

Report of the Strategic Director, Place to the meeting of the Area Planning Panel (BRADFORD) to be held on 21 February 2017

L

Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action	(6)
Decisions made by the Secretary of State - Dismissed	(5)
Decisions made by the Secretary of State – Allowed in Part/Part Dismissed	(1)

Julian Jackson
Assistant Director (Planning, Transportation and Highways)

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Portfolio:
Regeneration, Planning and Transport

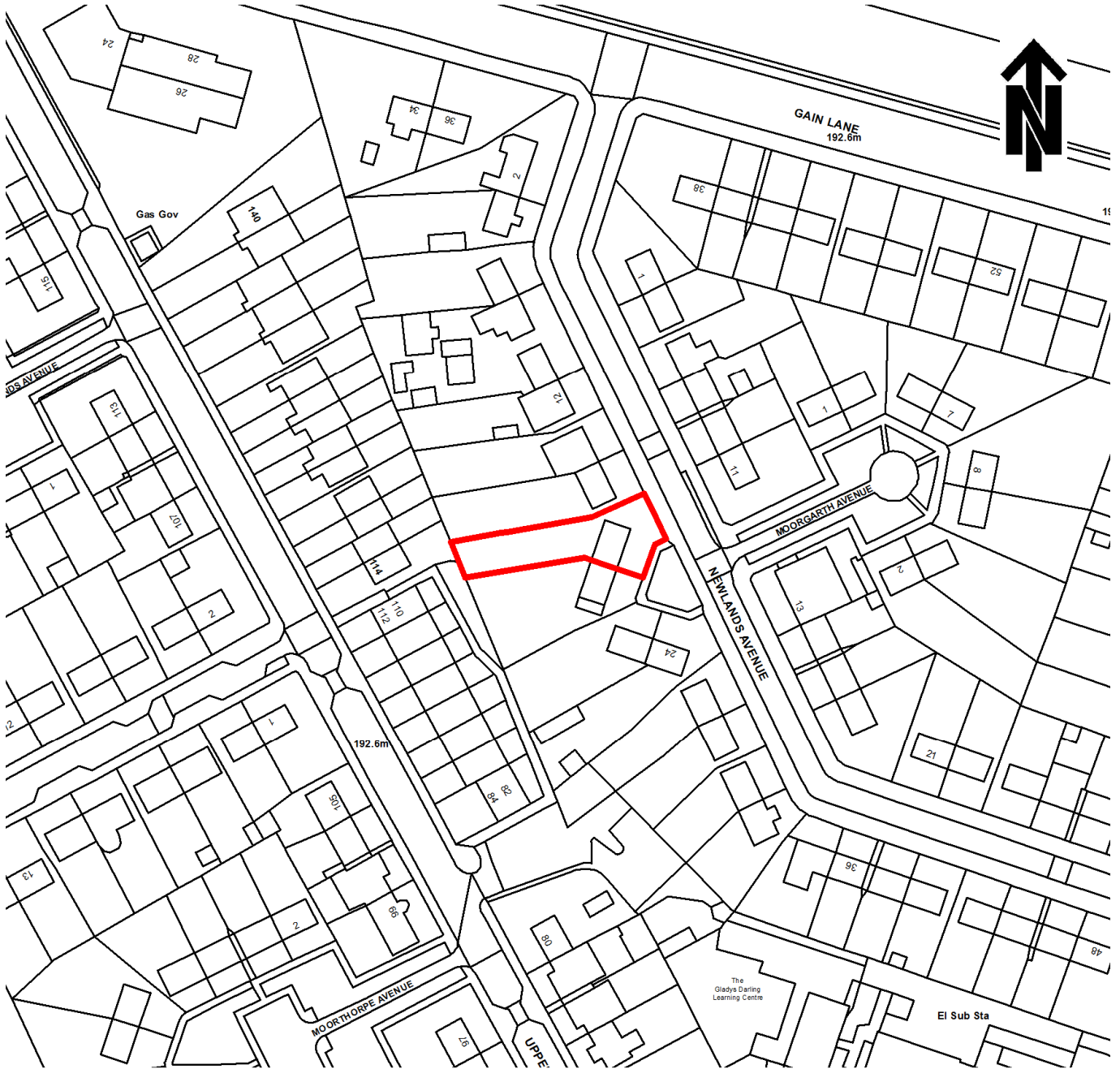
Overview & Scrutiny Committee Area:
Regeneration and Economy



16/00751/ENFUNA

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18 Newlands Avenue
Bradford BD3 7EZ

21 February 2017

Item: A
Ward: BRADFORD MOOR
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00751/ENFUNA

Site Location:
18 Newlands Avenue, Bradford, BD3 7EZ

Breach of Planning Control:
Unauthorised single storey front extension.

Circumstances:
In August 2016 the Local Planning Authority received an enquiry regarding an extension to the property.

An inspection was made and it was noted that a single story front extension had been built, for the Local Planning Authority had no record of planning permission having been granted.

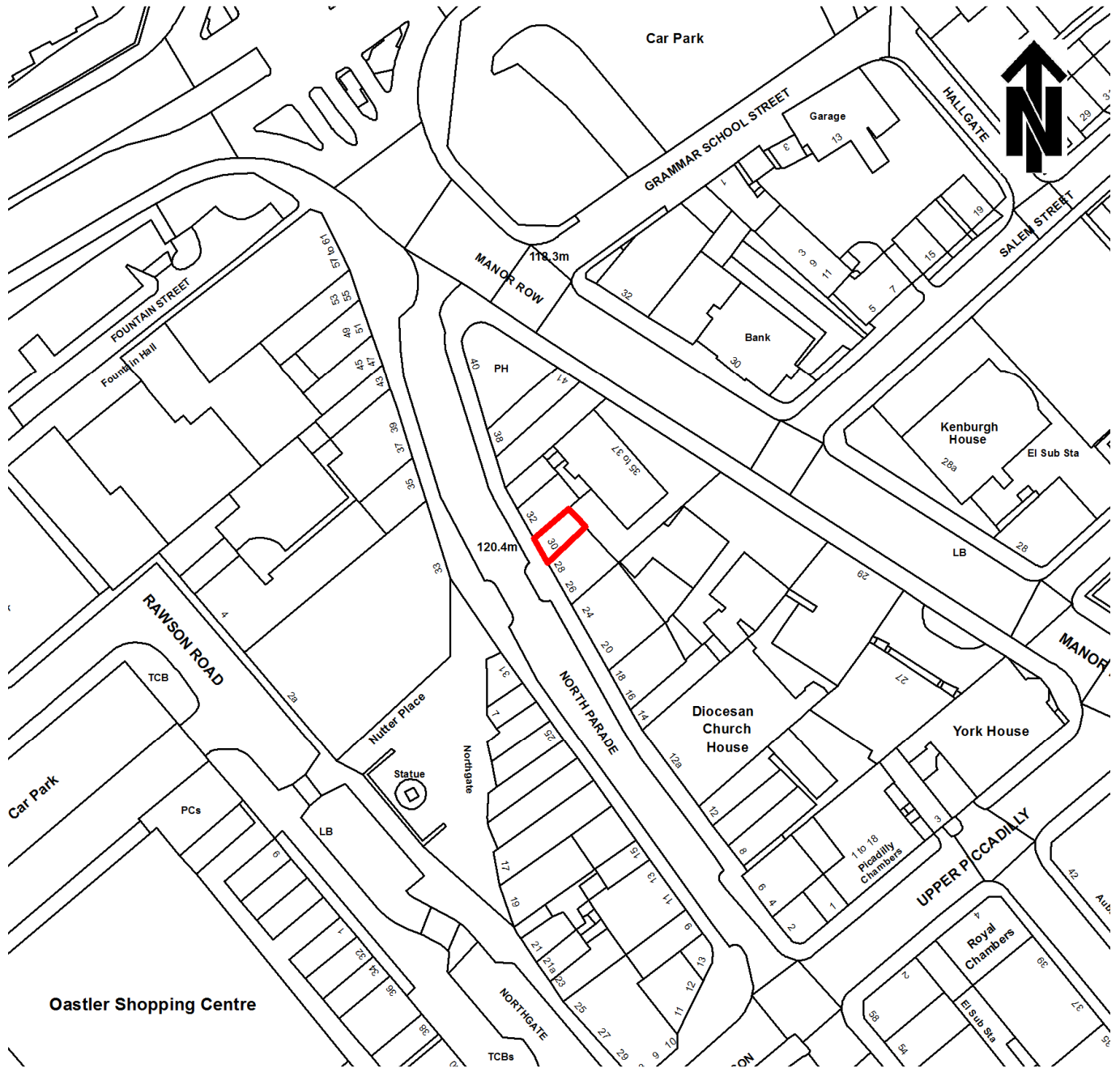
The owner/occupier of the property has been requested to rectify the breach of planning control, however no action has been taken.

The unauthorised single storey extension remains in place and on 28 December 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 single storey 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.

16/00921/ENFLBC

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30 North Parade
Bradford BD1 3HZ

21 February 2017

Item: B
Ward: CITY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00921/ENFLBC

Site Location:
30 North Parade, Bradford, BD1 3HZ

Breach of Planning Control:
Display of advertisements without Listed Building Consent.

Circumstances:
In November 2016 it was noted that advertisements were being displayed on the Listed Building, for which the Council had no record of consent having been granted.

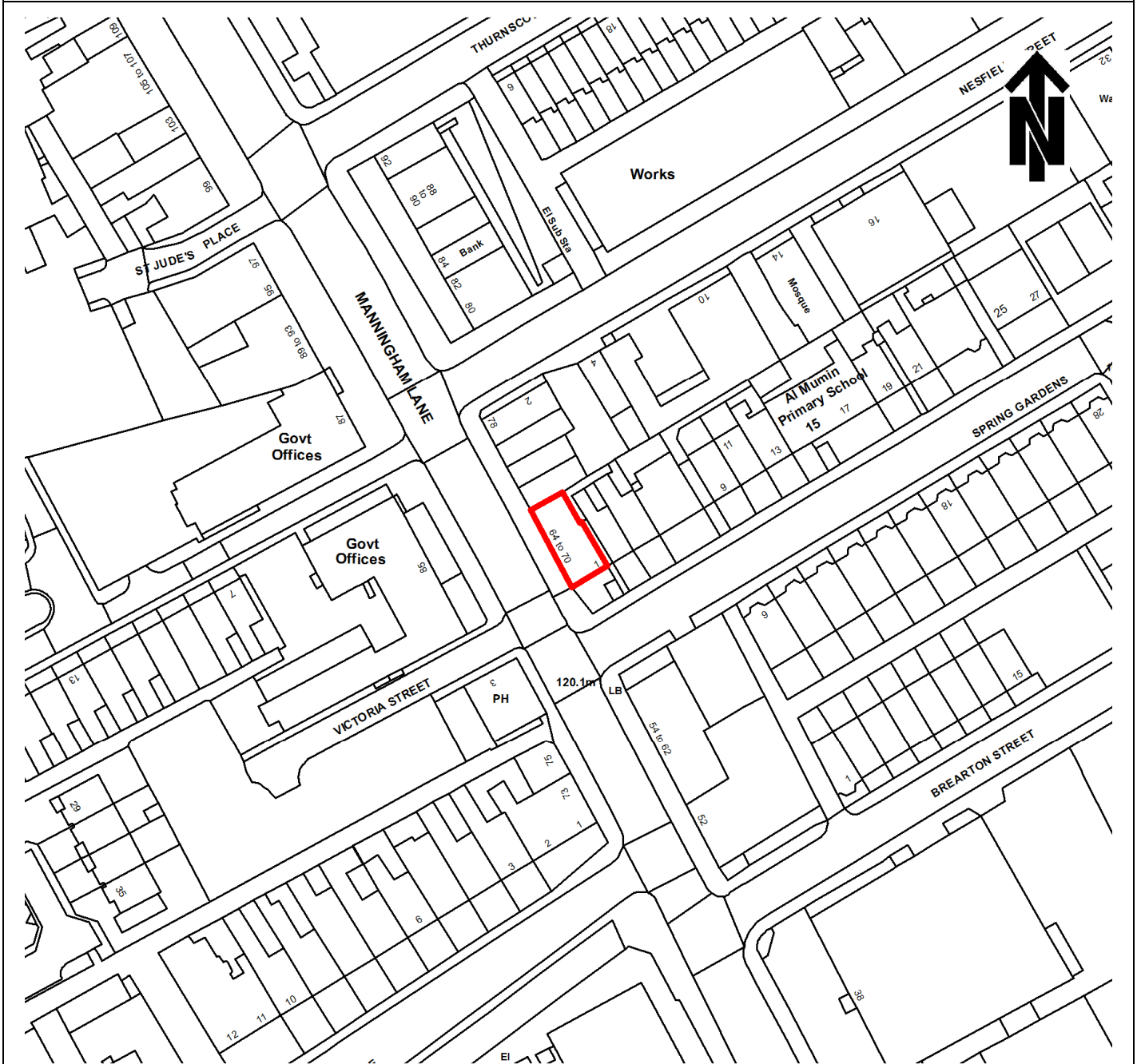
The occupier of the building has been requested to rectify the breach of planning control, however no action has been taken to date.

The unauthorised advertisements continue to be displayed and on 9 January 2017 the Planning Manager (Enforcement & Trees) authorised the issue of a Listed Building Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised advertisements are inappropriate to the Listed Building, contrary to Policy BH6 of the Council's adopted Replacement Unitary Development Plan.

15/00952/ENFCOU

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**68 - 70 Manningham Lane
Bradford BD1 3EP**

21 February 2017

Item: C
Ward: MANNINGHAM
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00952/ENFCOU

Site Location:
68-70 Manningham Lane, Bradford, BD1 3EP

Breach of Planning Control:
Unauthorised hot food takeaway use.

Circumstances:
In September 2015 the Local Planning Authority received enquiries regarding the use of the property.

An inspection showed that the property was being used as a Class A5 hot food takeaway, for which the Council had no record of planning permission having been granted.

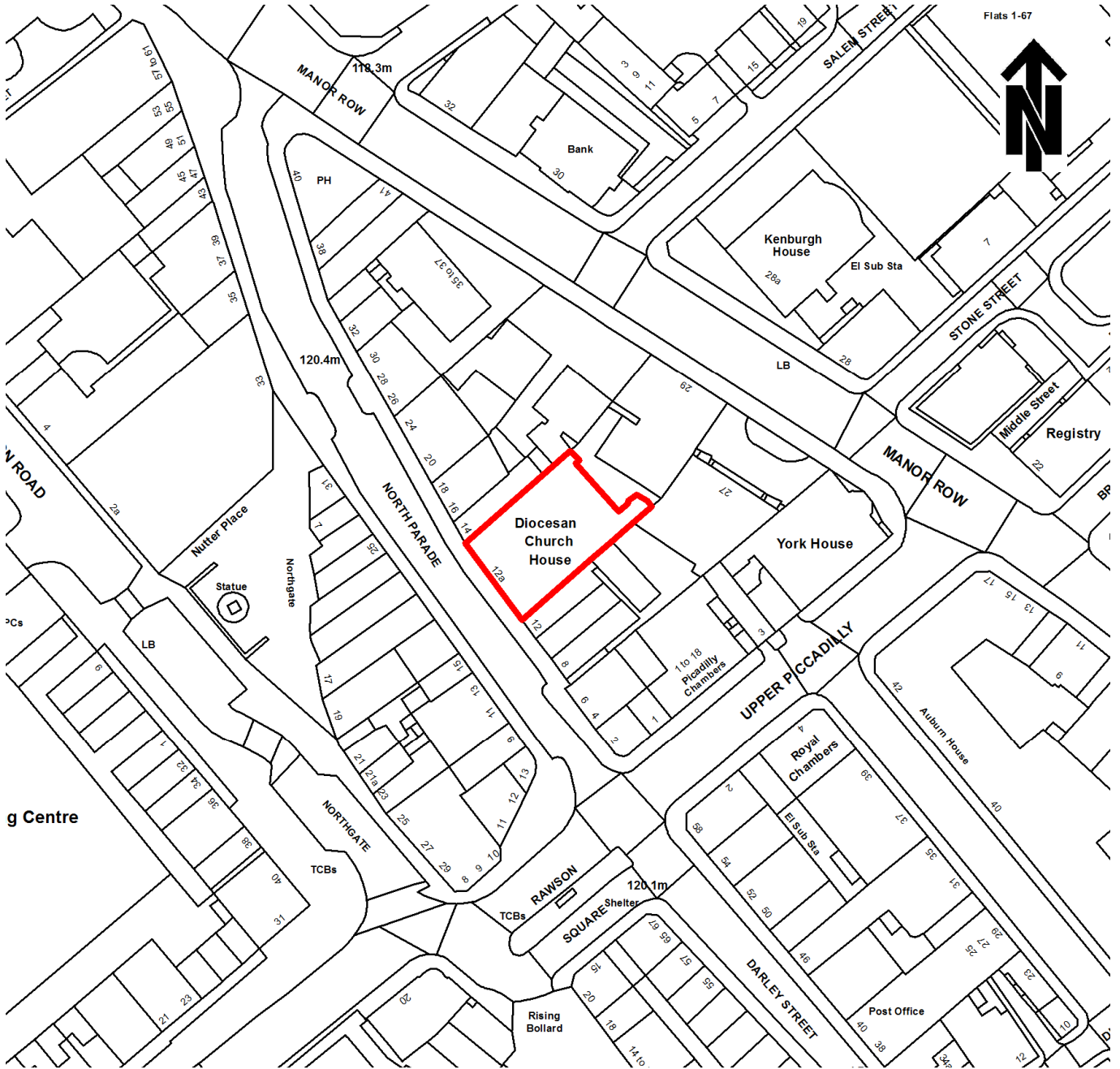
The occupier of the property has been requested to take action to rectify the breach of planning control, however no response has been received and the unauthorised Class A5 hot food takeaway is continuing.

On 11 January 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised Class A5 hot food takeaway use is contrary to the Council's adopted Hot Food Takeaways SPD and is detrimental to residential amenity and highway safety by virtue of increased noise, disturbance and traffic movement, contrary to policies UR3, TM2 and TM11 of the Council's adopted Replacement Unitary Development Plan.

16/01012/ENFLBC

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Church House
12A North Parade
Bradford BD1 3HT

21 February 2017

Item: D
Ward: CITY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/01012/ENFLBC

Site Location:
12a North Parade, Bradford, BD1 3HT

Breach of Planning Control:
Display of advertisements without Listed Building Consent.

Circumstances:
In November 2016 it was noted that advertisements were being displayed on the Listed Building, for which the Council had no record of consent having been granted.

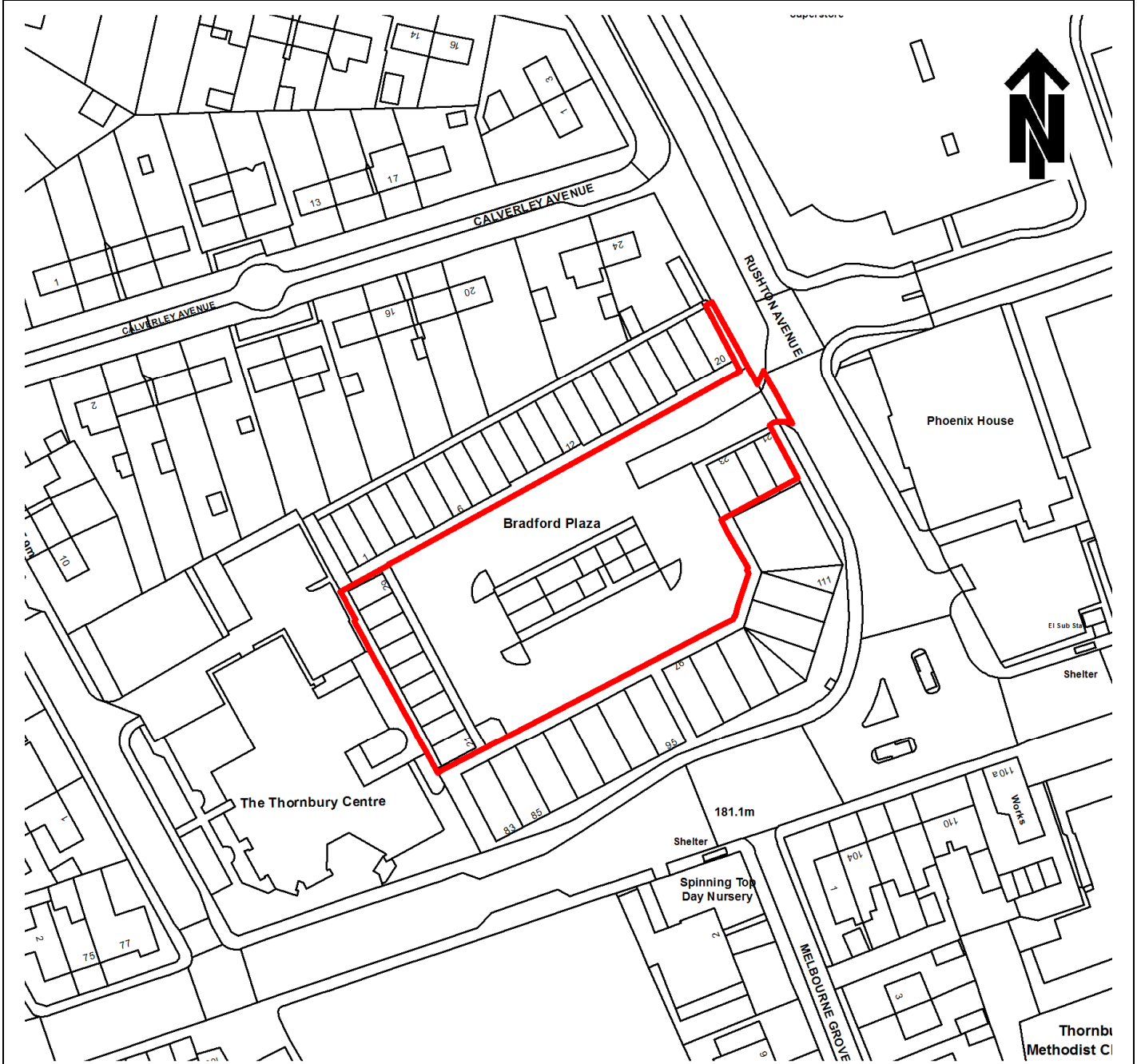
The occupier of the building has been requested to rectify the breach of planning control, however no action has been taken to date.

The unauthorised advertisements continue to be displayed and on 9 January 2017 the Planning Manager (Enforcement & Trees) authorised the issue of a Listed Building Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised advertisements are inappropriate to the Listed Building, contrary to Policy BH6 of the Council's adopted Replacement Unitary Development Plan.

16/00204/ENFCON

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**Land East Of The Thornbury Centre
Leeds Old Road
Bradford BD3 8JX**

21 February 2017

Item: E
Ward: BRADFORD MOOR
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00204/ENFCON

Site Location:
Bradford Plaza, Leeds Old Road, Bradford, BD3 8JX

Breach of Planning Control:
Breach of condition 3 planning permission 13/05126/FUL.

Circumstances:
Planning permission 13/05126/FUL for retail development was granted by the Council in February 2014.

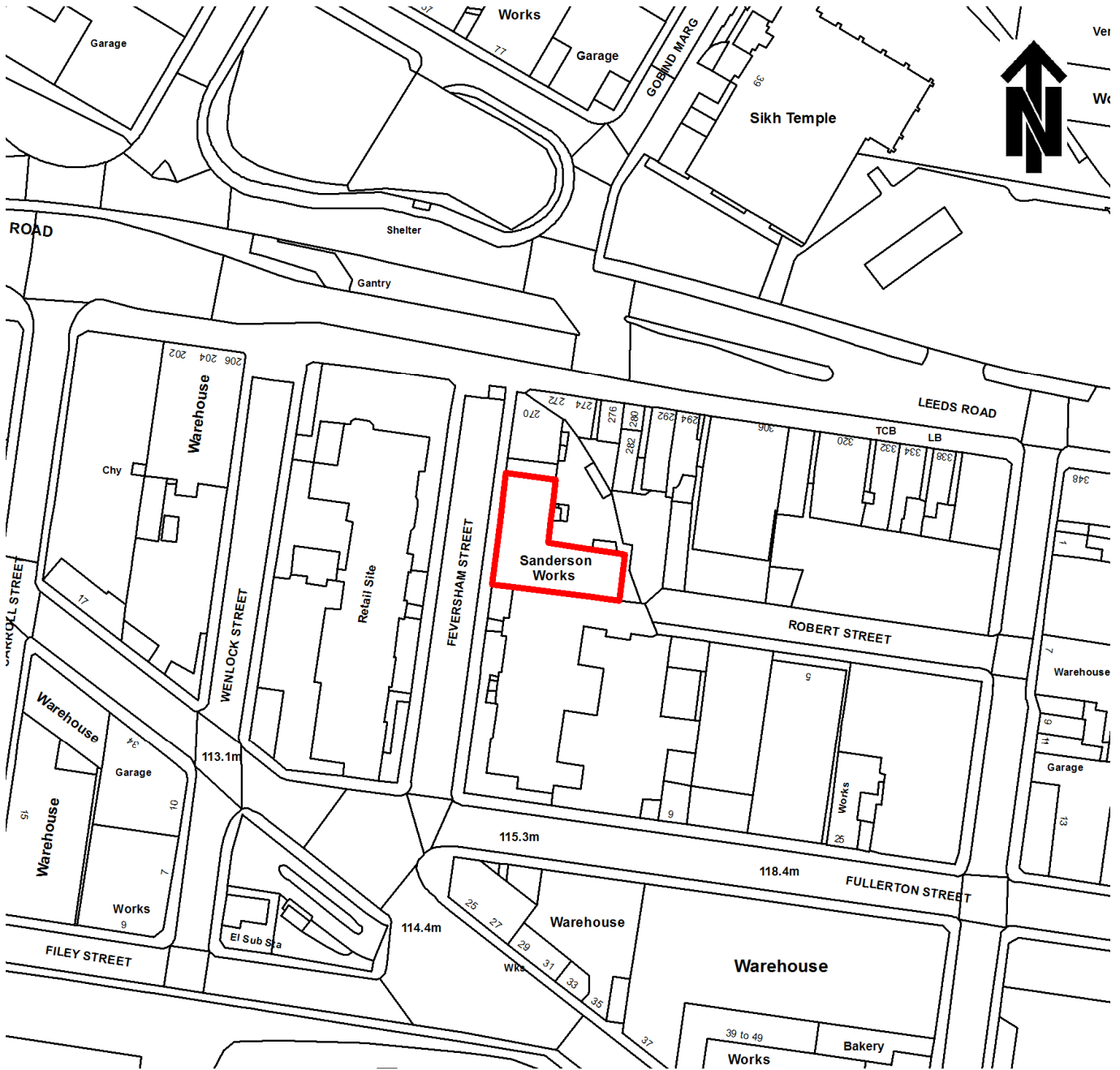
Condition 3 of the planning permission required the installation of a refuse/recycling enclosure in accordance with the approved details, however the condition has not been complied with.

On 5 January 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice (Breach of Condition). It is considered expedient to instigate Enforcement (Legal) Action as the breach of condition 3 of the planning permission is detrimental to visual amenity, contrary to Policies D1 and UR3 of the Council's adopted Replacement Unitary Development Plan.

16/00433/ENFUNA

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Sanderson Building
1 - 5 Feversham Street
Bradford BD3 9QL

21 February 2017

Item: F
Ward: BOWLING AND BARKEREND
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00433/ENFUNA

Site Location:
Sanderson Building, 1-5 Feversham Street, Bradford, BD3 9QL

Breach of Planning Control:
Unauthorised externally mounted roller shutters.

Circumstances:
In June 2016 the Local Planning Authority received an enquiry regarding the installation of roller shutters at the property.

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

In August 2016 planning permission 15/04946/FUL was granted by the Council for roller shutters of a different design to those already installed and which complied with the Council's adopted policies. The owner was subsequently requested to remove the unauthorised roller shutters from the property.

The unauthorised roller shutters remain in place and on 29 December 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 D1, D11, 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.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeals Allowed

There are no Appeal Allowed Decisions to report this month

Appeals Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
G	Toller (ward 24)	1 Durham Terrace Bradford BD8 9JH Covered canopy for fruit and vegetable display - Case No: 16/01958/FUL Appeal Ref: 16/00125/APPFL2
H	Windhill And Wrose (ward 28)	1 Wrose Grove Bradford BD2 1PQ Two-storey side extension - Case No: 16/06362/HOU Appeal Ref: 16/00132/APPHOU
I	Little Horton (ward 18)	21 Hampden Street Bradford BD5 0LB Appeal against Enforcement Notice - Case No: 15/00801/ENFUNA Appeal Ref: 16/00122/APPENF
J	Great Horton (ward 11)	22 Glenrose Drive Bradford BD7 2QQ Construction of two storey extension - Case No: 16/06324/HOU Appeal Ref: 16/00129/APPHOU
K	Manningham (ward 19)	8 St Marys Road Manningham Bradford West Yorkshire BD8 7LR Retrospective application for two roller shutters to the rear elevation and alterations to stone walling - Case No: 16/04260/HOU Appeal Ref: 16/00135/APPHOU

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

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
L	City (ward 07)	342 Great Horton Road Bradford BD7 1QJ Extension to east elevation to form ancillary dessert lounge allowed on appeal - shutters removed from application - Case No: 16/00945/FUL Appeal Ref: 16/00120/APPFL2