

Report of the Strategic Director of Regeneration to the meeting of the Area Planning Panel (KEIGHLEY) to be held on 19 January 2011

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Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Items Considered Not Expedient to Pursue – page 18	(5)
Requests for Enforcement/Prosecution Action – page 21	(3)
Decisions made by the Secretary of State – Allowed – page 27	(2)
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**ENFORCEMENT ENQUIRIES CLOSED BY
THE PLANNING MANAGER (ENFORCEMENT & TREES)/SENIOR ENFORCEMENT
OFFICER
AS NOT EXPEDIENT TO PURSUE**

Date: 19 January 2011
Item Number: 3
Ward: Ilkley
Complaint Ref No: 10/01314/ENFUNA
Recommendation: THAT THE REPORT BE NOTED

Description:
New shop front

Address:
1 Brook Street Ilkley West Yorkshire LS29 8AA

Reason:
The breach of planning control is not considered to be serious. The design and appearance of the new shop front are acceptable if a retrospective planning application was submitted it is likely that officers would support a recommendation to approve.

Date Enforcement File Closed: 10 December 2010

Item Number: 4
Ward: Ilkley
Complaint Ref No: 10/00382/ENFUNA
Recommendation: THAT THE REPORT BE NOTED

Description:
Building works

Address:
5 Little Lane Ilkley West Yorkshire LS29 8EA

Reason:
It is not expedient for enforcement action to be taken to secure the removal of the shop front as it is not considered to be detrimental to visual amenity or the character of the conservation area. Should an application be submitted to retain the shop front Officers are likely to support it.

Date Enforcement File Closed: 1 December 2010

Item Number: 5
Ward: Ilkley
Complaint Ref No: 10/01241/ENFADV
Recommendation: THAT THE REPORT BE NOTED

Description:
Sign

Address:
Cafe Nero 6 Brook Street Ilkley West Yorkshire LS29 8DE

Reason:
Erection of a fascia and projecting sign.

The breach of the Advertisement regulations is not considered to be serious. Both these signs do not affect visual amenity within the town centre. Furthermore if a retrospective advert application was submitted it is likely that officers would support a recommendation to approve.

Date Enforcement File Closed: 10 December 2010

Item Number: 6
Ward: Keighley Central
Complaint Ref No: 04/00613/ENFUNA
Recommendation: THAT THE REPORT BE NOTED

Description:
Fencing and use of land for open storage

Address:
Land South East Of Keighley St Andrews School Becks Road Keighley West Yorkshire

Reason:
It is not considered expedient to take any further action as it causes no harm to visual amenity given location of site.

Date Enforcement File Closed: 29 November 2010

Item Number: 7
Ward: Keighley Central
Complaint Ref No: 10/00907/ENFUNA
Recommendation: THAT THE REPORT BE NOTED

Description:
track

Address:
The Extension Tarn House Farm Black Hill Lane Keighley West Yorkshire BD20 6NE

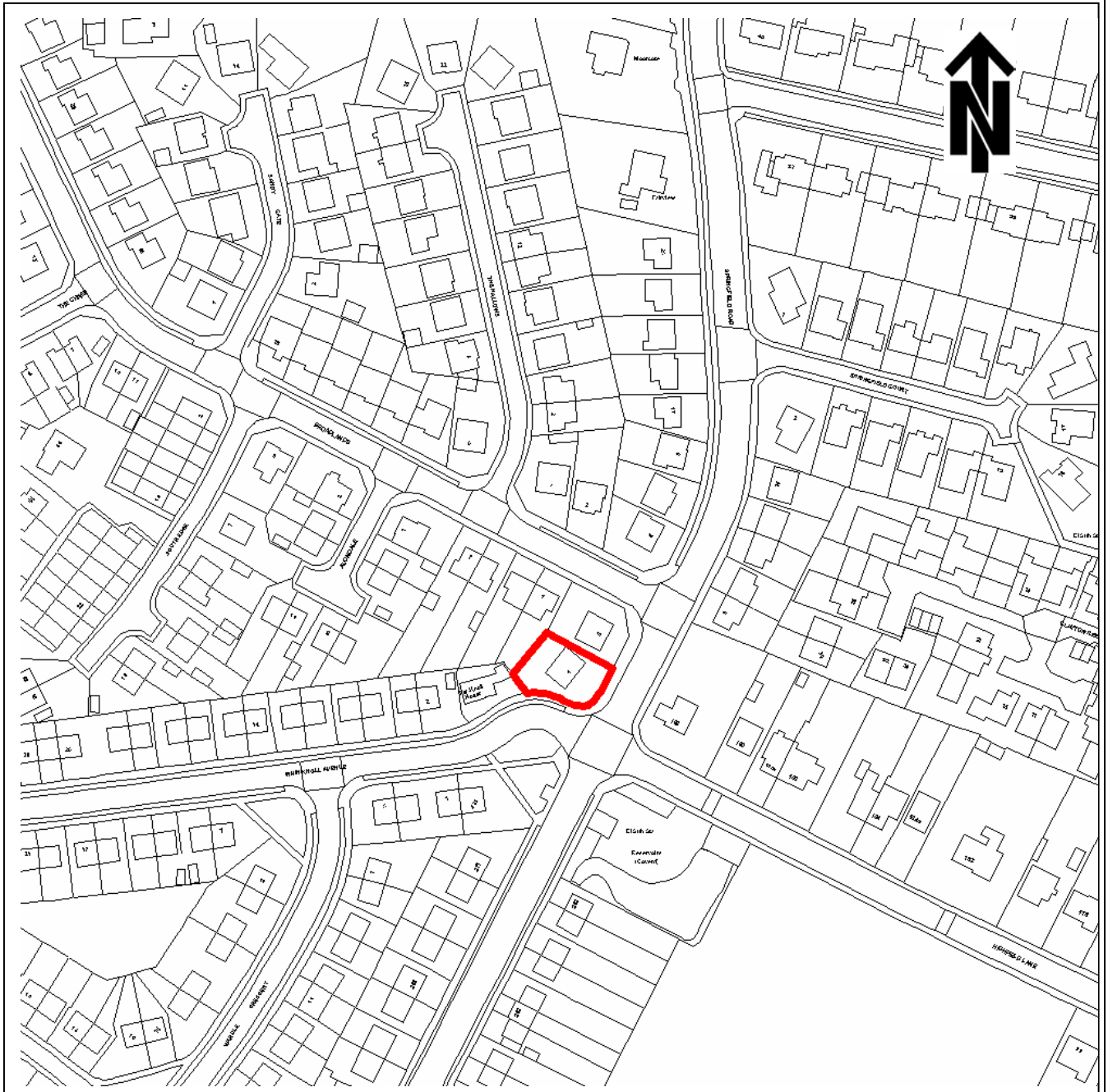
Reason:
It is not considered expedient to take any further action as is causing no obvious adverse impact on amenity.

Date Enforcement File Closed: 29 November 2010

Area Planning Panel (Keighley)

10/01007/ENFUNA

19 January 2011



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<p>ITEM NO. : 8</p>	<p>LOCATION: 1 Springfield Road, Keighley</p>
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19 January 2011

Item Number: 8
Ward: KEIGHLEY CENTRAL
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
10/01007/ENFUNA

Site Location:
1 Springfield Road, Keighley.

Alleged Breach of Planning Control
Unauthorised construction of close boarded fence

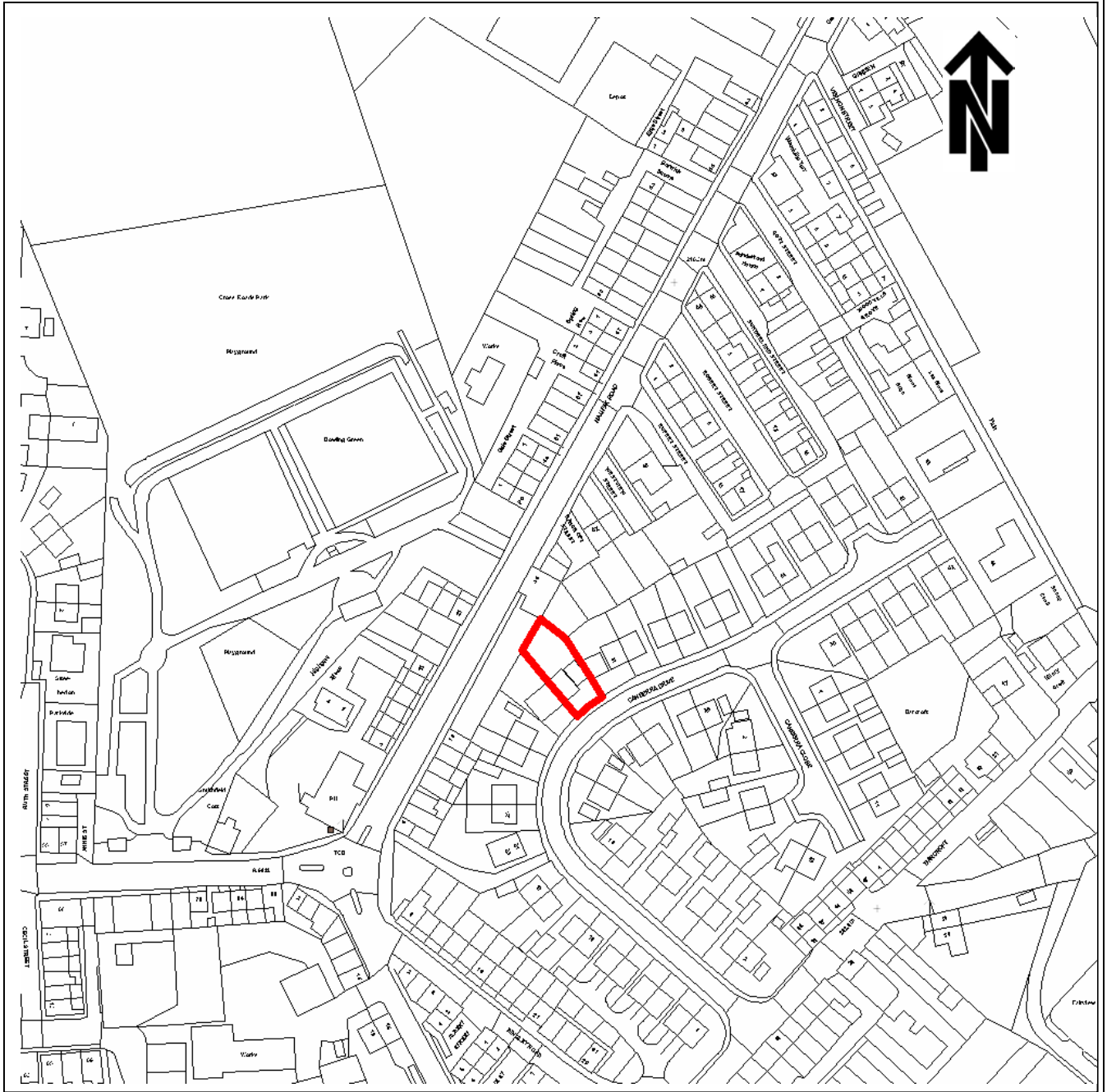
Circumstances:
The occupants have erected a close boarded fence exceeding one metre in height alongside the public highway. Despite the Council's advice to reduce the fence to within the permitted height the owner has failed to do so.

Enforcement action has now been authorised for its removal and for the restoration of ground levels.

Area Planning Panel (Keighley)

10/00539/ENFUNA

19 January 2011



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ITEM NO. : 9

LOCATION:

**35 Canberra Drive
Cross Roads, Keighley**

19 January 2011

Item Number: 9
Ward: WORTH VALLEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
10/00539/ENFUNA

Site Location:
Property at 35 Canberra Drive, Cross Roads, Keighley

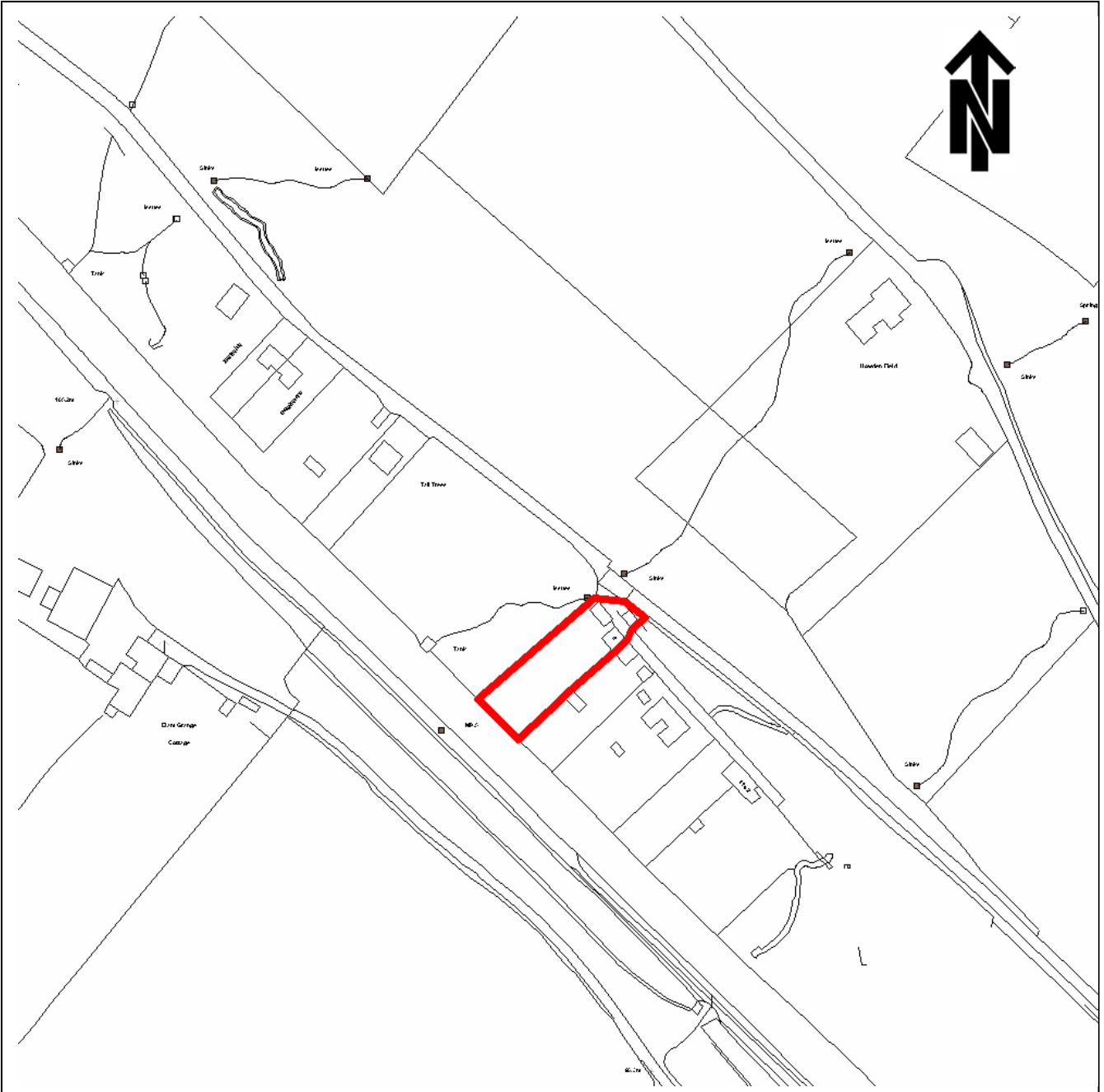
Circumstances:
The occupants have raised the land levels in their rear garden resulting in overlooking and loss of amenity to immediate neighbours. A retrospective planning application was refused on 3rd September 2010.

Enforcement action has now been authorised for its removal and for the restoration of ground levels.

Area Planning Panel (Keighley)

10/01346/ENFUNA

19 January 2011



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ITEM NO. : 10	LOCATION: 6 Elam Wood Road Riddlesden, Keighley
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19 January 2011

Item Number: 10
Ward: KEIGHLEY EAST
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
10/01346/ENFUNA

Site Location:
6 Elam Wood Road, Riddlesden, Keighley.

Alleged Breaches of Planning Control

Construction of an unauthorised timber framed carport to the front of the property.

Circumstances:

Enforcement Action to remove the timber framed carport was authorised on 14 December 2010 as it is considered that the carport as built is detrimental to visual amenity introducing an unsympathetic and incongruous feature into the locality. The carport has an adverse impact on the setting of the Leeds and Liverpool Conservation Area.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
11	Craven (ward 09)	110 Skipton Road Silsden West Yorkshire BD20 9AA Construction of a first floor extension above existing garage - Case No: 10/03756/HOU Appeal Ref: 10/00196/APPHOU
12	Ilkley (ward 14)	16 Westwood Rise Ilkley West Yorkshire LS29 9SW Formation of raised rear patio area - Case No: 10/01678/HOU Appeal Ref: 10/00195/APPHOU

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
13	Worth Valley (ward 29)	104 Main Street Stanbury Keighley West Yorkshire BD22 0HB Two storey side extension - Case No: 10/01278/HOU Appeal Ref: 10/00178/APPHOU
14	Worth Valley (ward 29)	20 Goose Eye Laycock Keighley West Yorkshire BD22 0PD Poly Tunnel - Case No: 09/01332/ENFUNA Appeal Ref: 10/00150/APPENF

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
15	Worth Valley (ward 29)	25 Shaw Lane Oxenhope Keighley West Yorkshire BD22 9QL Construction of detached cottage - Case No: 10/01415/FUL Appeal Ref: 10/00172/APPFUL
16	Keighley East (ward 16)	Hillcrest Hill Top Road Hainworth Keighley West Yorkshire BD21 5QN Construction of extensions, construction of detached double garage and decking area - Case No: 10/02833/HOU Appeal Ref: 10/00198/APPHOU
17	Keighley East (ward 16)	Land At Grid Ref 408078 440051 Long Lee Hall Farm Moss Carr Road Long Lee Keighley West Yorkshire Construction of steel portal frame cattle building - Case No: 10/00879/FUL Appeal Ref: 10/00164/APPFUL
18	Ilkley (ward 14)	Low Hall 20 Rupert Road Ilkley West Yorkshire LS29 0AQ Construction of detached dwelling with access from Woodside Court - Case No: 10/00489/FUL Appeal Ref: 10/00165/APPNON
19	Worth Valley (ward 29)	Lower Laithe Barn Providence Lane Oakworth Keighley West Yorkshire BD22 7QS Alleged unauthorised development - Case No: 07/01394/ENFUNA Appeal Ref: 10/00052/APPENF

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
20	Worth Valley (ward 29)	Valley View Farm Keighley Road Oxenhope Keighley West Yorkshire Conversion of barn into dwelling - Case No: 10/02049/FUL Appeal Ref: 10/00151/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