

# Report of the Strategic Director, Regeneration to the meeting of the Area Planning Panel (KEIGHLEY AND SHIPLEY) to be held on 14 December 2016

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## Summary Statement - Part Two

### Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action	(3)
Decisions made by the Secretary of State - Dismissed	(2)

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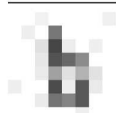
Julian Jackson  
Assistant Director (Planning, Transportation and Highways)

Report Contact: Mohammed Yousuf  
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Email: mohammed.yousuf@bradford.gov.uk

**Portfolio:**  
Regeneration, Planning & Transport

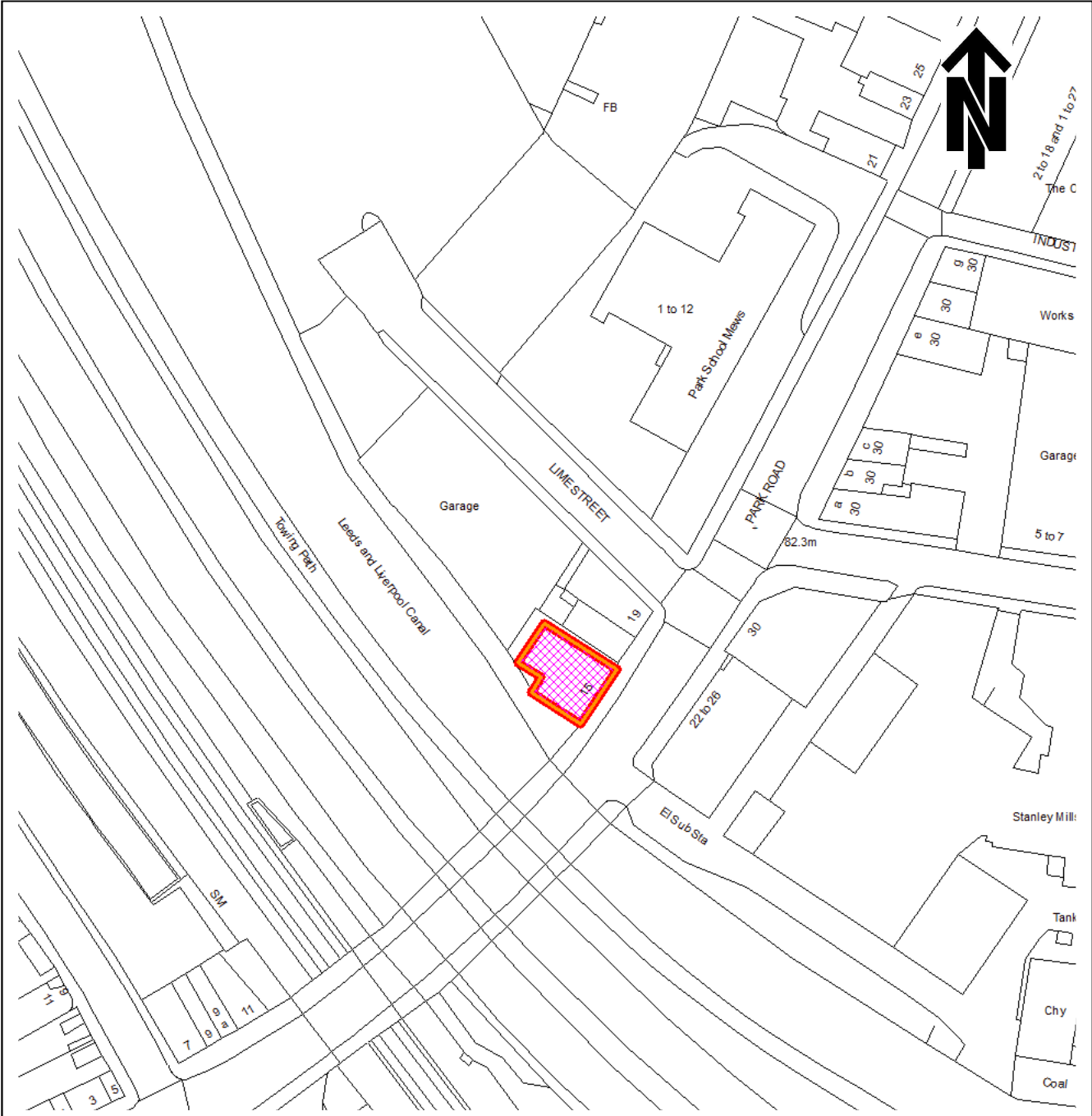
**Overview & Scrutiny Committee Area:**  
Regeneration and Economy



Area Planning Panel (Keighley and Shipley)

16/00356/ENFUNA

14 December 2016



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<p>ITEM: A</p>	<p>LOCATION:</p> <p><b>15 Park Road</b> <b>Bingley BD16 4BD</b></p>
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**14 December 2016**

**Item Number:** A  
**Ward:** BINGLEY  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
16/00356/ENFUNA

**Site Location:**  
15 Park Road, Bingley, BD16 4BD

**Breach of Planning Control:**  
Installation of two externally mounted roller shutters, roller shutter boxes and guide rails.

**Circumstances:**  
It was brought to the attention of the Local Planning Authority that new unauthorised shutters had been installed at the property and a letter sent to the occupier requesting action be taken. A retrospective planning application for the retention of the shutters was subsequently refused.

The unauthorised works detract from the appearance of the existing building and wider designated Leeds Liverpool Canal Conservation Area contrary to Policies UDP3, UR3, BH7 and D1 of the Councils Replacement Unitary Development Plan, Guidance within the Councils A Shopkeepers Guide to Securing their Premises Supplementary Planning Document and National Policy set out in the National Planning Policy Framework.

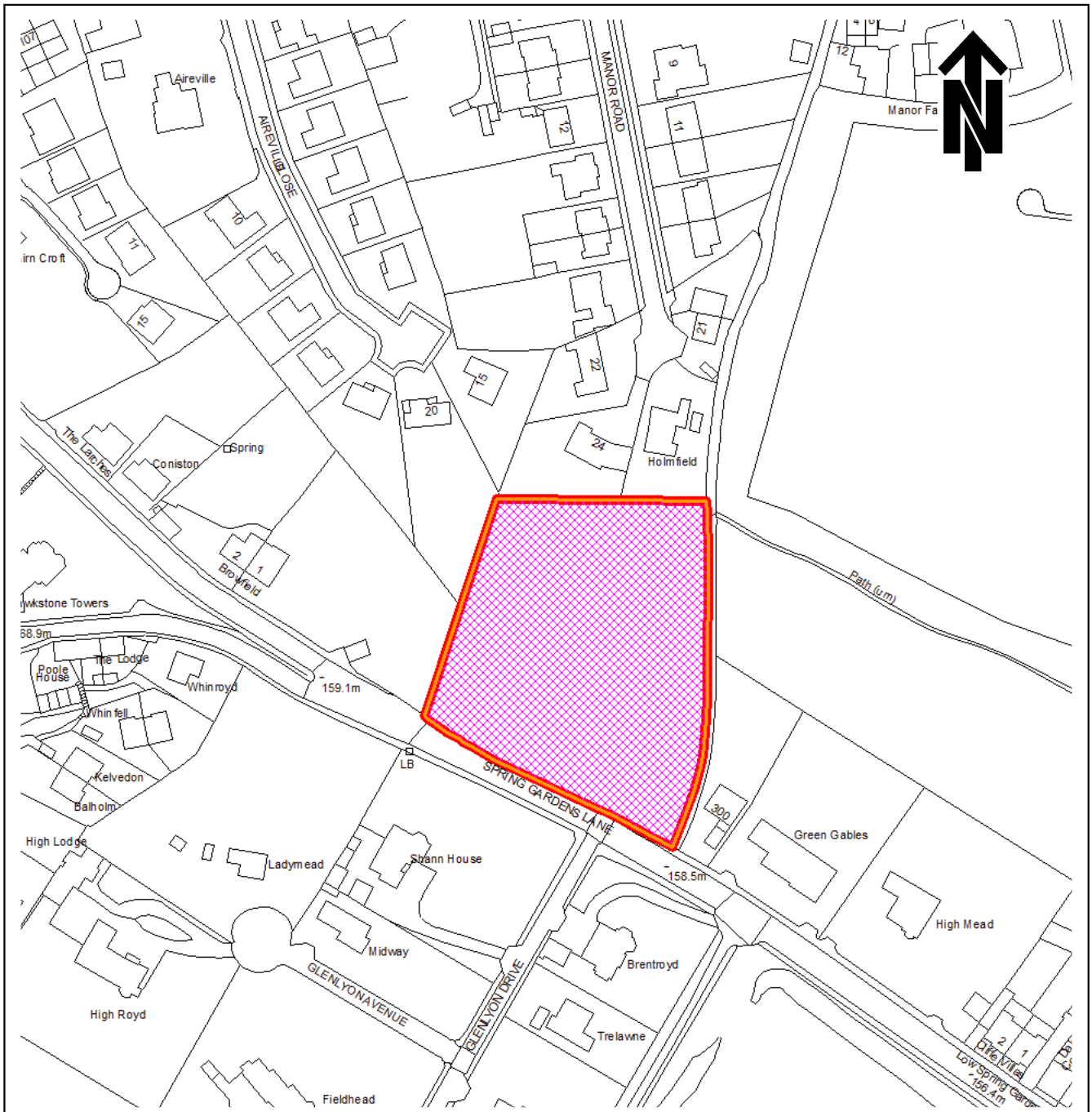
The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 21 November 2016.

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

**16/00531/ENFUNA**

14 December 2016



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ITEM: **B**

**LOCATION:**

**Land At Grid Ref 405344 442434  
Spring Gardens Lane Keighley**

**14 December 2016**

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

**Enforcement Reference:**  
16/00531/ENFUNA

**Site Location:**  
Land North of Spring Gardens Lane, Keighley.

**Breach of Planning Control:**  
Unauthorised development.

**Circumstances:**  
The above land is subject to planning approval for four houses however the application was conditionally approved and several of those conditions remain outstanding. Works have commenced on site and the Local Planning Authority has received complaints about disturbance from the development. The developer was contacted about the unauthorised commencement however works have continued.

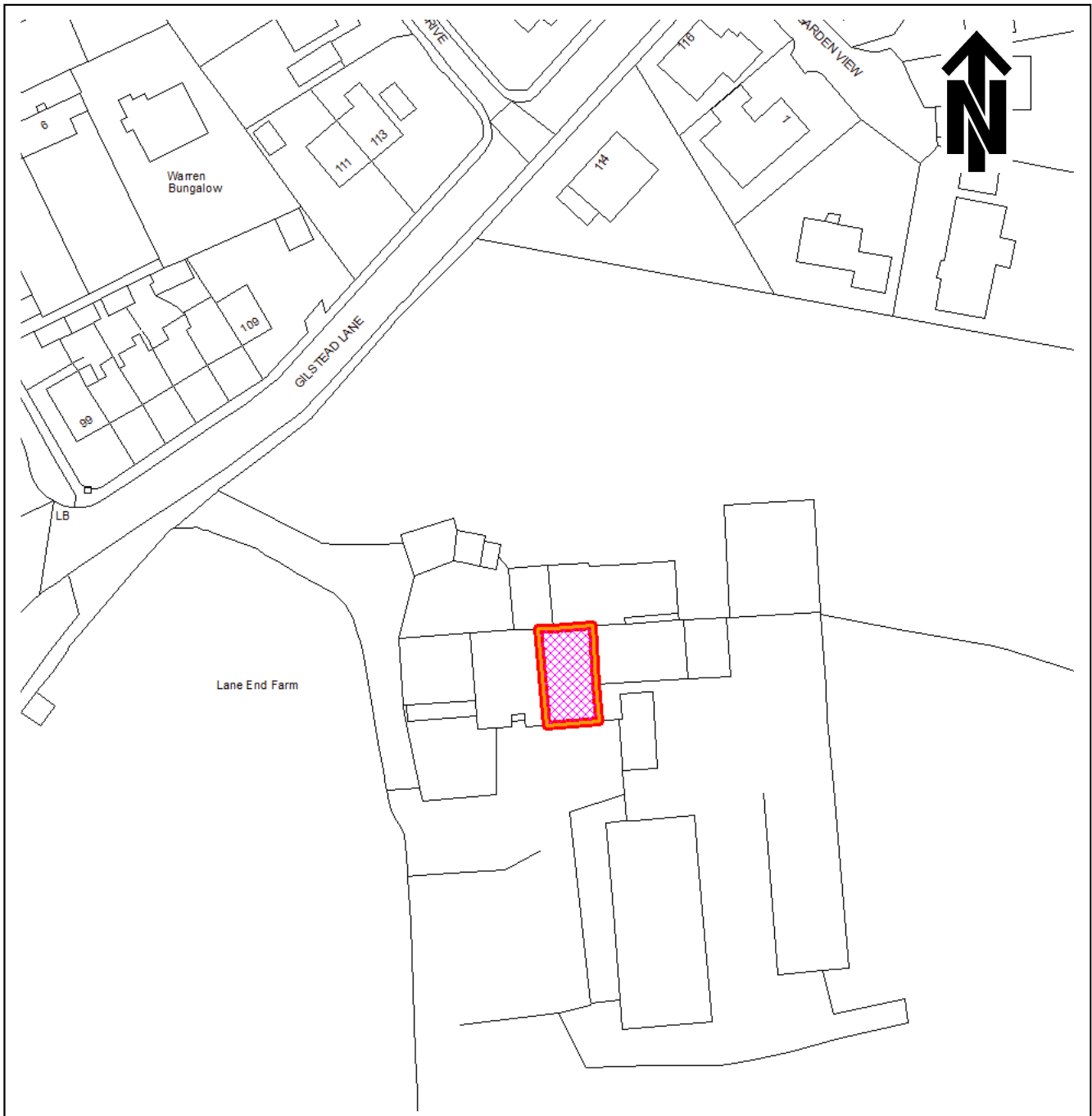
The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 21 November 2016.

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

**15/01229/ENFCOU**

14 December 2016



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**ITEM: C**

**LOCATION:**

**Lane End Farm Gilstead Lane  
Gilstead Bingley BD16 3LH**

**14 December 2016**

**Item: C**  
**Ward: BINGLEY**  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
15/01229/ENFCOU

**Site Location:**  
Land at Lane End Farm, Gilstead Lane, Gilstead, Bingley, BD16 3LH

**Breach of Planning Control:**  
Unauthorised use of land for the processing, storage and supply of stone and masonry products.

**Circumstances:**  
Following a complaint, a site visit confirmed that the use of a yard at the farm had changed from agriculture to a commercial operation as set out in the breach (above).

The change of use had been challenged in writing previously and subsequently ceased. However, the use has recommenced and therefore it has been necessary to move to formal action.

The unauthorised use is inappropriate and unsustainable in this location and harms the openness of the green belt, causes noise and disturbance and is contrary to policies UDP3, UR3, and GB1 of the Councils replacement unitary development plan and contrary to the national planning policy framework.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 23 November 2016.

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## **DECISIONS MADE BY THE SECRETARY OF STATE**

### **Appeals Allowed**

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

### **Appeals Dismissed**

<b><u>ITEM</u></b>	<b><u>WARD</u></b>	<b><u>LOCATION</u></b>
<b>D</b>	<b>Baildon (ward 01)</b>	<b>Bridge End Park Mount Avenue Baildon BD17 6DS</b>  <b>Construction of detached dwelling - Case No: 15/07336/FUL</b>  <b>Appeal Ref: 16/00104/APPFL2</b>
<b>E</b>	<b>Wharfedale (ward 26)</b>	<b>Spring Bank House Menston Old Lane Burley In Wharfedale Ilkley LS29 7QQ</b>  <b>Conversion and reconstruction of the existing outbuildings to form a single new residence - Case No: 16/01973/FUL</b>  <b>Appeal Ref: 16/00097/APPFL2</b>

### **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**