

Report of the Strategic Director, Regeneration to the meeting of the Area Planning Panel (BRADFORD) to be held on 07 December 2016

H

Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Discontinuance Notice	(1)
Requests for Enforcement/Prosecution Action	(15)
Decisions made by the Secretary of State - Allowed	(1)
Decisions made by the Secretary of State - Dismissed	(11)

Julian Jackson
Assistant Director (Planning, Transportation and Highways)

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Portfolio:
Regeneration, Planning and Transport

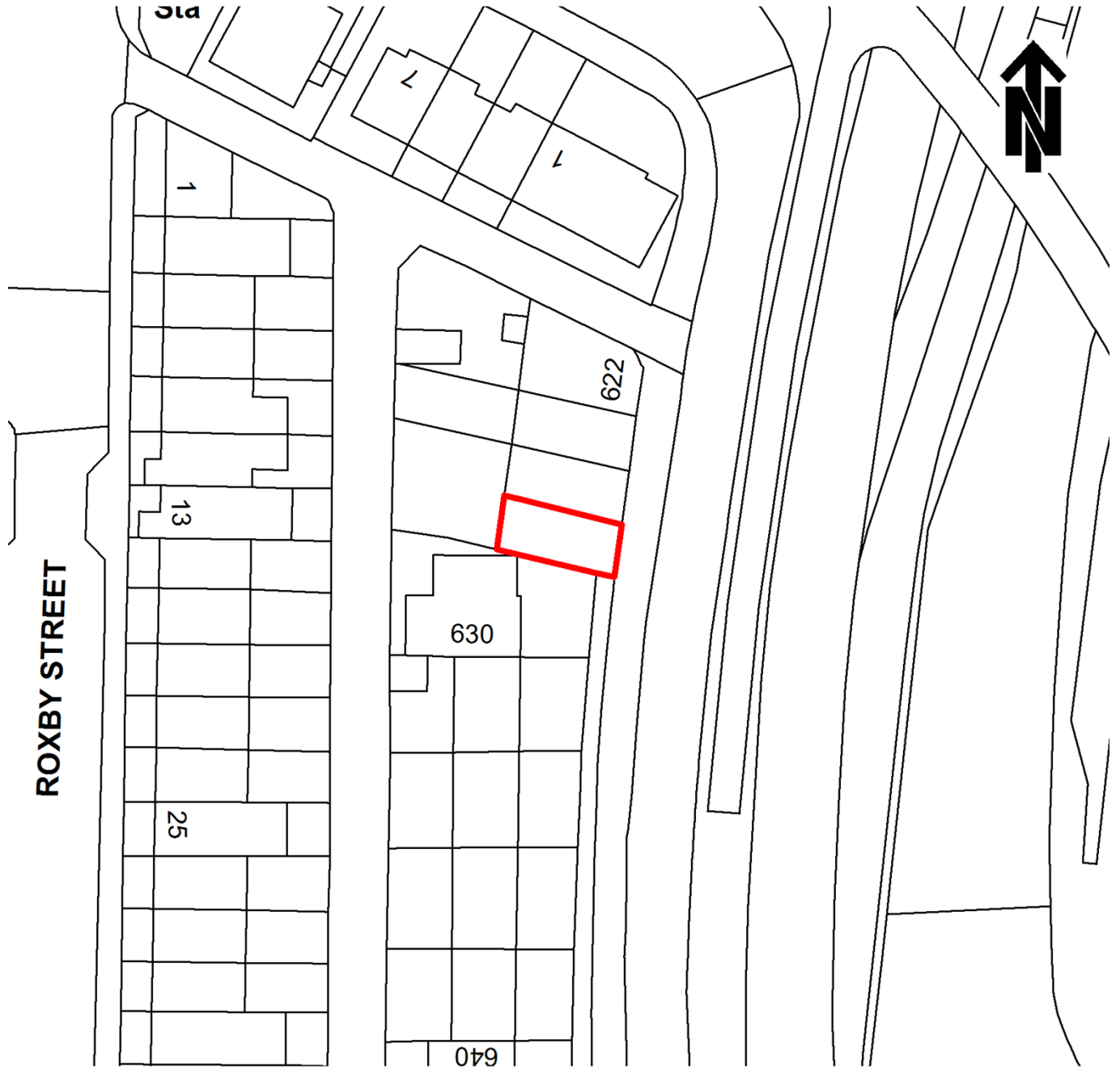
Overview & Scrutiny Committee Area:
Regeneration and Economy



16/00666/ENFADV

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628 Manchester Road
Bradford
BD5 7NL

Item A

**DISCONTINUANCE NOTICES AUTHORISED BY
THE PLANNING MANAGER (ENFORCEMENT & TREES)
FOR ADVERTISING SITES**

Date: 07 December 2016

Item Number: A

Ward: Little Horton
Enforcement Case Ref: 16/00666/ENFADV
Recommendation: THAT THE REPORT BE NOTED

Address:
628 Manchester Road Bradford West Yorkshire BD5 7NL

Date Discontinuance Action Authorised: 5 October 2016

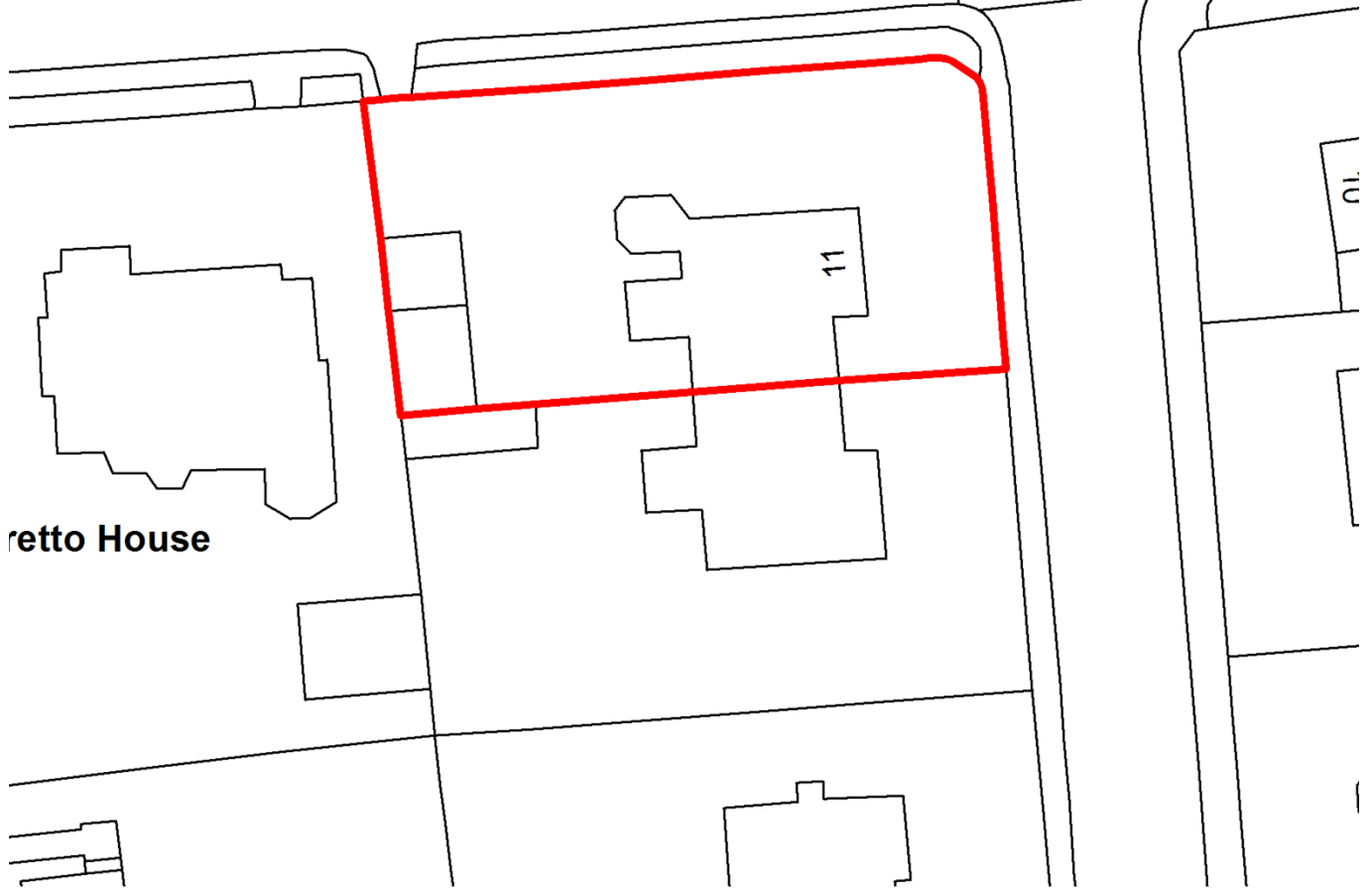
15/00252/ENFUNA

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176.2m



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11 Carlton Drive
Bradford
West Yorkshire
BD9 4DL

Item B

7 December 2016

Item Number: B
Ward: HEATON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00252/ENFUNA

Site Location:
11 Carlton Drive, Bradford, West Yorkshire, BD9 4DL

Breach of Planning Control:
Construction of rear white UPVC dormer window.

Circumstances:
It was brought to the attention of the Local Planning Authority that works were being carried out at the above property (located in the Conservation Area) for which planning permission was required and had not been sought. The owner of the property was requested to take action to rectify the breach of planning control however the unauthorised works remain in situ.

The dormer window is considered to be detrimental to visual amenity and contrary to the Councils Householder Supplement Planning Document, Policies UDP3, BH7, UR3 and D1 of the Replacement Unitary Development Plan and national policy set out in the National Planning Policy Framework.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 21 November 2016.

15/00641/ENFAPP

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143 Fagley Road
Bradford
West Yorkshire
BD2 3JH

Item C

7 December 2016

Item Number: C
Ward: ECCLESHILL
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00641/ENFAPP

Site Location:
143 Fagley Road Bradford BD2 3JH

Breach of Planning Control:
Unauthorised dormer windows.

Circumstances:
In August 2015 the Local Planning Authority received an enquiry regarding development at the property.

An inspection showed that front and rear dormer windows had been constructed, for which the Local Planning Authority had no record of planning permission having been granted.

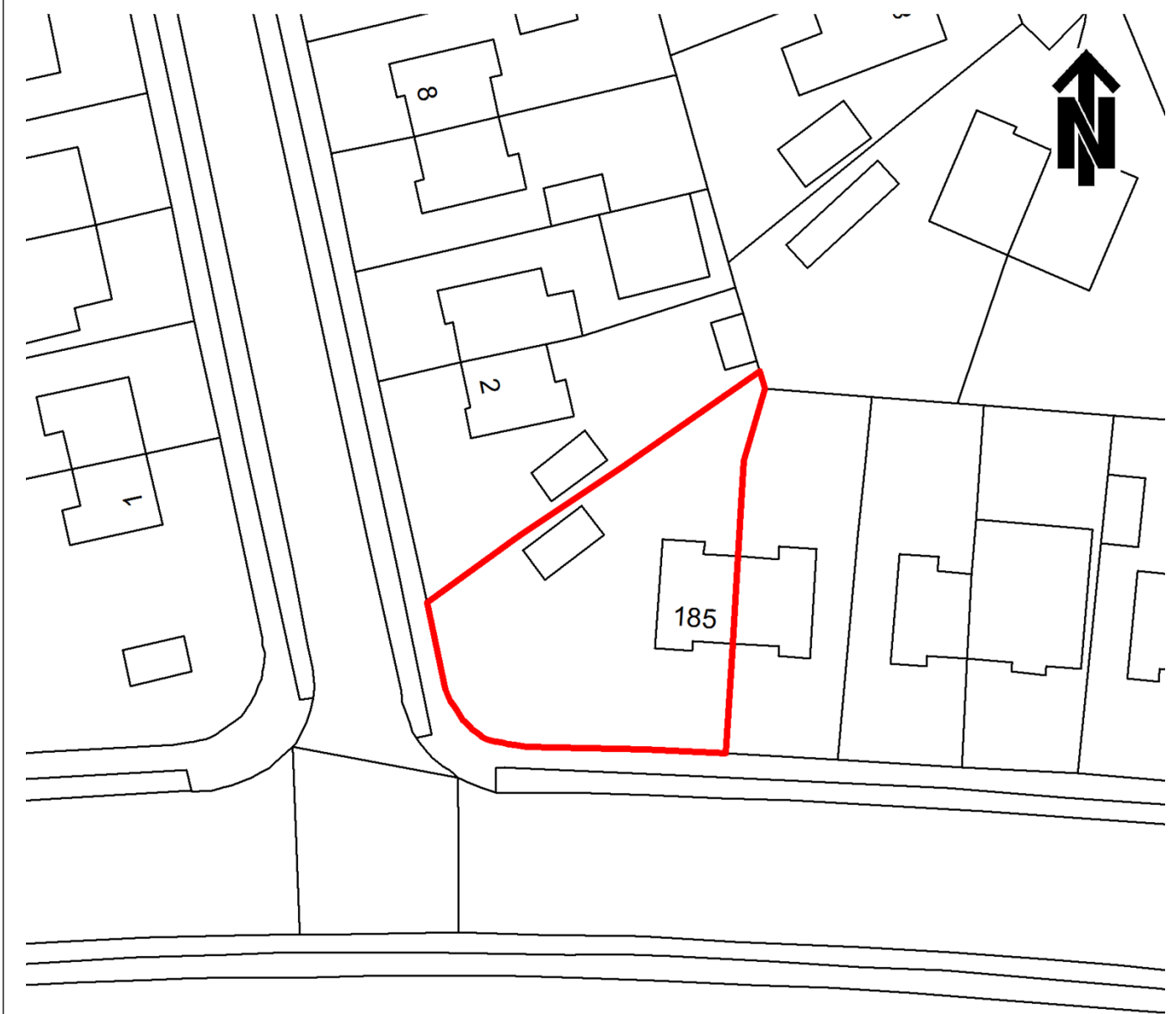
The owner/occupier of the property has been requested to rectify the breach of planning control, however no action has been taken.

On 7th November 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to take Enforcement (Legal) Action as the unauthorised dormer windows are detrimental to visual amenity by virtue of their design and appearance, contrary to Policies D1 and UR3 of the Council's adopted Replacement Unitary Development Plan and the Council's adopted Householder Supplementary Planning Document.

16/00287/ENFUNA

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**185 Queens Road
Bradford
West Yorkshire
BD2 4BT**

Item D

7 December 2016

Item Number: D
Ward: BOLTON & UNDERCLIFFE
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00287/ENFUNA

Site Location:
185 Queens Road Bradford BD2 4BT

Breach of Planning Control:
Unauthorised fence and gate

Circumstances:

In February 2016 it was noted that a fence and gate had been erected to the front boundary of the property, for which planning permission had not been granted.

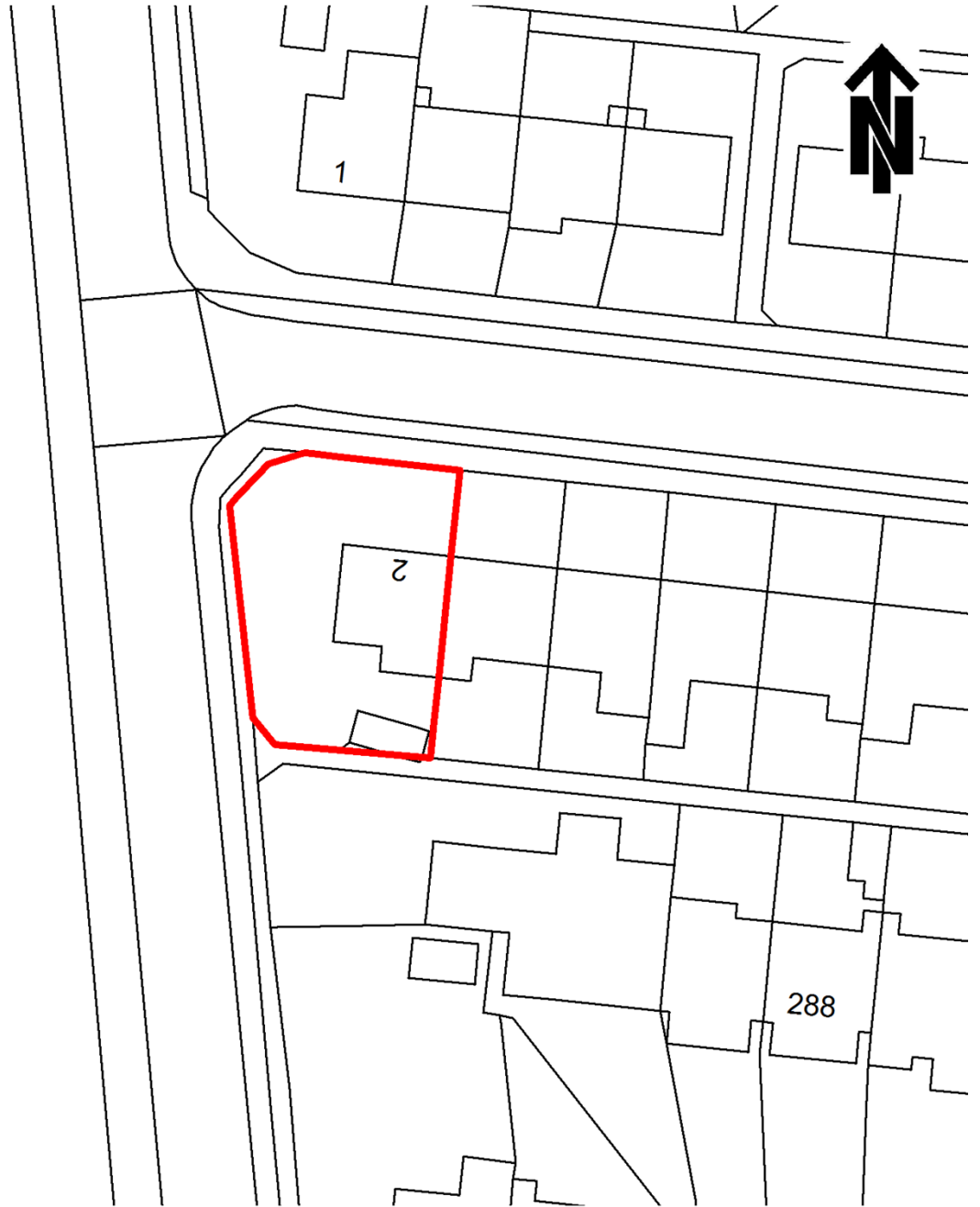
The owner/occupier of the property has been requested to rectify the breach of planning control, however no action has been taken and the unauthorised fence and gate remain in place.

On 27th October 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised fence and gate is detrimental to visual amenity by virtue of their design and appearance contrary to Policies D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan.

15/01119/ENFUNA

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**2 Briardale Road
Bradford
West Yorkshire
BD9 6PT**

Item I

7 December 2016

Item Number: E
Ward: HEATON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/01119/ENFUNA

Site Location:
2 Briardale Road, Bradford, BD9 6PT

Breach of Planning Control:
Construction of boundary wall

Circumstances:

It was brought to the attention of the Local Planning Authority that the occupier of the above property had constructed a new concrete block boundary wall for which planning permission was required and had not been obtained. A retrospective planning application for the boundary wall was refused however the owner has failed to take any further action.

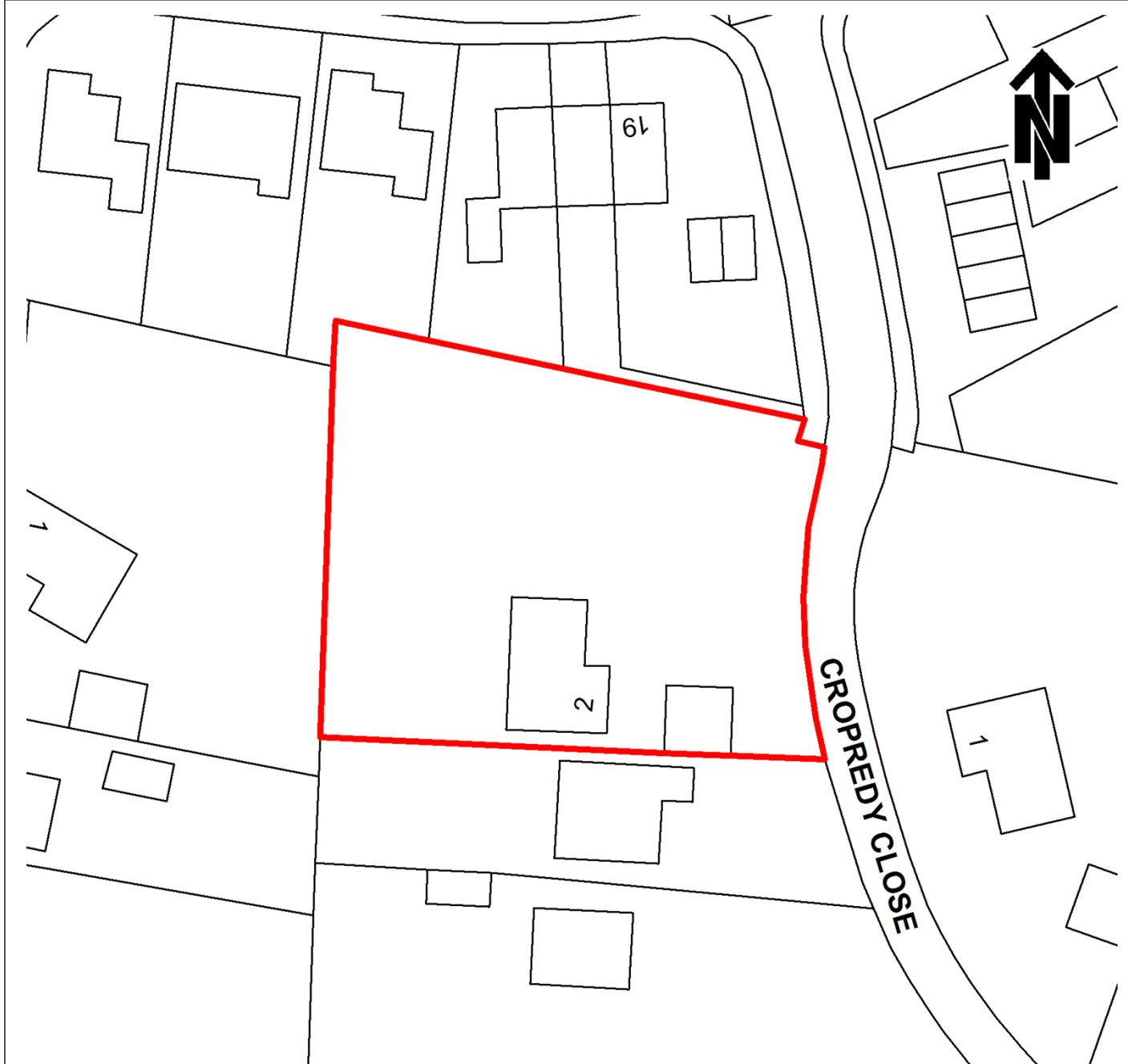
The unauthorised boundary wall due to its excessive size and poor quality construction material detracts from the visual amenity of the application site and the surrounding street scenes of Stoney Ridge Road and Briardale Avenue contrary to the Councils Householder Supplementary Planning Document, Policies UDP3, UR3 and D1 of the Replacement Unitary Development Plan and national policy set out in the National Planning Policy Framework.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 15th November 2016

16/00301/ENFCOU

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**2 Cropredy Close
Queensbury
Bradford
West Yorkshire
BD13 1QY**

Item F

7 December 2016

Item Number: F
Ward: QUEENSBURY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00301/ENFCOU

Site Location:
Land at 2 Cropredy Close, Queensbury, Bradford BD13 1QY

Breach of Planning Control:
Unauthorised change of use to a mixed use of residential and use of land for the storage, sale and supply of motor vehicles

Circumstances:
It was brought to the attention of the Local Planning Authority that cars were being stored and sold from the residential property including a grass verge to the front of the premises which was also the site of several protected trees.

The Council's Enforcement Officer investigated and confirmed a change of use.

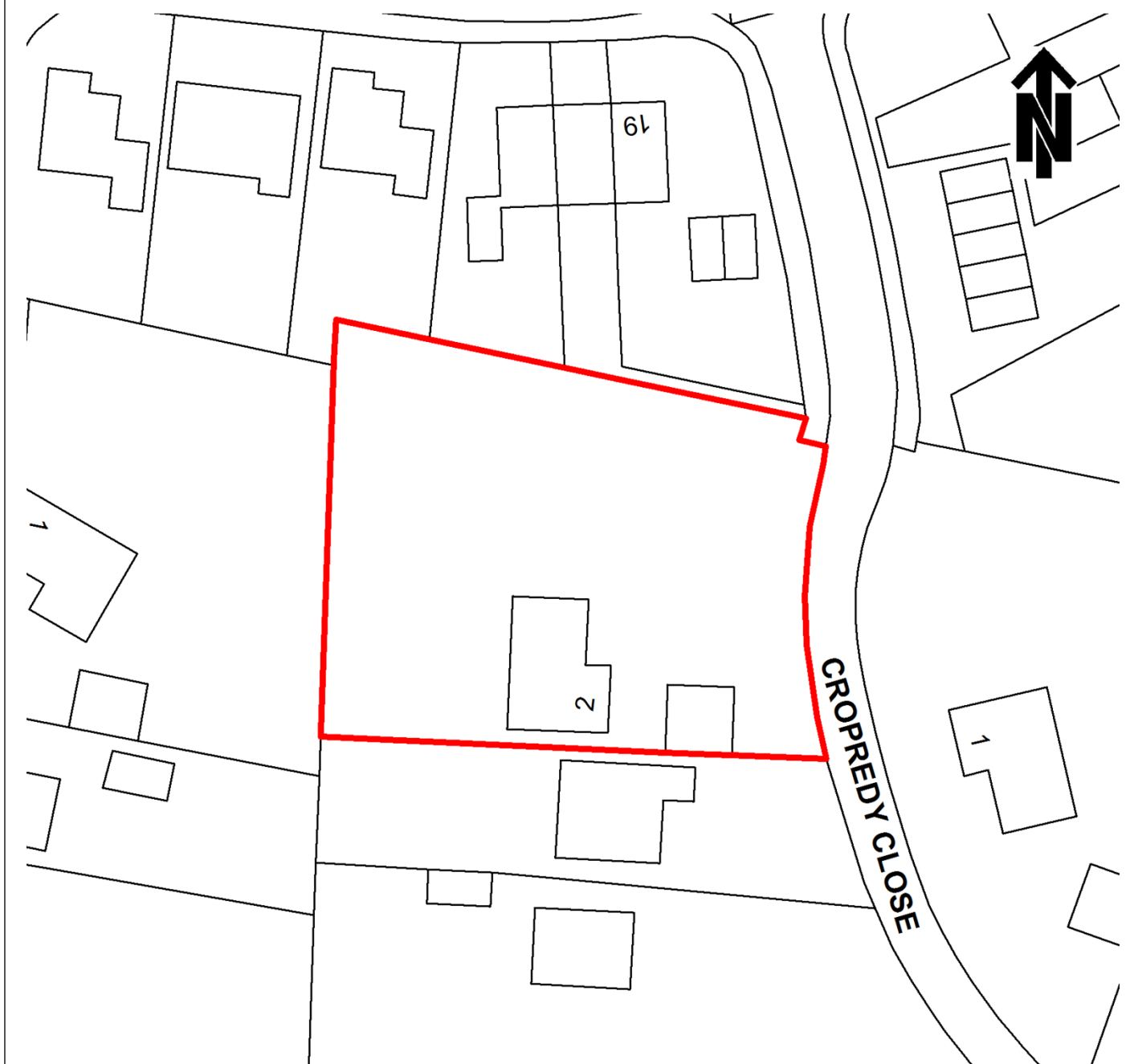
A letter was sent to the owner of the property and a planning application was received for the change of use. Planning permission was subsequently refused.

The unauthorised change of use causes noise and disturbance and harms residential and visual amenity and highway safety contrary to policies UR3, D1 and TM2 and TM19A. The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 8th August 2016.

16/00498/ENFUNA

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**2 Cropredy Close
Queensbury
Bradford
BD13 1QY**

Item G

7 December 2016

Item Number: G
Ward: QUEENSBURY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00498/ENFUNA

Site Location:
2 Cropredy Close, Queensbury, Bradford.

Breach of Planning Control:
Unauthorised raised decking structure.

Circumstances:
It was brought to the attention of the Local Planning Authority that a timber structure had been constructed in the rear garden of the above residential premises overlooking an adjacent garden area.

A letter was sent to the owner of the property and a planning application was submitted. Planning permission has subsequently been refused.

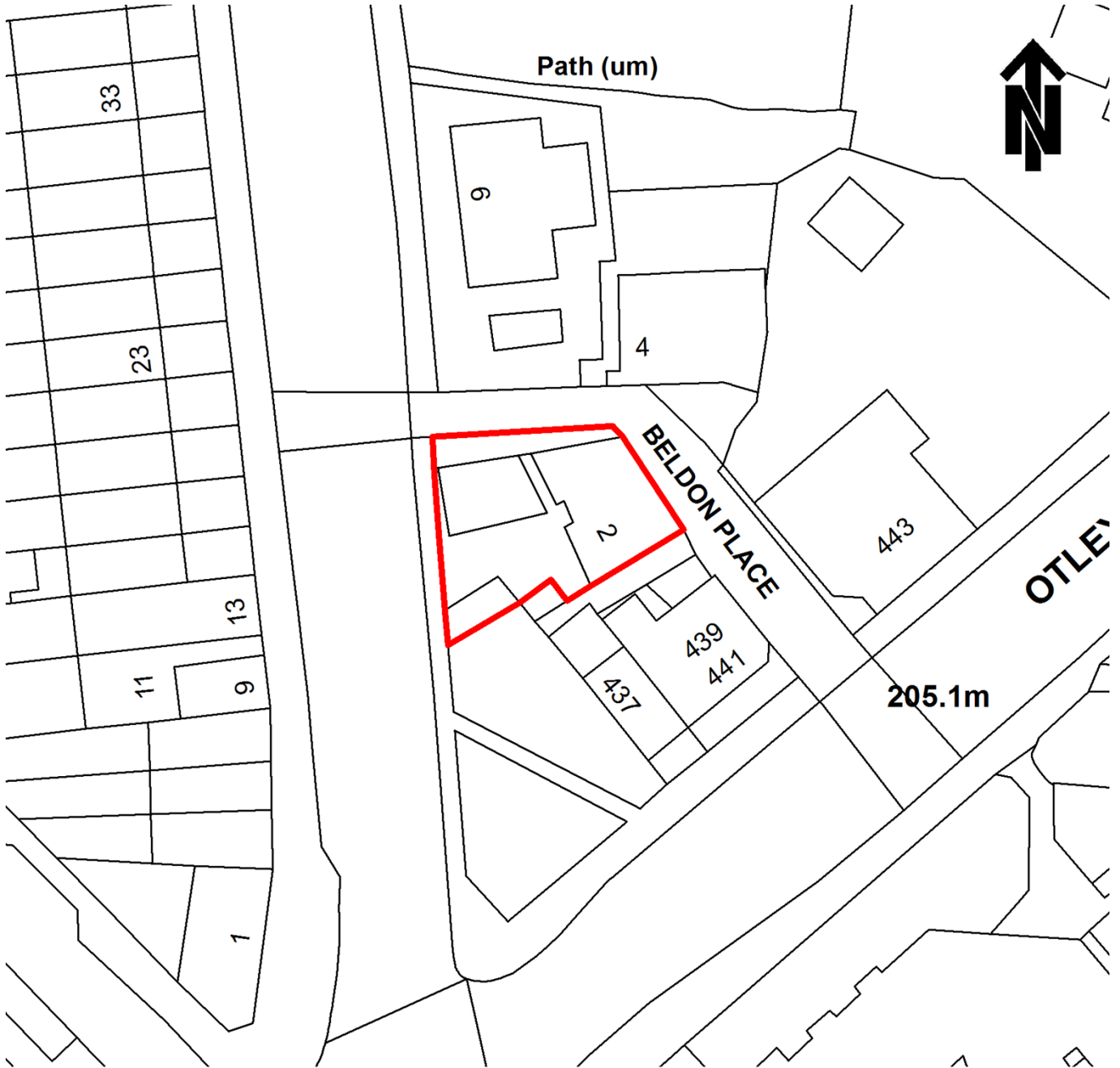
The unauthorised structure has an adverse impact on residential amenity of present and future occupiers of the adjacent residential property by overlooking private amenity areas of those properties and is detrimental to visual amenity by reason of its size, height and scale contrary to policies contrary to Policies UR3, D1 of the Councils Replacement Unitary Development Plan

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 5th August 2016.

16/00557/ENFAPP

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2 Idle Road
Bradford
West Yorkshire
BD2 4QB

Item H

7 December 2016

Item Number: H
Ward: BOLTON & UNDERCLIFFE
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00557/ENFAPP

Site Location:
2 Idle Road Bradford BD2 4QB.

Breach of Planning Control:
Unauthorised two-storey side extension and dormer windows.

Circumstances:
In July 2016 the Local Planning Authority received an enquiry regarding development work at the property.

An inspection was made and it was noted that a two-storey side extension and front and rear dormer windows had been constructed which do not comply with the terms of any planning permission.

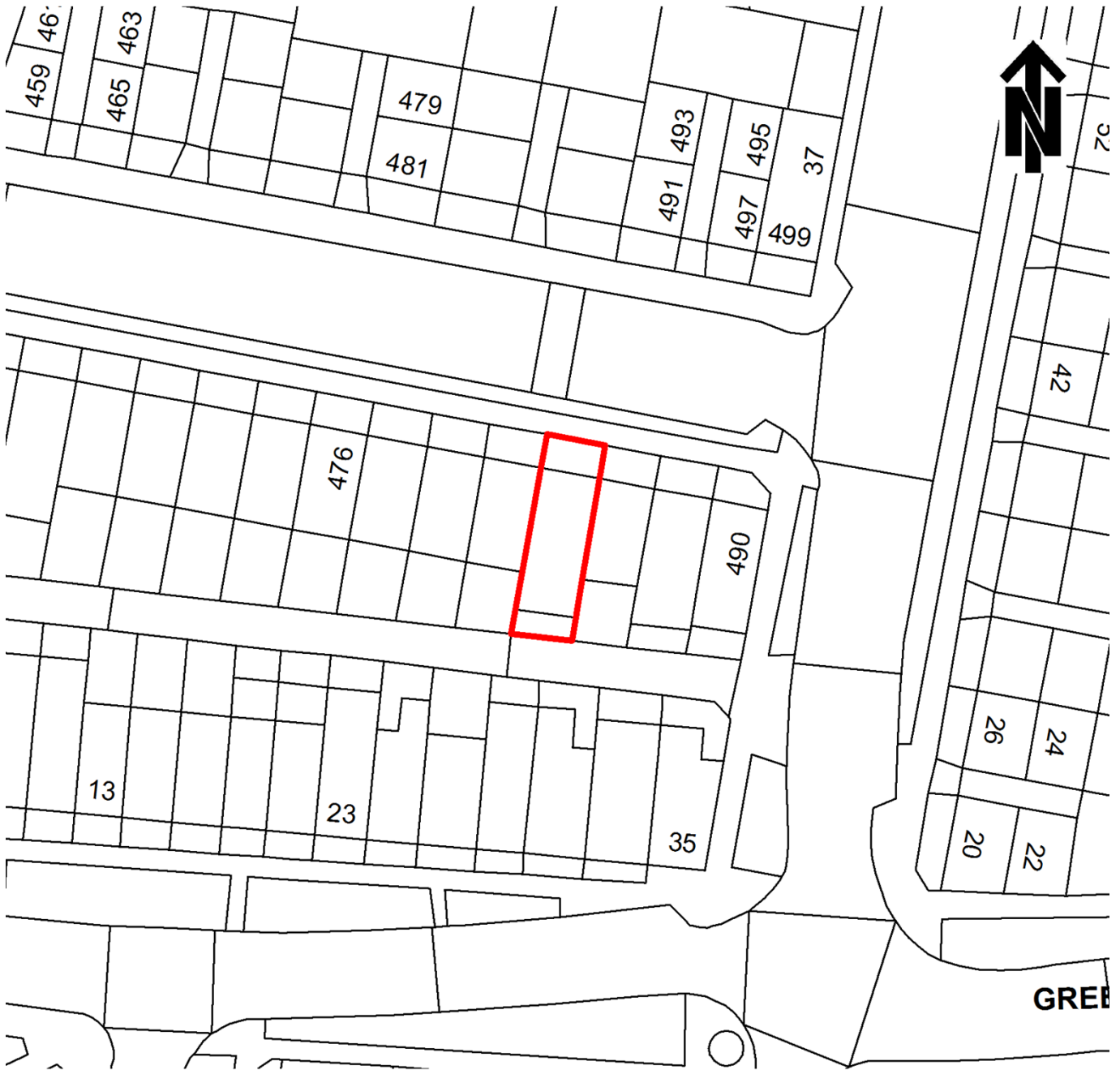
The owner of the property has been requested to rectify the breach of planning control, however no action has been taken and the unauthorised two-storey side extension and dormer windows remain in place.

On 21st November 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised two-storey side extension and dormer windows are detrimental to visual amenity by virtue of their design and appearance contrary to Policies D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan and the Council's adopted Householder Supplementary Planning Document.

16/00319/ENFUNA

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484 Harewood Street
Bradford
West Yorkshire
BD3 8BA

Item I

7 December 2016

Item Number: I
Ward: BRADFORD MOOR
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00319/ENFUNA

Site Location:
484 Harewood Street Bradford BD3 8BA

Breach of Planning Control:
Unauthorised front extension

Circumstances:
In December 2015 it was noted that a single story extension had been constructed to the front of the property, for which planning permission had not been granted.

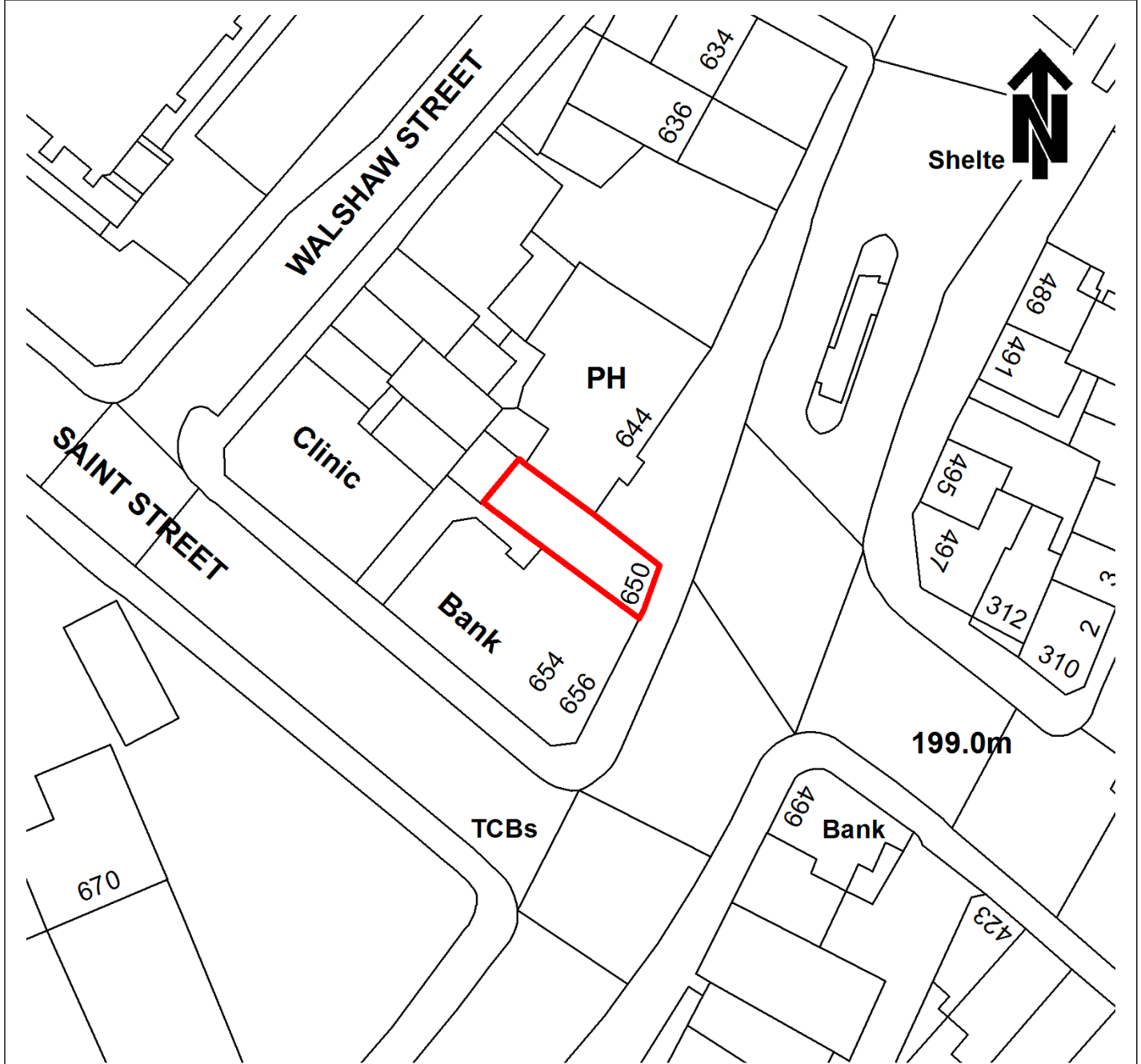
The owner/occupier of the property has been requested to rectify the breach of planning control, however no action has been taken and the unauthorised front extension remains in place.

In 27th October 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised front extension 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 and the Council's adopted Householder Supplementary Planning Document.

16/00721/ENFUNA

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650 Great Horton Road
Bradford
West Yorkshire
BD7 4AA

Item J

7 December 2016

Item Number: J
Ward: GREAT HORTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00721/ENFUNA

Site Location:
650 Great Horton Road Bradford BD7 4AA.

Breach of Planning Control:
Unauthorised externally mounted roller shutter.

Circumstances:
In August 2016 it was noted that an externally mounted roller shutter had been installed at the shop property, which stands within a designated Conservation Area.

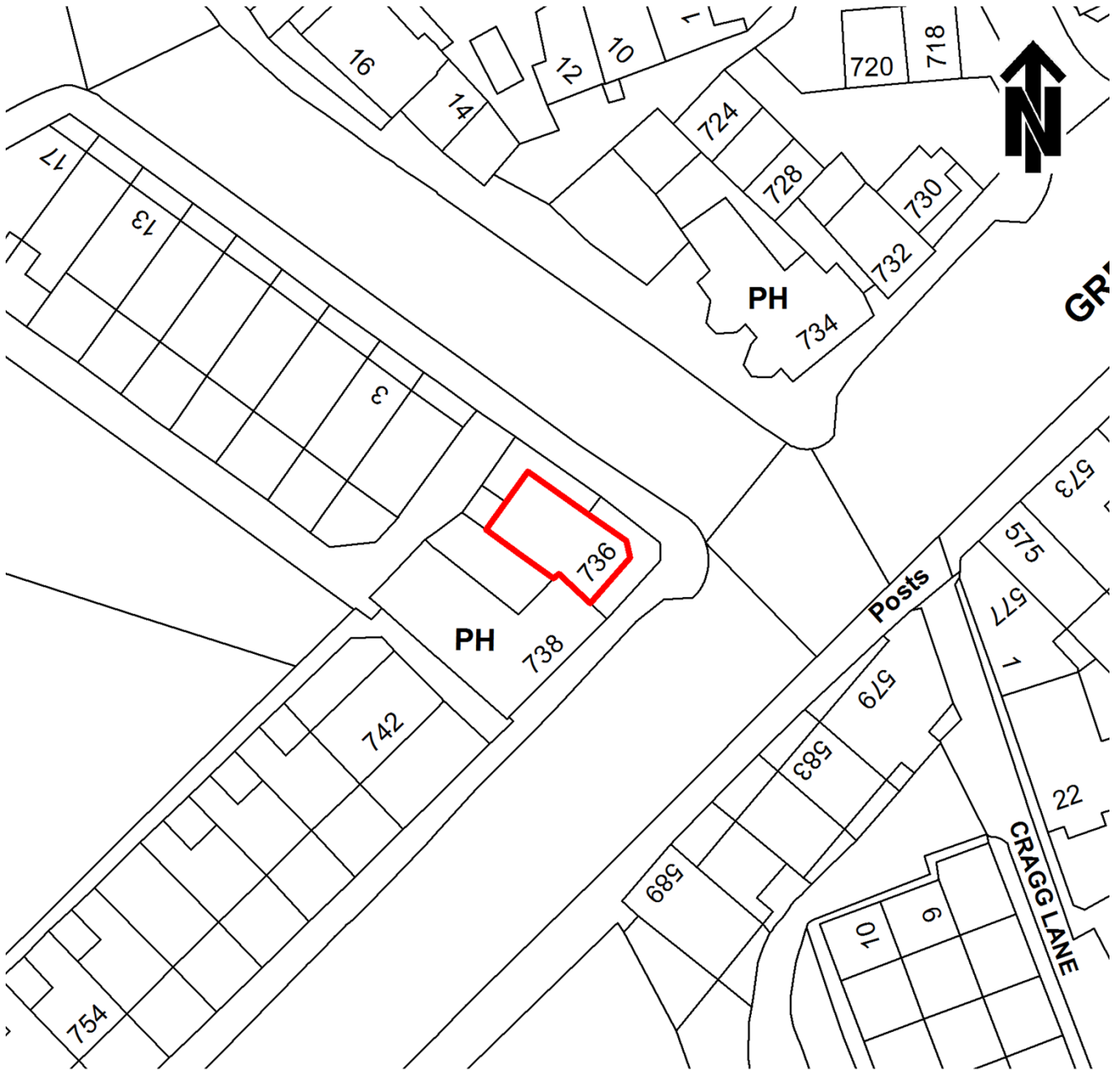
The Local Planning Authority has no record of planning permission having been granted for the roller shutter and the owner of the property has been requested to take action to rectify the breach of planning control.

No action has been taken to date and on 3rd November 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 BH7, BH8, 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.

16/00363/ENFUNA

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736 Great Horton Road
Bradford
West Yorkshire
BD7 4EE

Item K

7 December 2016

Item Number: K
Ward: GREAT HORTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00363/ENFUNA

Site Location:
736 Great Horton Road Bradford BD7 4EE

Breach of Planning Control:
Unauthorised externally mounted roller shutters

Circumstances:
In May 2016 it was noted that two externally mounted roller shutters had been installed at the shop property, which stands within a designated Conservation Area.

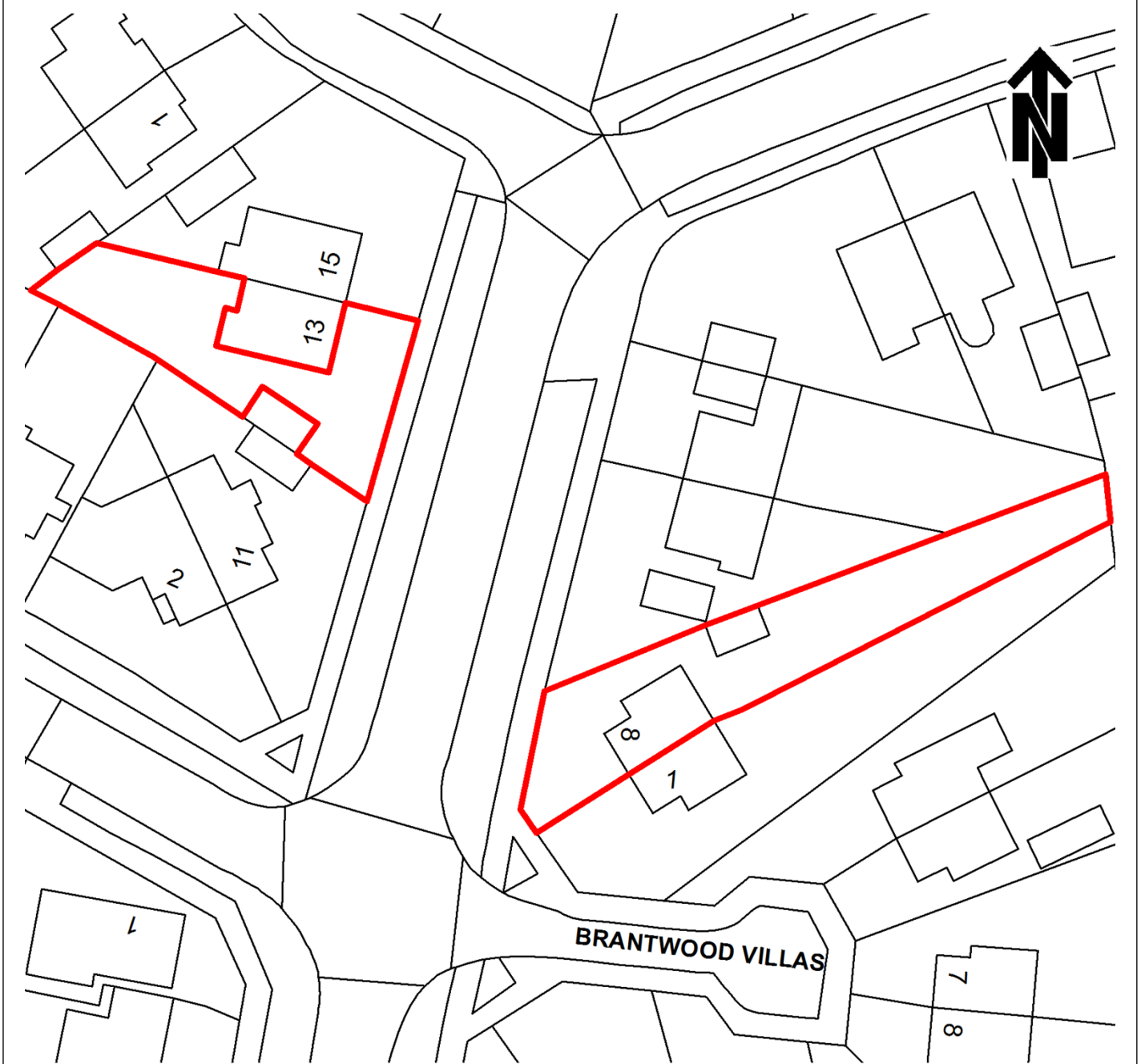
The Local Planning Authority has no record of planning permission having been granted for the roller shutters and the owner/occupier of the property has been requested to take action to rectify the breach of planning control.

No action has been taken to date and on 5th October 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 shutters are detrimental to visual amenity by virtue of their design and appearance, contrary to Policies BH7, BH8, D1, D10, 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.

16/00478/ENFCOU

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8 Brantwood Drive
Bradford
West Yorkshire
BD9 6QS

Item L

7 December 2016

Item Number: L
Ward: HEATON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00478/ENFCOU

Site Location:
8 Brantwood Drive, Bradford BD9 6QS

Breach of Planning Control:

The unauthorised change of use from a residential use to a mixed use of : Residential use and for the storage, dismantling, sale and supply of motor vehicles and motor vehicle parts.

Circumstances:

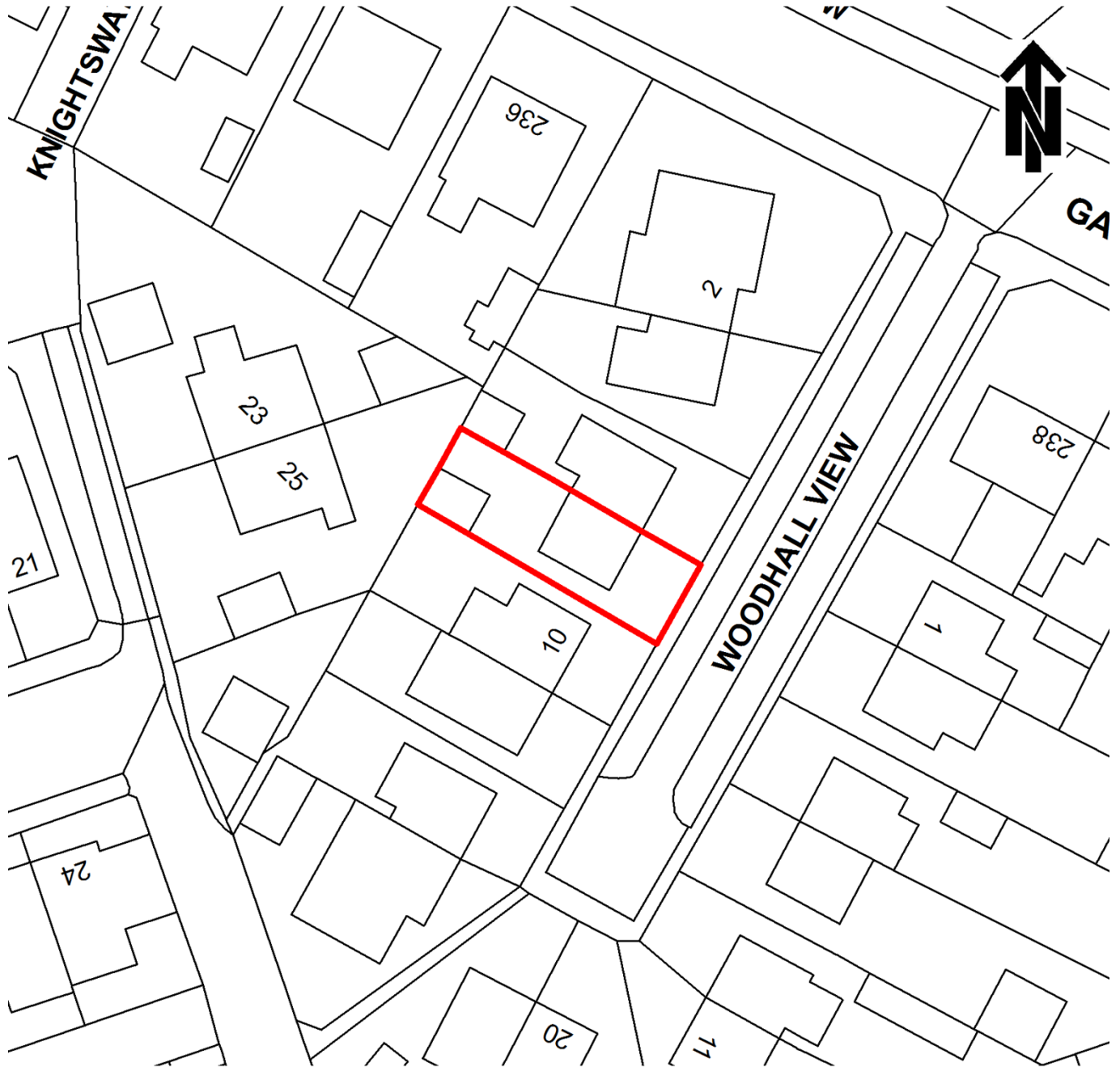
Concerns were raised about vehicle related activities at a residential property. Following an investigation it was identified that the tenant had relocated his business operations from an industrial unit to the residential address. Due to the nature of the use and failure to cease operating then formal enforcement action has become necessary.

The Planning Manager (Enforcement and Trees) authorised an enforcement notice on 6th October 2016.

15/01168/ENFUNA

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8 Woodhall View
Bradford
West Yorkshire
BD3 7DP

Item M

7 December 2016

Item Number: M
Ward: BRADFORD MOOR
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/01168/ENFUNA

Site Location:
8 Woodhall View Bradford BD3 7DP

Breach of Planning Control:
Unauthorised dormer windows.

Circumstances:
In November 2015 the Local Planning Authority received an enquiry regarding dormer windows at the property.

An inspection showed that front and rear dormer windows had been constructed, for which the Local Planning Authority had no record of planning permission having been granted.

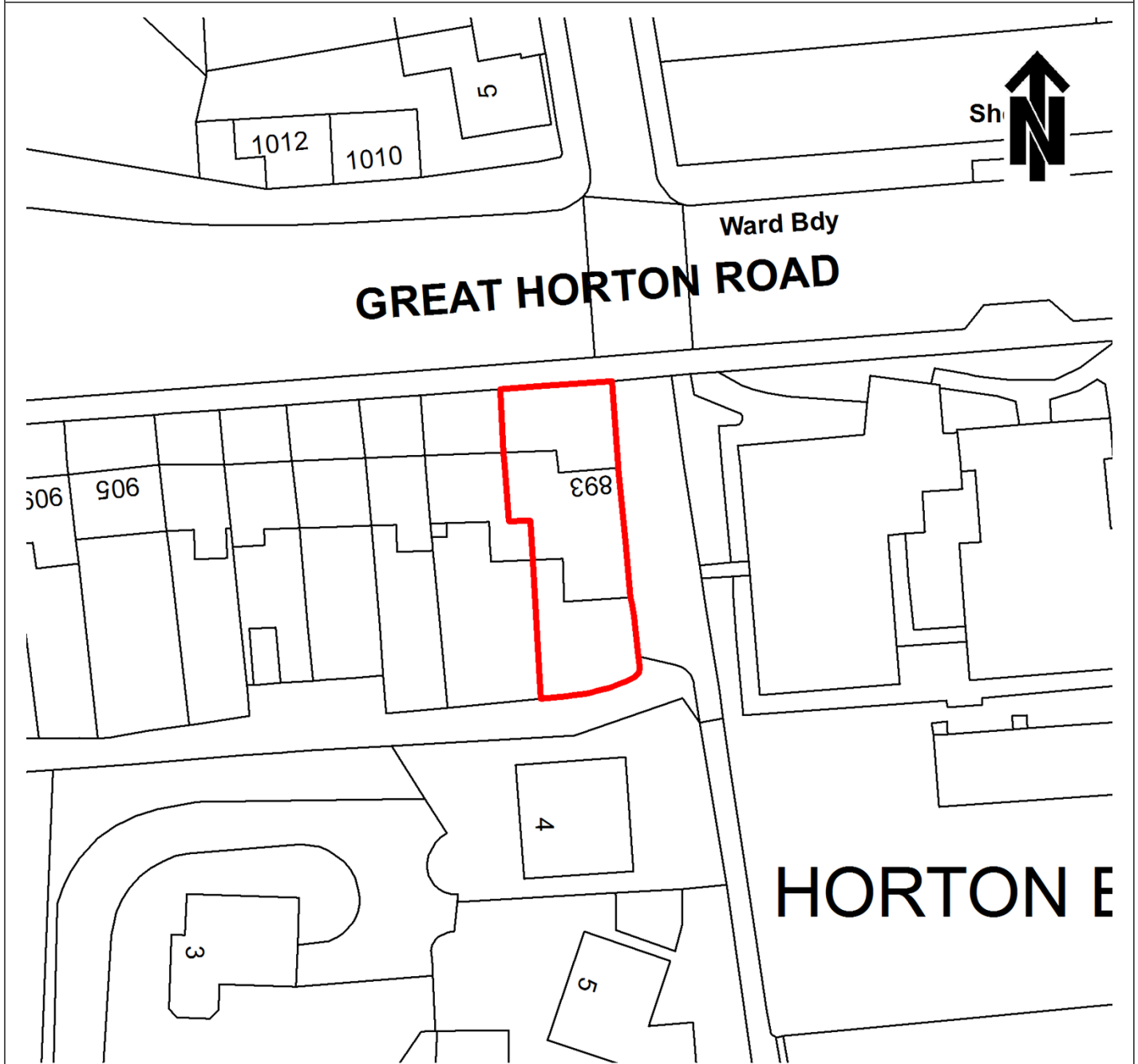
The owner of the property has been requested to rectify the breach of planning control, however no action has been taken.

On 17th November 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to take Enforcement (Legal) Action as the unauthorised dormer windows are detrimental to visual amenity by virtue of their design and appearance, contrary to Policies D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan and the Council's adopted Householder Supplementary Planning Document.

15/00940/ENFLBC

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893 Great Horton Road
Bradford
West Yorkshire
BD7 4AQ

Item N

7 December 2016

Item Number: N
Ward: ROYDS
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00940/ENFLBC

Site Location:
893 Great Horton Road, Bradford, BD7 4AQ

Breach of Planning Control:
Construction of rendered wall to front of Grade II listed building.

Circumstances:
It was brought to the attention of the Local Planning Authority that works had been carried out to construct a new boundary wall to the front of the above property for which planning permission is required.

A letter was sent to the owner of the property requesting action to rectify the breach of planning control however to date no application has been received for the construction of the wall and it remains in situ.

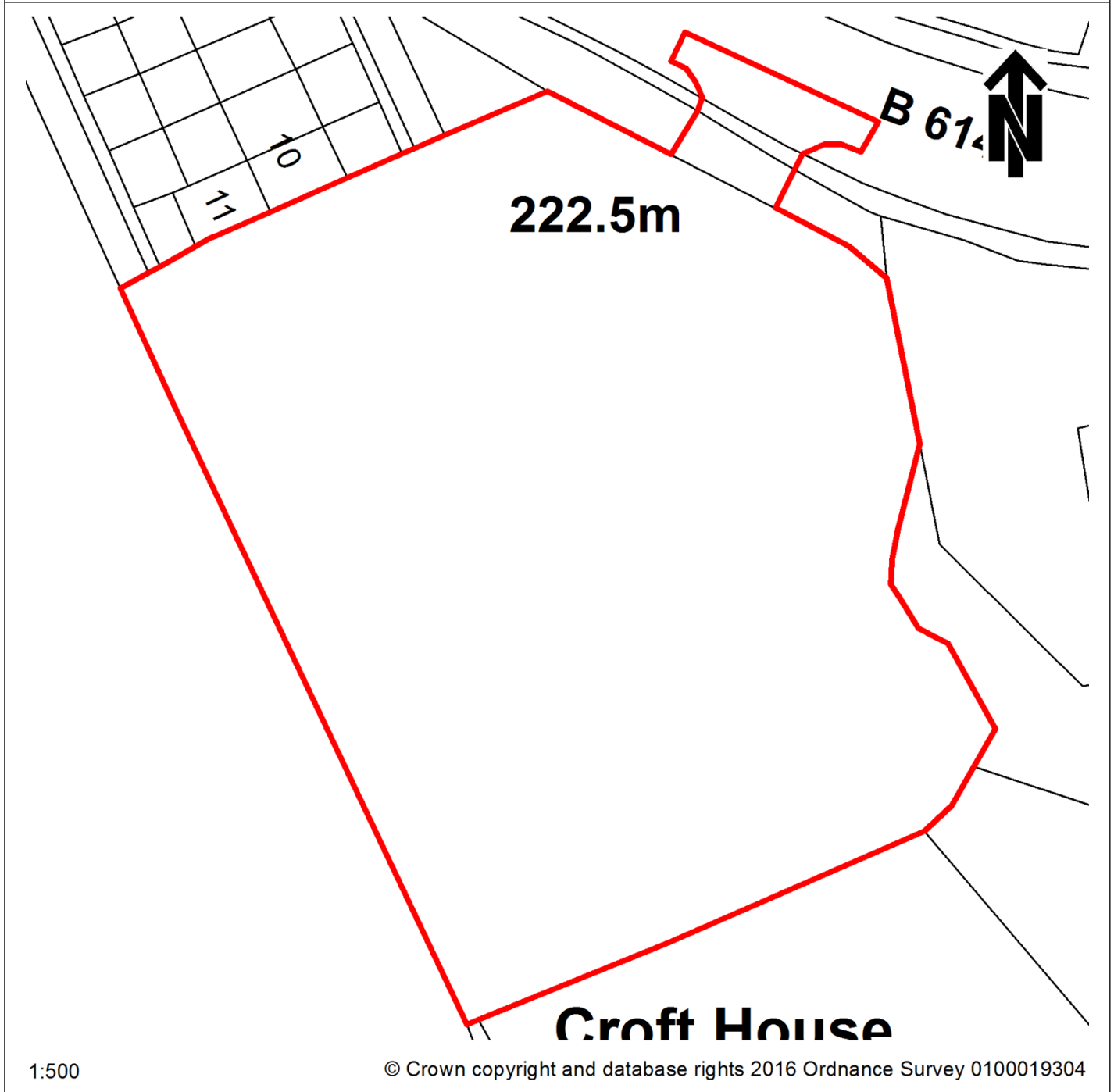
The unauthorised wall fails to preserve or enhance the listed heritage asset to the detriment of the special architectural and historic value of the existing property and adjacent listed buildings contrary to Policies UDP3, UR3, D1 BH4 and BH4A of the Council's Replacement Unitary Development Plan and Section 12 of the National Planning Policy Framework.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 27 October 2016.

16/00753/ENFCON

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Land South East Of 10
West Avenue
Sandy Lane
Bradford
West Yorkshire

Item 0

7 December 2016

Item Number: O
Ward: THORNTON & ALLERTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00753/ENFCON

Site Location:
Land South Of Wilsden Road, Sandy Lane, Bradford, West Yorkshire.

Breach of Planning Control:
Unauthorised development – excavations, engineering operation, removal of spoil/soil, erection of fencing, storage of siting of containers/site office, associated ground works

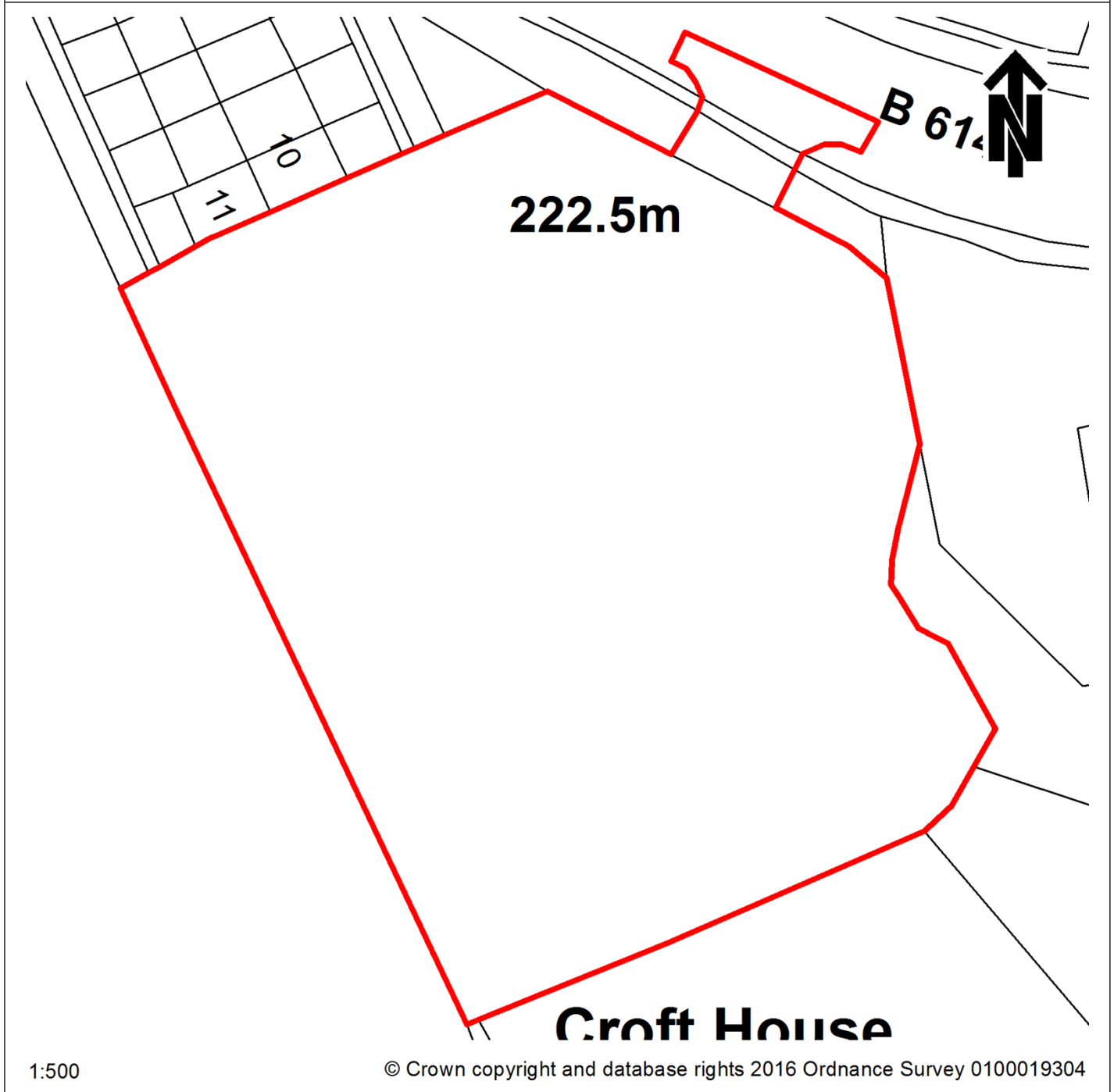
Circumstances:
The land above land is subject to planning approval for 14 houses however the application 15/07863/MAR and 14/01293/OUT was conditionally approved and the conditions remain outstanding including with reference to a TRO that has not yet been commenced. Works started on site and the Local Planning Authority received complaints about disturbance from the development.

The Area Planning Manager authorised the issuing of an Enforcement Notice under delegated powers, on 14 September 2016

16/00890/ENFCON

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Land South East Of 10
West Avenue
Sandy Lane
Bradford
West Yorkshire

Item P

7 December 2016

Item Number: P
Ward: THORNTON & ALLERTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00890/ENFCON

Site Location:
Land South Of Wilsden Road, Sandy Lane, Bradford, West Yorkshire

Breach of Planning Control:
Unauthorised development.

Circumstances:
It was brought to the attention of the Local Planning Authority that works had commenced on the above site including excavations which were unauthorised.

The unauthorised development of the land was considered to be significantly detrimental to highway safety and nearby amenity contrary to Policies UDP3, UR3, P1, P7, TM2 and TM19A of the Councils Replacement Unitary Development Plan and national policy set out in the National Planning Policy Framework.

In order to prevent significant harm caused by the unauthorised works on the land the Development Services Manager authorised the issuing of a Temporary Stop Notice under delegated powers, on 6 October 2016.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
Q	Royds (ward 21)	10 Speeton Grove Bradford West Yorkshire BD7 4NE Two storey side extension (retention) - Case No: 16/03016/HOU Appeal Ref: 16/00119/APPHOU

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
R	Little Horton (ward 18)	1 - 5 Greaves Street Bradford West Yorkshire BD5 7PE Appeal against Enforcement Notice - Case No: 14/01147/ENFUNA Appeal Ref: 16/00083/APPENF
S	City (ward 07)	1 Hey Street Bradford West Yorkshire BD7 1DQ Appeal against Enforcement Notice - Case No: 12/00996/ENFAPP Appeal Ref: 16/00018/APPENF
T	City (ward 07)	1 Hey Street Bradford West Yorkshire BD7 1DQ Appeal against Enforcement Notice - Case No: 12/01072/ENFCOU Appeal Ref: 16/00019/APPENF
U	Royds (ward 21)	1 Moorside Street Bradford West Yorkshire BD12 0EW Change of use from highway to private curtilage - Case No: 16/02951/FUL Appeal Ref: 16/00103/APPFL2

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
V	Idle And Thackley (ward 13)	23A Croftlands Bradford West Yorkshire BD10 8RW Sycamore - remove - Case No: 16/03762/TPO Appeal Ref: 16/00090/APPTPO
W	City (ward 07)	342 Great Horton Road Bradford West Yorkshire BD7 1QJ Appeal against Enforcement Notice - Case No: 15/00818/ENFUNA Appeal Ref: 16/00072/APPENF
X	City (ward 07)	353 Great Horton Road Bradford West Yorkshire BD7 3BZ Temporary permission for existing cabin building within the rear yard - Case No: 16/03255/FUL Appeal Ref: 16/00094/APPFL2
Y	Great Horton (ward 11)	79 Kenley Parade Bradford West Yorkshire BD7 4JJ Appeal against Enforcement Notice - Case No: 13/00313/ENFCOU Appeal Ref: 16/00005/APPENF
Z	Great Horton (ward 11)	79 Kenley Parade Bradford West Yorkshire BD7 4JJ Appeal against Enforcement Notice - Case No: 13/00313/ENFCOU Appeal Ref: 16/00115/APPENF
AA	Heaton (ward 12)	Leylands Medical Centre 81 Leylands Lane Bradford West Yorkshire BD9 5PZ Two detached houses - Case No: 16/00451/FUL Appeal Ref: 16/00091/APPFL2

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
BB	Wyke (ward 30)	The Knowle 50 Knowle Lane Wyke Bradford West Yorkshire BD12 9BG Conversion of stables to dwelling - Case No: 16/03237/FUL Appeal Ref: 16/00095/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