

Report of the Strategic Director, Place to the meeting of the Area Planning Panel (BRADFORD) to be held on 13 December 2017

J

Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action	(5)
Decisions made by the Secretary of State - Dismissed	(9)

Julian Jackson
Assistant Director (Planning, Transportation and Highways)

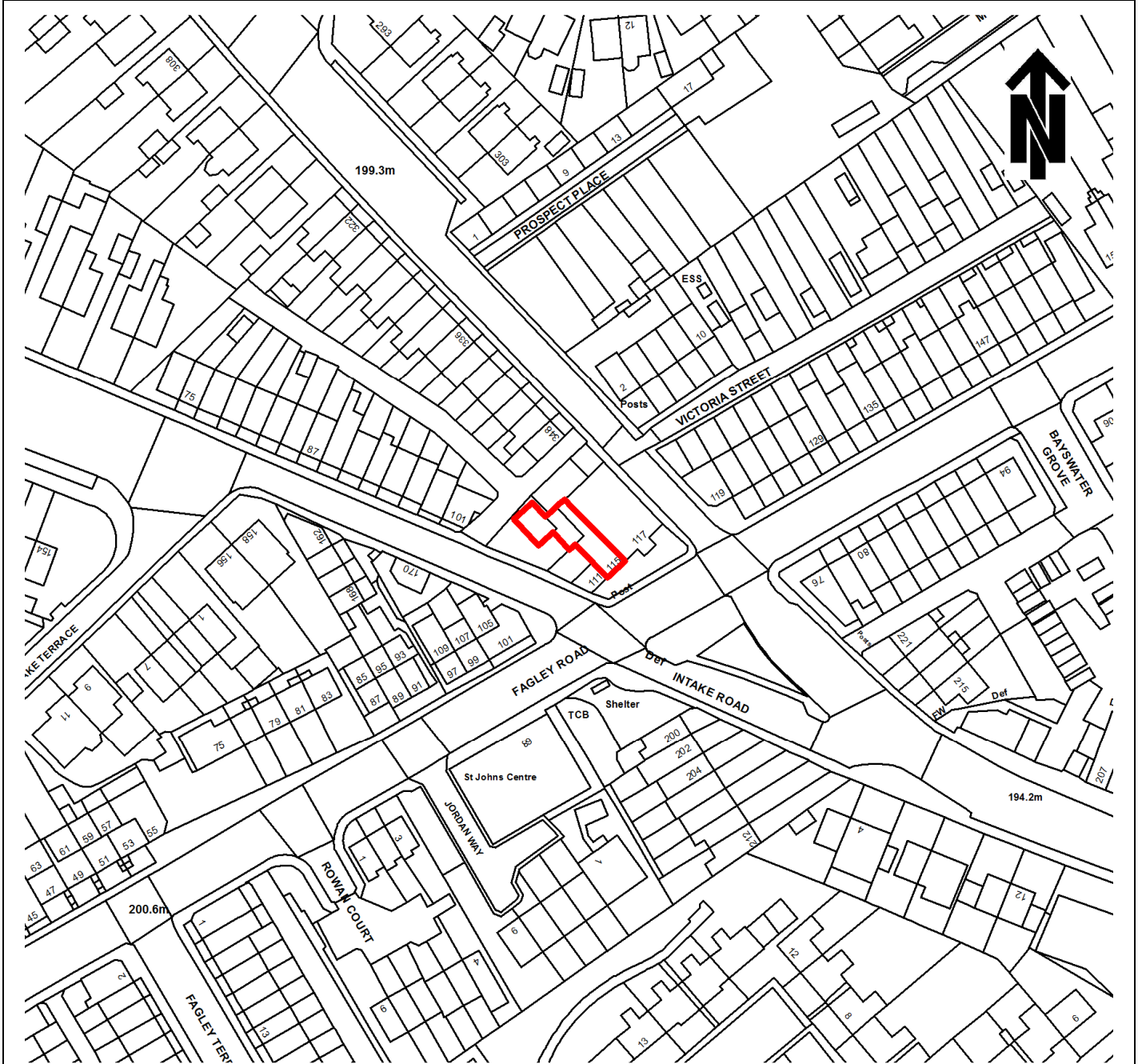
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Portfolio:
Regeneration, Planning & Transport

Overview & Scrutiny Committee Area:
Regeneration and Economy

17/00186/ENFCOU



1:1,250

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115 Fagley Road
Bradford
West Yorkshire
BD2 3LR

13 December 2017

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

Enforcement Reference:
17/00186/ENFCOU

Site Location:
115B Fagley Road Bradford BD2 3LR

Breach of Planning Control:
Unauthorised externally mounted roller shutter

Circumstances:
In March 2017 the Council received an enquiry regarding the change of use of the property.

An inspection showed that the property was being used as a café and that an externally mounted roller shutter had been installed, for which the Council had no record of planning permission having been granted.

Retrospective planning permission for the café use with no external alterations was granted by the Council in July 2017 and the owner/occupier was requested to remove the unauthorised roller shutter from the property.

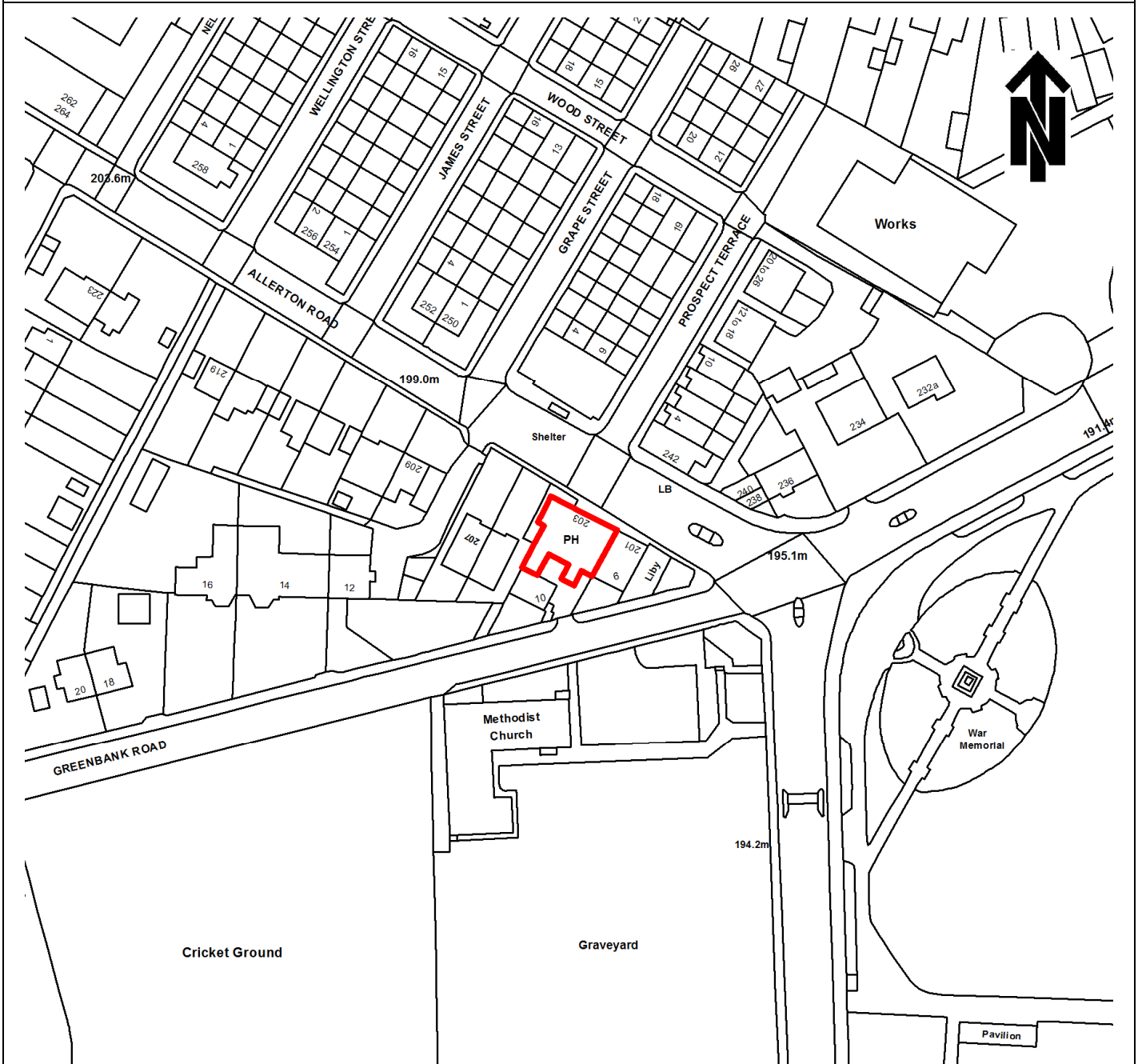
The unauthorised roller shutter remains in place and on 25th October 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised externally mounted roller shutter is detrimental to visual amenity by virtue of its design and appearance, contrary to Policies DS1, DS3 and SC9 of the Council's adopted Local Plan for Bradford, the Council's adopted Shopfront Design Guide, the Council's adopted A Shopkeepers Guide to Securing their Premises Supplementary Planning Document and the policies contained in the National Planning Policy Framework.

16/00957/ENFCOU



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203 Allerton Road
Bradford
West Yorkshire
BD15 7RD

13 December 2017

Item Number: B
Ward: THORNTON AND ALLERTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00957/ENFCOU

Site Location:
203 Allerton Road Bradford BD15 7RD

Breach of Planning Control:
Breach of condition 3 of planning permission 15/02547/FUL

Circumstances:
In August 2015 planning permission 15/02547/FUL was granted to use the former public house premises as a madrassa. Condition 3 of the planning permission restricts the hours of use of the madrassa.

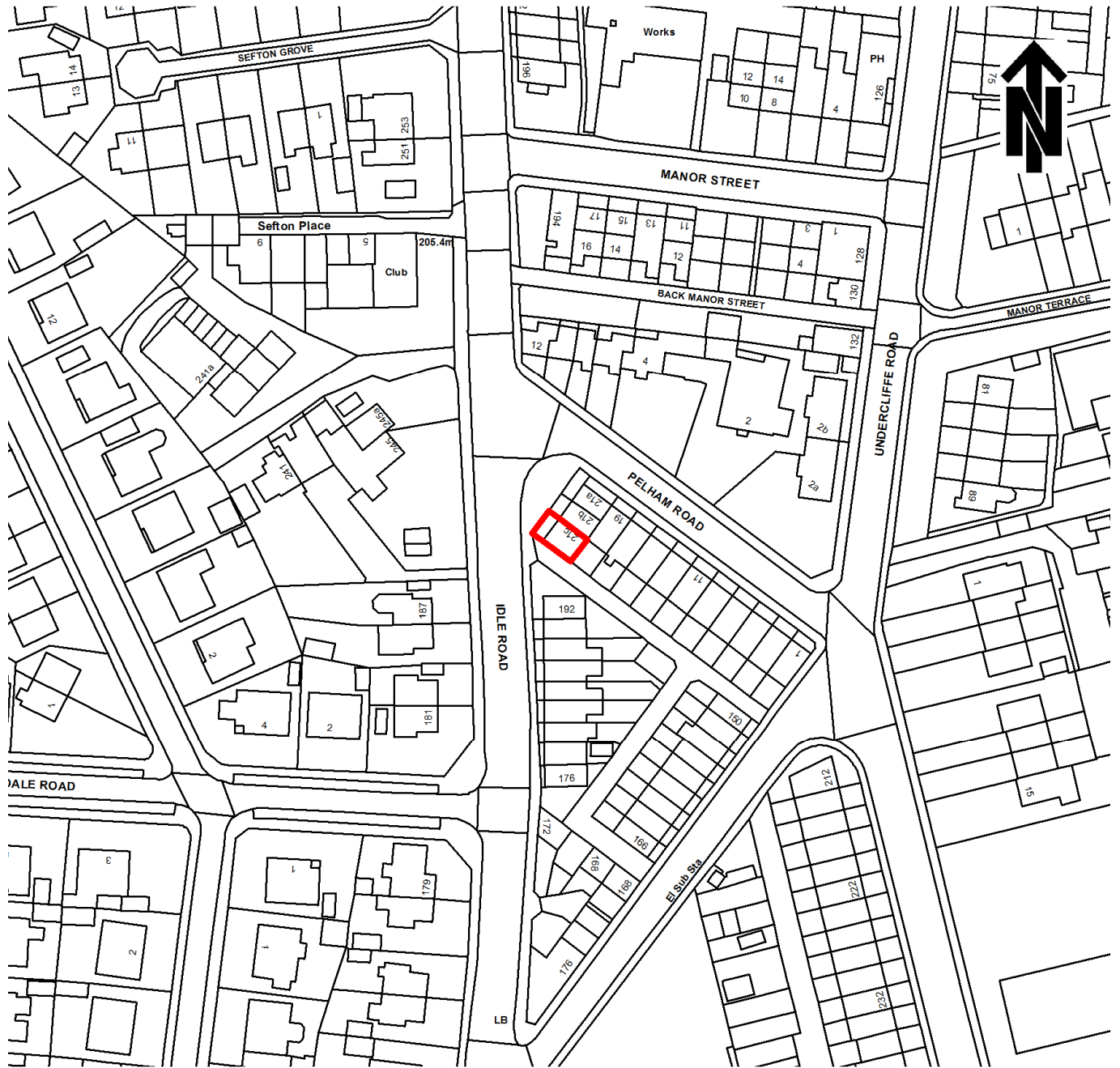
An enquiry regarding the permitted hours of use of the madrassa was received in October 2016 and the occupier was reminded that condition 3 of the planning permission should be complied with at all times.

It would appear that condition 3 of the planning permission is continuing to be breached and on 24th October 2017 the Planning Manager (Enforcement & Trees) authorised the issue of a Breach of Condition Notice.

17/00479/ENFUNA



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21C Pelham Road
Bradford
BD2 3DB

13 December 2017

Item Number: C
Ward: BOLTON AND UNDERCLIFFE
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
17/00479/ENFUNA

Site Location:
21C Pelham Road Bradford BD2 3DB

Breach of Planning Control:
Unauthorised externally mounted roller shutter

Circumstances:

In May 2017 it was noted that an externally mounted roller shutter had been installed to the front elevation of the shop property, for which the Council had no record of planning permission having been granted.

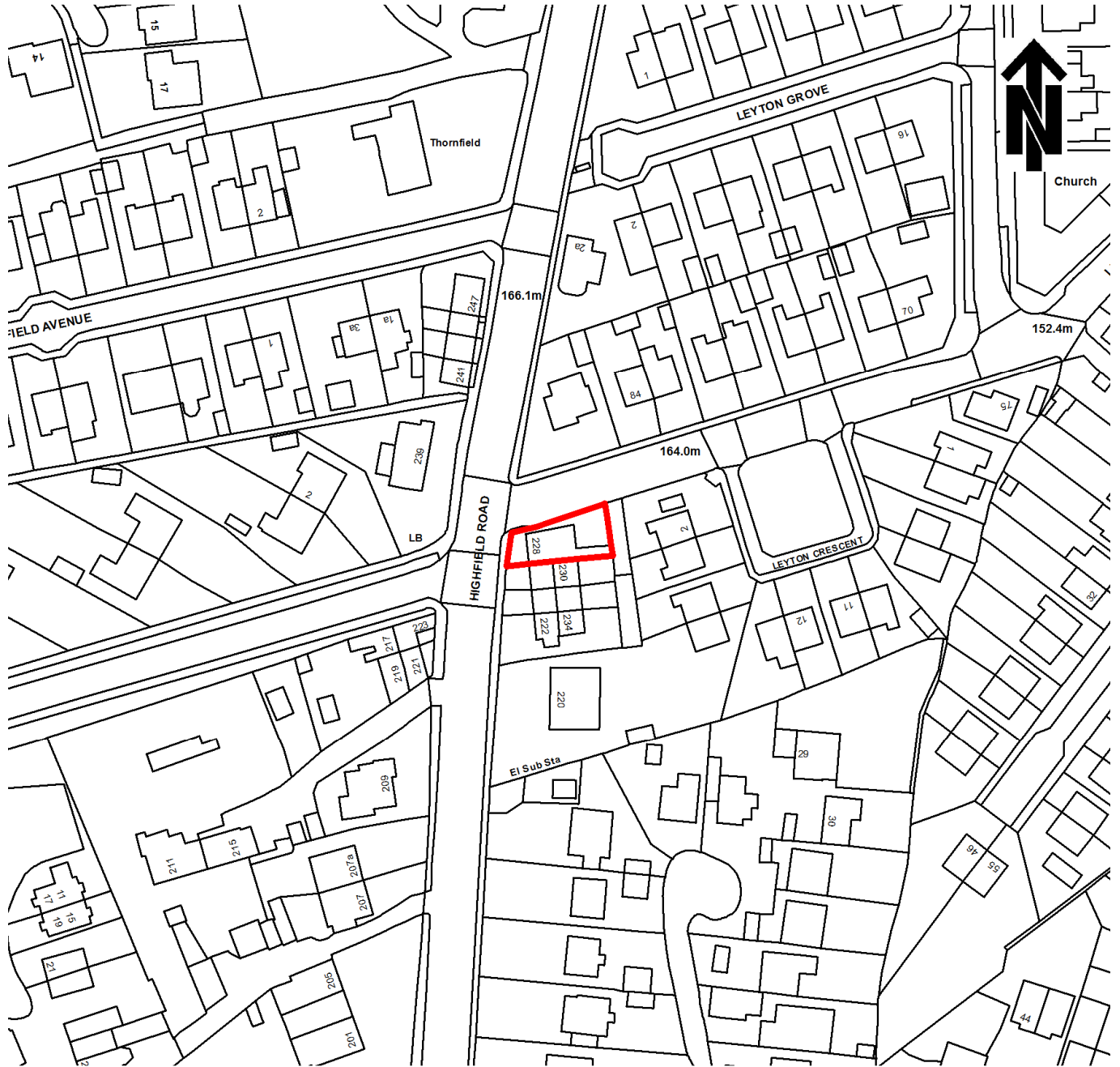
The owner of the property has been requested to take action to rectify the breach of planning control, however no action has been taken.

On 18th October 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 externally mounted roller shutter is detrimental to visual amenity by virtue of its design and appearance, contrary to Policies DS1, DS3 and SC9 of the Council's adopted Local Plan for Bradford, the Council's adopted Shopfront Design Guide, the Council's adopted A Shopkeepers Guide to Securing their Premises Supplementary Planning Document and the policies contained in the National Planning Policy Framework.

17/00451/ENFUNA



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228 Highfield Road
Idle
Bradford
BD10 8QT

13 December 2017

Item Number: D
Ward: IDLE AND THACKLEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
17/00451/ENFUNA

Site Location:
228 Highfield Road Bradford BD10 8QT

Breach of Planning Control:
Unauthorised heat pump unit

Circumstances:

In June 2017 the Local Planning Authority received enquiries regarding the installation of an extractor unit at the property.

An inspection was made and it was noted that a heat pump unit had been installed to the side elevation of the property, for which the Local Planning Authority had no record of planning permission having been granted.

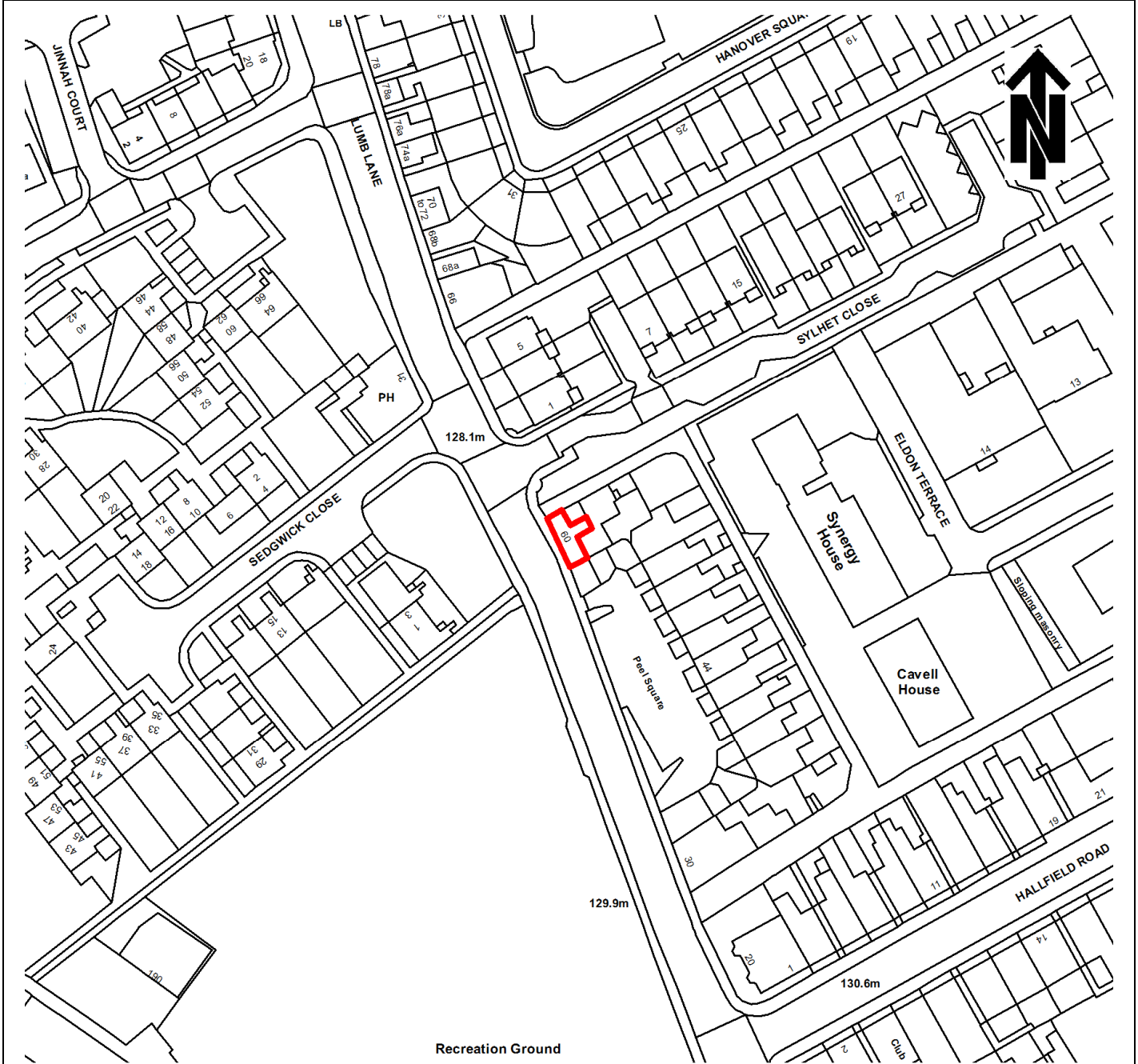
No action has been taken by the owner to rectify the breach of planning control and on 18th October 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised heat pump unit is detrimental to visual amenity by virtue of its position, design and appearance, contrary to Policies DS1, DS3 and SC9 of the Council's adopted Local Plan for Bradford and the policies contained in the National Planning Policy Framework.

17/00444/ENFLBC



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Recreation Ground

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60 Peel Square
Bradford
West Yorkshire
BD8 7QT

13 December 2017

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

Enforcement Reference:
17/00444/ENFLBC

Site Location:
60 Peel Square, Lumb Lane, Bradford, BD8 7QT

Breach of Planning Control:
Unauthorised sign on Listed Building

Circumstances:
In May 2017 it was noted that a banner type advertisement was being displayed on the north facing side elevation of the Listed Building, for which the Council had no record of Listed Building Consent having been granted.

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

The unauthorised sign is still in place and on 12th November 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 sign is inappropriate to the Listed Building, contrary to Policy EN3 of the Council's adopted Core Strategy Development Plan and the policies contained in the National Planning Policy Framework.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

There are no Appeal Allowed Decisions to report this month

Appeals Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
F	Bowling And Barkerend (ward 05)	270 Leeds Road Bradford West Yorkshire BD3 9QX Appeal against Enforcement Notice - Case No: 16/00441/ENFUNA Appeal Ref: 17/00057/APPENF
G	Thornton And Allerton (ward 23)	405 Thornton Road Thornton Bradford West Yorkshire BD13 3JN Change of use from A1 Retail to A5 hot food takeaway - Case No: 16/09509/FUL Appeal Ref: 17/00098/APPFL2
H	Bradford Moor (ward 06)	66 Curzon Road Bradford West Yorkshire BD3 9EH Retrospective application for front porch - Case No: 17/03343/HOU Appeal Ref: 17/00109/APPHOU
I	Royds (ward 21)	74 Poplar Grove Bradford West Yorkshire BD7 4LJ Construction of (integrated) double storey side, single rear, hipped to gable, dormers & associated design elements - Case No: 17/04489/HOU Appeal Ref: 17/00108/APPHOU

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
J	Wibsey (ward 27)	77 Beacon Road Bradford West Yorkshire BD6 3ET Off-street parking for single car for use by disabled person - Case No: 17/01532/HOU Appeal Ref: 17/00099/APPHOU
K	Bradford Moor (ward 06)	82 Curzon Road Bradford West Yorkshire BD3 9EH Retrospective application for front porch - Case No: 17/03970/HOU Appeal Ref: 17/00110/APPHOU
L	Bolton And Undercliffe (ward 04)	Canal Road Bradford West Yorkshire BD2 1AN Replacement of an existing 48 sheet advertisement with 2no back to back 48 sheet digital LED advertisements - Case No: 17/01470/ADV Appeal Ref: 17/00101/APPAD2
M	Queensbury (ward 20)	Land At Frensham Drive Bradford West Yorkshire Residential development comprising 24 new houses and access road - Case No: 16/08789/MAO Appeal Ref: 17/00097/APPFL2
N	Bowling And Barkerend (ward 05)	Sanderson Building 1 - 5 Feversham Street Bradford West Yorkshire BD3 9QL Appeal against Enforcement Notice - Case No: 16/00433/ENFUNA Appeal Ref: 17/00054/APPENF

Appeal Upheld

There are no Appeal Upheld Decisions to report this month

Appeal Upheld (Enforcements Only)

There are no Appeal Upheld Decisions to report this month

Appeal 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