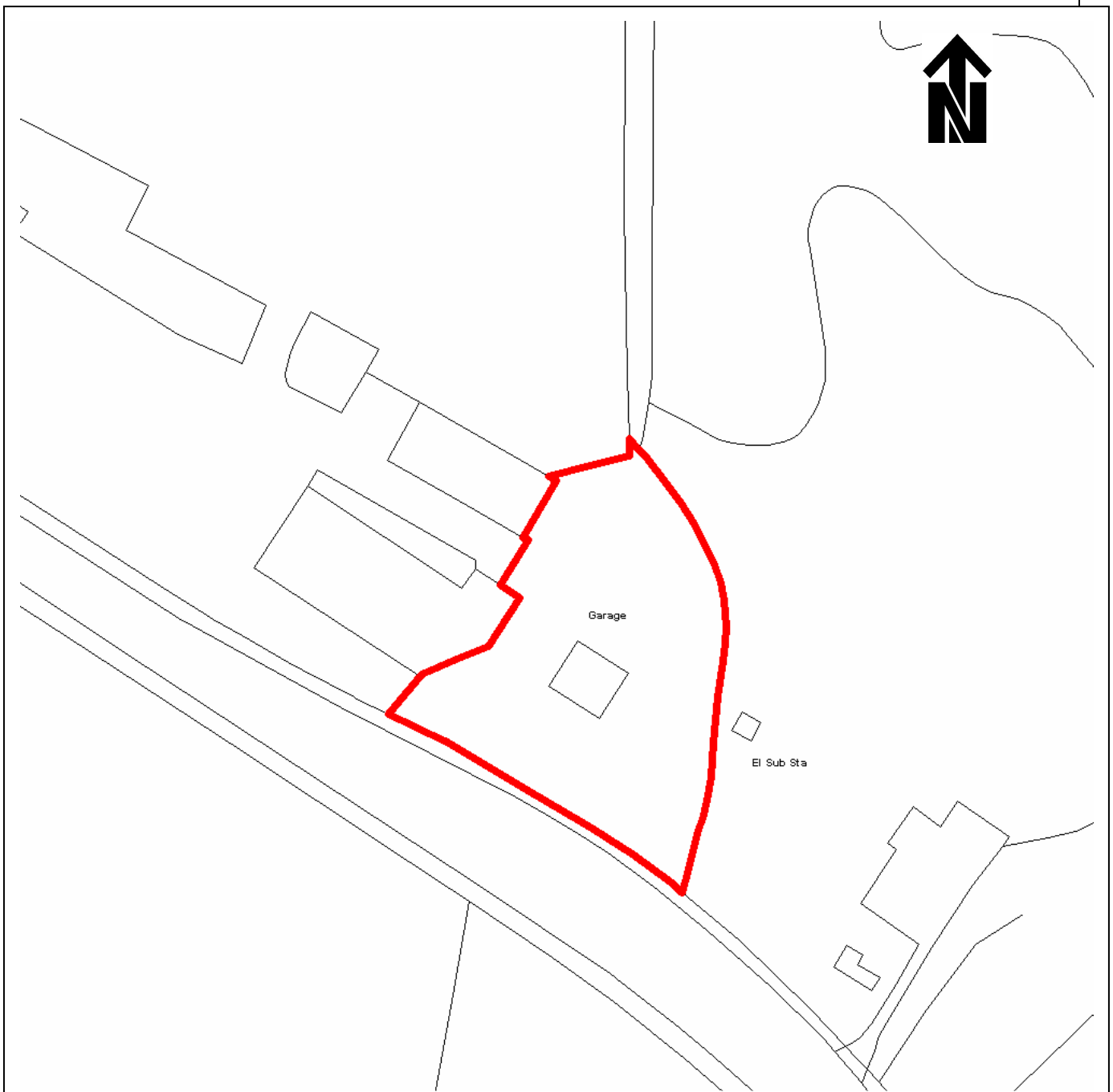
A retrospective planning application was submitted to retain the shed however this was refused in April 2011. An appeal was submitted against the refusal of planning consent however this was dismissed by The Planning Inspectorate on 5th December 2011.

Enforcement Action to remove the shed was authorised on 15th February 2012.

Area Planning Panel (Shipley)

11/01312/ENFCON

21 March 2012



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ITEM NO. : 6

LOCATION:
Wharfeside Park Hand Car Wash
Coutances Way
Burley In Wharfedale

21 March 2012

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

Enforcement Reference:
11/01312/ENFCOU

Site Location:
Wharfeside Hand Car Wash, Coutances Way, Burley in Wharfedale

Breach of Planning Control:
The enforcement issue here is the ongoing use of land as a hand car wash currently operating without the benefit of planning permission.

Circumstances:
The site had previously been a petrol filling station and was then granted temporary planning permission in 2006 ref (05/06577/FUL) for a hand car wash, however this temporary permission has expired.

A planning enquiry was received in November 2011 and an investigation commenced jointly with the Environment Agency. There were allegations that due to inadequate drainage arrangements the adjoining land was being polluted by effluent from the car wash. Initial investigations by the EA proved inconclusive. The Environment Agency entered into discussions with the developer to find an acceptable solution to this issue. Planning Enforcement challenged the ongoing use and the developer/operator responded by saying they would identify a solution and make a planning application to regularise the position. Recent investigations by the EA identified further issues with the discharge of effluent from the site. There is no formal proposal to resolve the issues currently before the Council to consider.

Therefore, the Planning Enforcement Manager on 21st February 2012 authorised an enforcement notice up requiring that the hand car wash business cease operating from the land within 7 days from the date the notice takes effect.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
7	Windhill And Wrose (ward 28)	24 Festival Avenue Shipley West Yorkshire BD18 2HU Retention of existing timber decking Case No: 11/02527/HOU Appeal Ref: 11/00216/APPHOU

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
8	Wharfedale (ward 26)	Burley Township School House 133B Main Street Burley In Wharfedale Ilkley West Yorkshire LS29 7SB Construction of detached residential bungalow - Case No: 11/02835/FUL Appeal Ref: 11/00177/APPFUL
9	Baildon (ward 01)	Rockfield Hardaker Lane Baildon West Yorkshire BD17 5DN Construction of detached dwelling - Case No: 11/01392/FUL Appeal Ref: 11/00204/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