

# Report of the Strategic Director, Place to the meeting of the Area Planning Panel (KEIGHLEY AND SHIPLEY) to be held on 22 March 2017

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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 - Allowed	(1)
Decisions made by the Secretary of State - Dismissed	(4)

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**Portfolio:**  
Regeneration, Planning & Transport

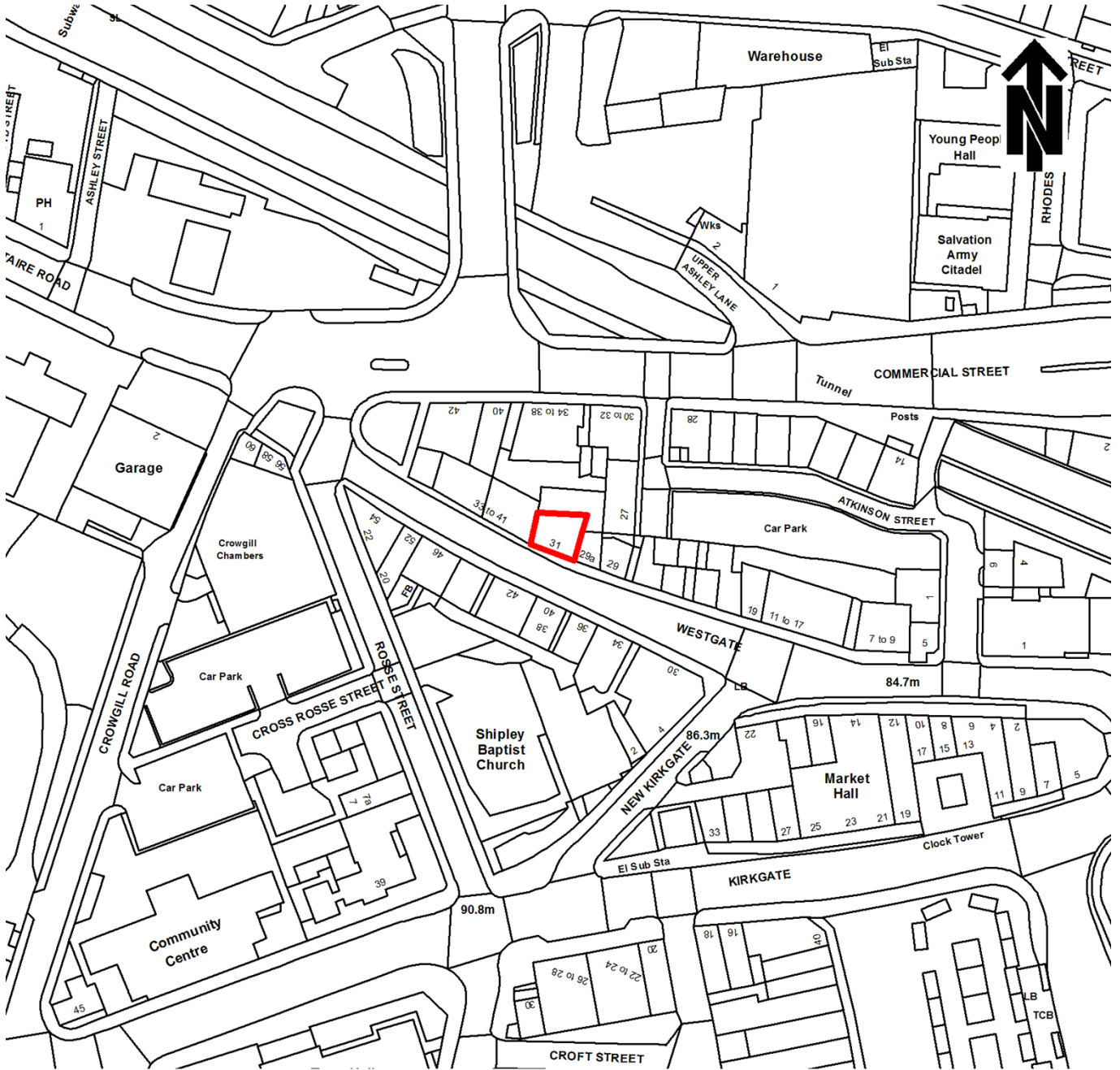
**Overview & Scrutiny Committee Area:**  
Regeneration and Economy



16/01019/ENFUNA

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**31 Westgate  
Shipley  
BD18 3QX**

**22 March 2017**

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

**Enforcement Reference:**  
16/01019/ENFUNA

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

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

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

An inspection showed that two externally mounted roller shutters 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.

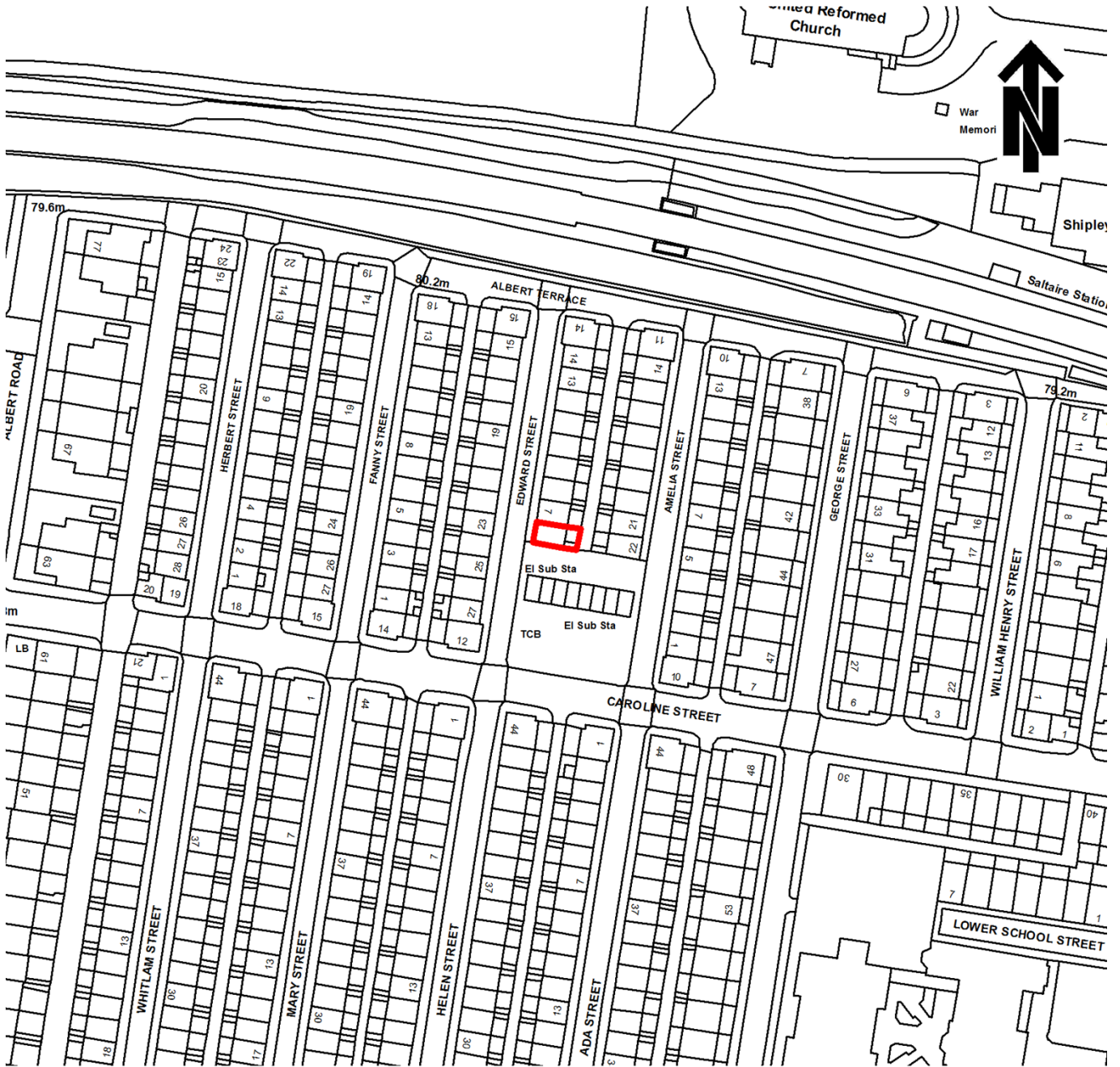
The owner/occupier has been requested to take action to rectify the breach of planning control, however no action has been taken.

The unauthorised roller shutters remain in place and on 8 February 2017 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, 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.

15/00989/ENFCOU

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**6 Edward Street**  
**Saltaire**  
**Shipley BD18 4PZ**

**22 March 2017**

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

**Enforcement Reference:**  
15/00989/ENFCOU

**Site Location:**  
6 Edward Street, Saltaire

**Breach of Planning Control:**

Change of use from a residential use to a mixed use including both residential and a new retail use for the operation of a bakery.

**Circumstances:**

It was brought to the attention of the Local Planning Authority that the owner had carried out a material change of use of this residential dwelling, a grade II listed building, to a mixed-use including both residential and business retail uses specifically the operation of a bakery.

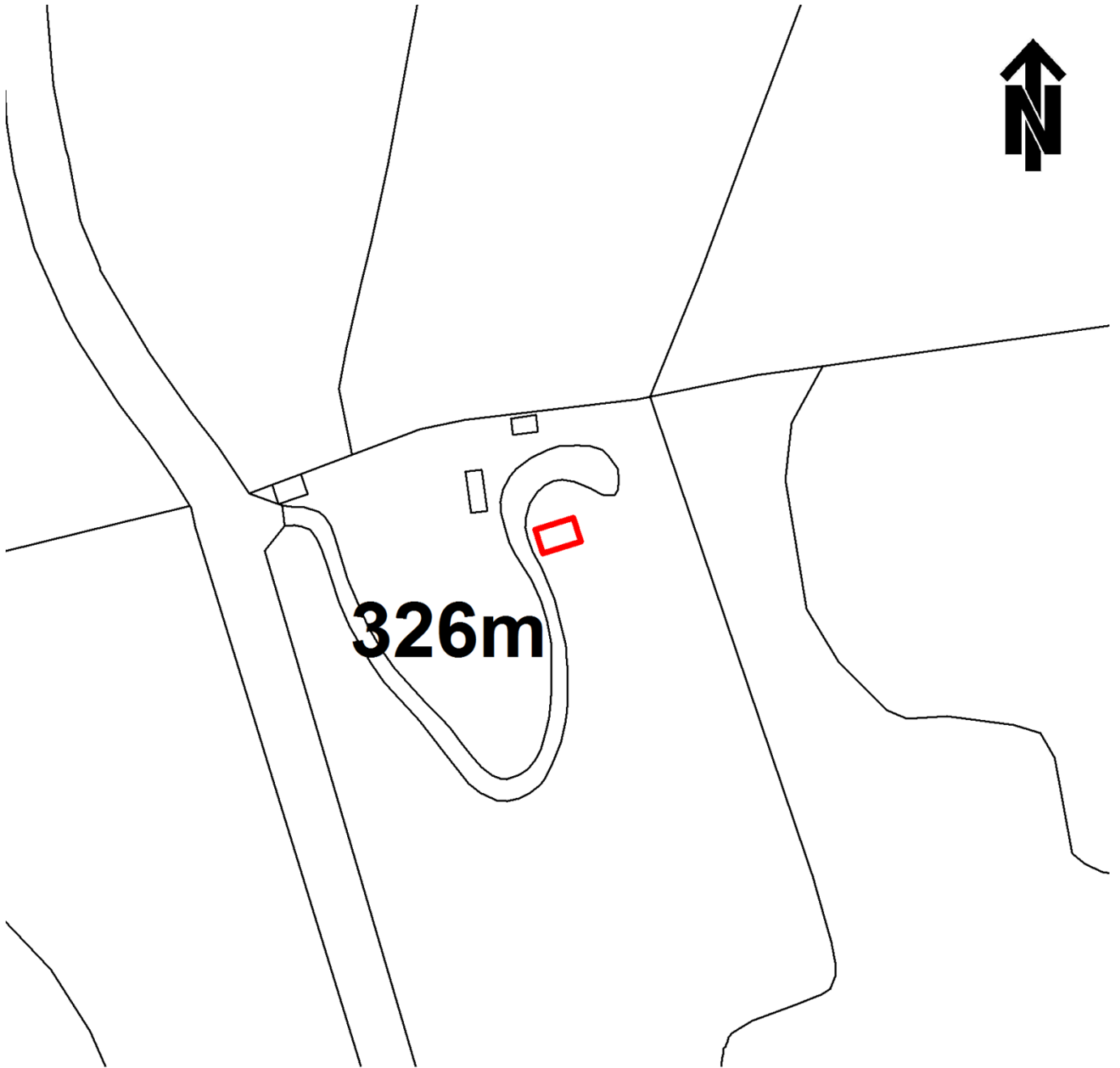
Following written challenge it was confirmed that a commercial baking enterprise was occurring from the property however the use was infrequent and restricted access to the public. Further information received since indicates the use has intensified with a regular provision for customers to visit and purchase from the property to the significant detriment of the amenities of residents of adjoining properties and the wider area. No planning permission has been sought for the change of use which is unauthorised.

The change of use is contrary to Policies UR3, BH1, BH6, BH7, BH13, D1, P1, P7, and D1 of the Council's Adopted Replacement Unitary Development Plan and national policy set out in the National Planning Policy Framework.

**17/00053/ENFUNA**

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**Buildings At Grid Ref 399985 441712  
Long Gate Sutton-in-Craven  
Keighley**

**22 March 2017**

**Item: C**  
**Ward: WORTH VALLEY**  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
17/00053/ENFUNA

**Site Location:**  
Land on the East Side of Long Gate, Sutton in Craven (Oakworth), Keighley.

**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 part demolition, rebuilding and engineering operations to create either a new dwelling/building.

The unauthorised development amounts to inappropriate development within the Green Belt and is harmful to the character of the landscape character contrary to Policies GB1, NE3 and NE3A of the Replacement Unitary Development Plan for the Bradford District 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 23 January 2017.

## DECISIONS MADE BY THE SECRETARY OF STATE

### Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
D	Worth Valley (ward 29)	High Binns Height Lane Oxenhope Keighley  Barn conversion as ancillary to dwelling, minor extension of domestic curtilage, engineering works to create an underground car park within established curtilage and deposit of excavated material on adjacent field  - Case No: 16/01852/FUL  Appeal Ref: 16/00127/APPFL2

### Appeals Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
E	Bingley Rural (ward 03)	1 Thorn Gate Whalley Lane Denholme Bradford BD13 3SD  Change of use of agricultural building and land to residential use (C3) and associated external alterations - Case No: 16/04729/PAR  Appeal Ref: 16/00128/APPPAR
F	Keighley Central (ward 15)	10 The Hallows Keighley BD20 6HY  Appeal against Enforcement Notice - Case No: 15/00609/ENFUNA  Appeal Ref: 16/00076/APPENF
G	Worth Valley (ward 29)	Broad View Hob Cote Lane Oakworth Keighley BD22 0RW  Demolition of garden sheds and replace with new garden store building - Case No: 16/05490/HOU  Appeal Ref: 17/00002/APPHOU



<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
H	Keighley Central (ward 15)	Fair Deal Beds Unit 2 Back Prospect Place Keighley BD21 1PS  Appeal against Enforcement Notice - Case No: 12/00451/ENFUNA  Appeal Ref: 16/00070/APPENF

### **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