

# Report of the Strategic Director, Regeneration to the meeting of the Area Planning Panel (KEIGHLEY AND SHIPLEY) to be held on 23 November 2016



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## Summary Statement - Part Two

### Miscellaneous Items

	<u>No. of Items</u>
a-b. Requests for Enforcement/Prosecution Action	(2)
c-e. Decisions made by the Secretary of State - Allowed	(3)
f-g. Decisions made by the Secretary of State - Dismissed	(2)

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**Portfolio:**  
Regeneration, Planning & Transport

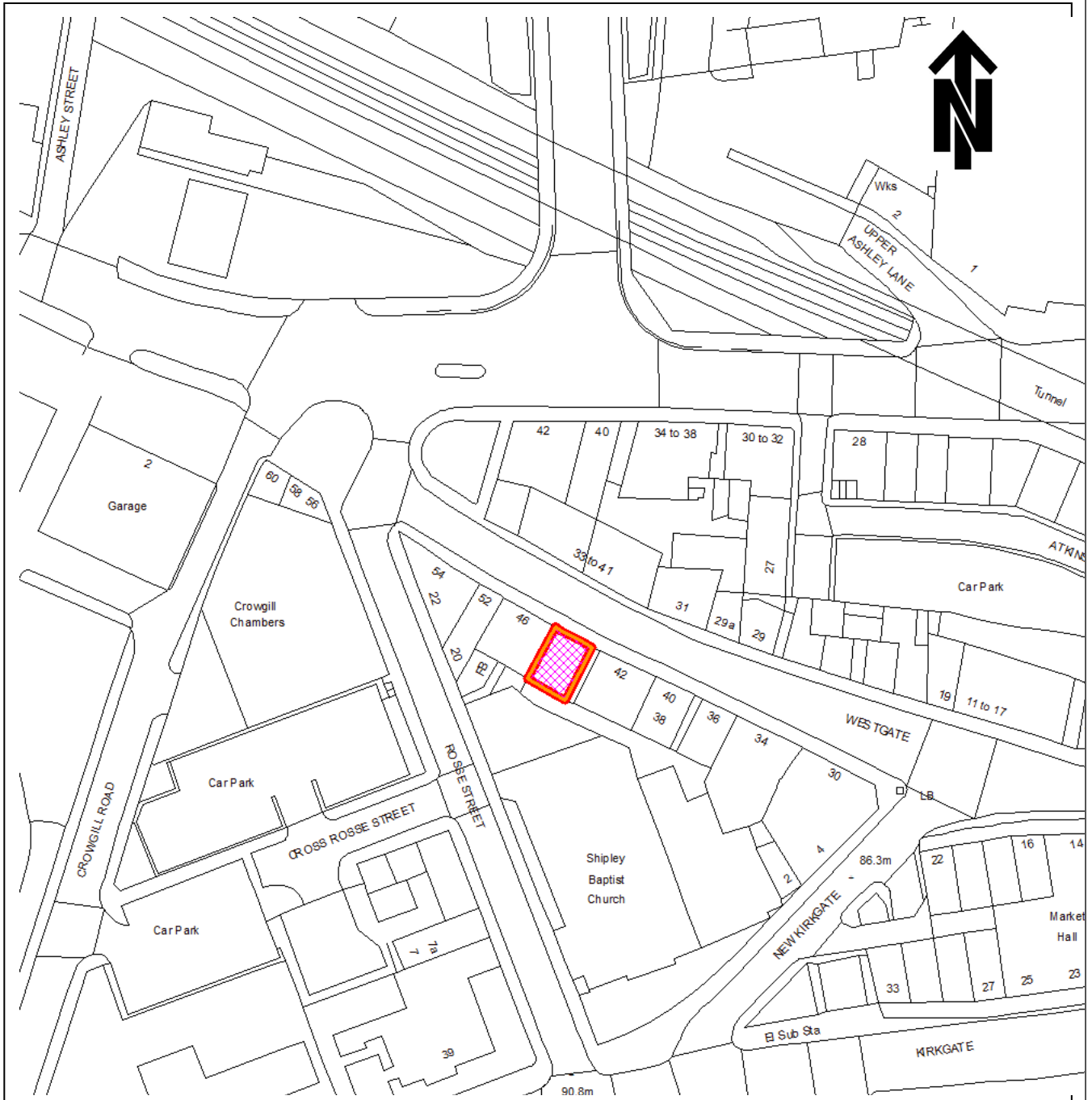
**Overview & Scrutiny Committee Area:**  
Regeneration and Economy



**Area Planning Panel (Keighley and Shipley)**

**15/00535/ENFUNA**

23 November 2016



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ITEM NO. : a	LOCATION: <b>44 Westgate Shipley BD18 3QX</b>
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**23 November 2016**

**Item:** a  
**Ward:** SHIPLEY  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
15/00535/ENFUNA

**Site Location:**  
44 Westgate, Shipley, BD18 3QX

**Breach of Planning Control:**  
Unauthorised externally mounted roller shutter.

**Circumstances:**  
In June 2015 the Local Planning Authority received an enquiry regarding a roller shutter at the shop property.

An inspection showed that an externally mounted roller shutter had been installed to the front elevation of the property, for which the Local Planning Authority had no record of planning permission having been granted.

Retrospective planning application 15/03397/FUL for the roller shutter was refused by the Council in September 2015. An appeal against the Council's decision was dismissed by The Planning Inspectorate in June 2016.

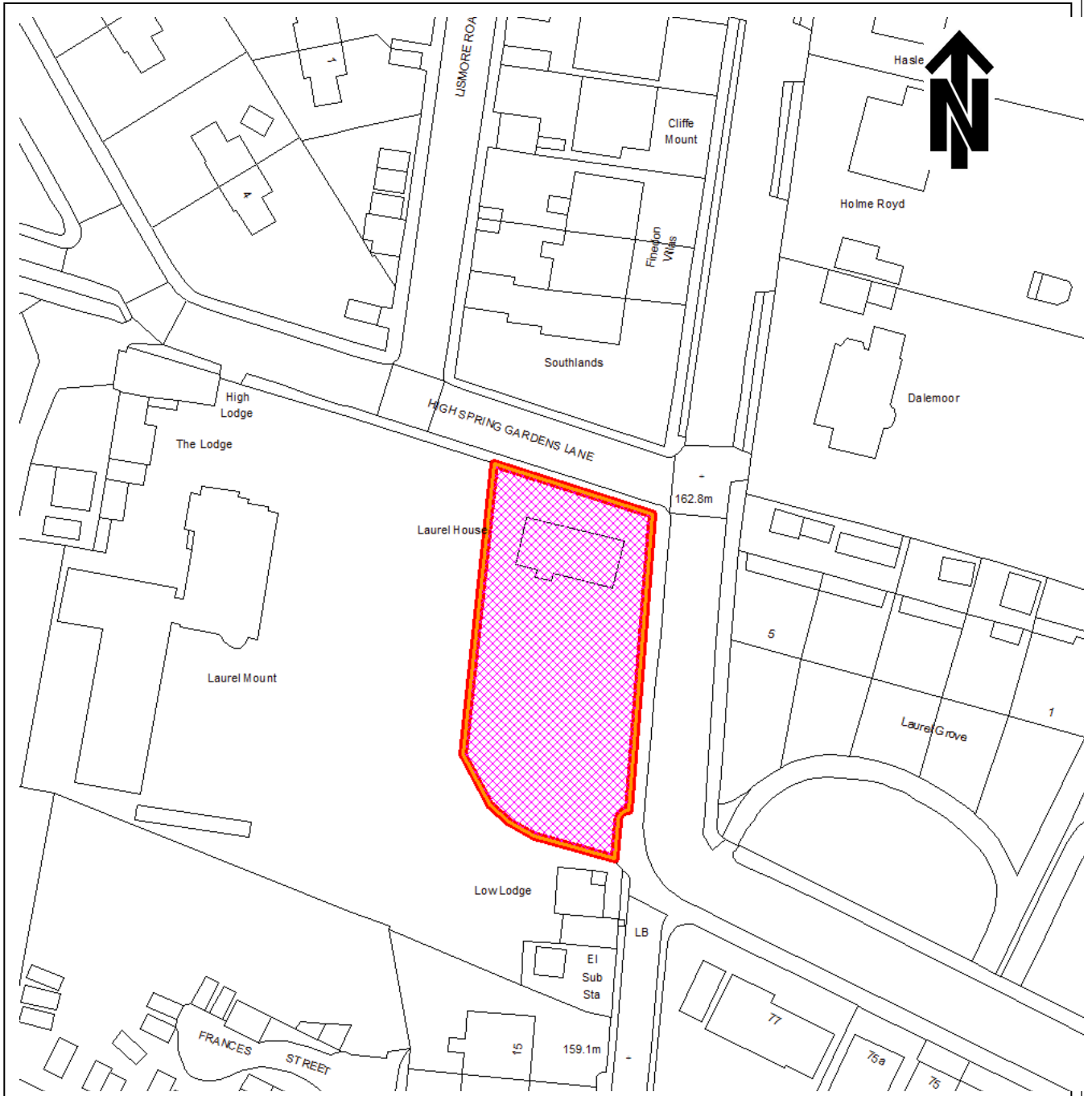
Following the appeal decision, the occupier of the property was requested to rectify the breach of planning control.

No action has been taken and on 26 September 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action. The unauthorised externally mounted roller shutter is detrimental to visual amenity by virtue of its design and appearance, contrary to Policies D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan, the Council's adopted Shopfront Design Guide and the Council's adopted A Shopkeepers Guide to Securing their Premises Supplementary Planning Document.

**Area Planning Panel (Keighley/Shipley)**

**16/00422/ENFUNA**

23 November 2016



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<p>ITEM NO. : <b>b</b></p>	<p><b>LOCATION:</b> <b>Laurel House Woodville Road</b> <b>Keighley BD20 6JA</b></p>
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**23 November 2016**

**Item:** b  
**Ward:** KEIGHLEY CENTRAL  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
16/00422/ENFUNA

**Site Location:**  
Land at Laurel House, Woodville Road, Keighley, BD20 6JB

**Breach of Planning Control:**  
The unauthorised change of use of the land for the siting of a container.

**Circumstances:**  
It was brought to the attention of the Local Planning Authority that a storage container had been installed to the front of the above property. The use of the land for the siting of the container was challenged as unauthorised and the owner advised to take action to rectify the breach of planning control. To date no application has been submitted and a recent site inspection confirms the container remains in situ and unauthorised.

The use of the land for the siting of the container is considered to be detrimental to visual and residential amenity. The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 19 October 2016.

## DECISIONS MADE BY THE SECRETARY OF STATE

### Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
c	Baildon (ward 01)	43 St Aidans Road Baildon BD17 6AH  Conservatory to rear - Case No: 16/03296/HOU  Appeal Ref: 16/00107/APPHOU
d	Bingley Rural (ward 03)	Harrop Farm Lane Side Wilsden Bradford  Appeal against Enforcement Notice - Case No: 15/01237/ENFCOU  Appeal Ref: 16/00023/APPENF
e	Bingley Rural (ward 03)	Harrop Farm Lane Side Wilsden Bradford  Appeal against Enforcement Notice - Case No: 15/00601/ENFUNA  Appeal Ref: 16/00024/APPENF

### Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
f	Bingley Rural (ward 03)	Harrop Farm Lane Side Wilsden Bradford  Use of natural stone to previously approved stables 14/04798/FUL and proposed static caravan on the site with electric meter box and extended access road - Case No: 15/03098/FUL  Appeal Ref: 16/00021/APPFL2
g	Craven (ward 09)	Land At Chelker House Farm And Upper White Well Farm Addingham LS29 0LD  Installation of 2 no Endurance E-4660 wind turbines - Case No: 15/02458/FUL  Appeal Ref: 16/00034/APPFL2

### **Appeals Upheld**

**There are no Appeal Upheld Decisions to report this month**

### **Appeals Upheld (Enforcements Only)**

**There are no Appeal Upheld Decisions to report this month**

### **Appeals Withdrawn**

**There are no Appeal Withdrawn Decisions to report this month**

### **Appeal Allowed in Part/Part Dismissed**

**There are no Appeals Allowed in Part/Part Dismissed to report this month**