

# Report of the Strategic Director of Place to the meeting of the Area Planning Panel (BRADFORD) to be held on 21 February 2018

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## Summary Statement - Part Two

### Miscellaneous Items

	<u>No. of Items</u>
Discontinuance Notices	(1)
Requests for Enforcement/Prosecution Action	(8)
Decisions made by the Secretary of State - Allowed	(1)
Decisions made by the Secretary of State - Dismissed	(5)

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Julian Jackson  
Assistant Director (Planning, Transportation and Highways)

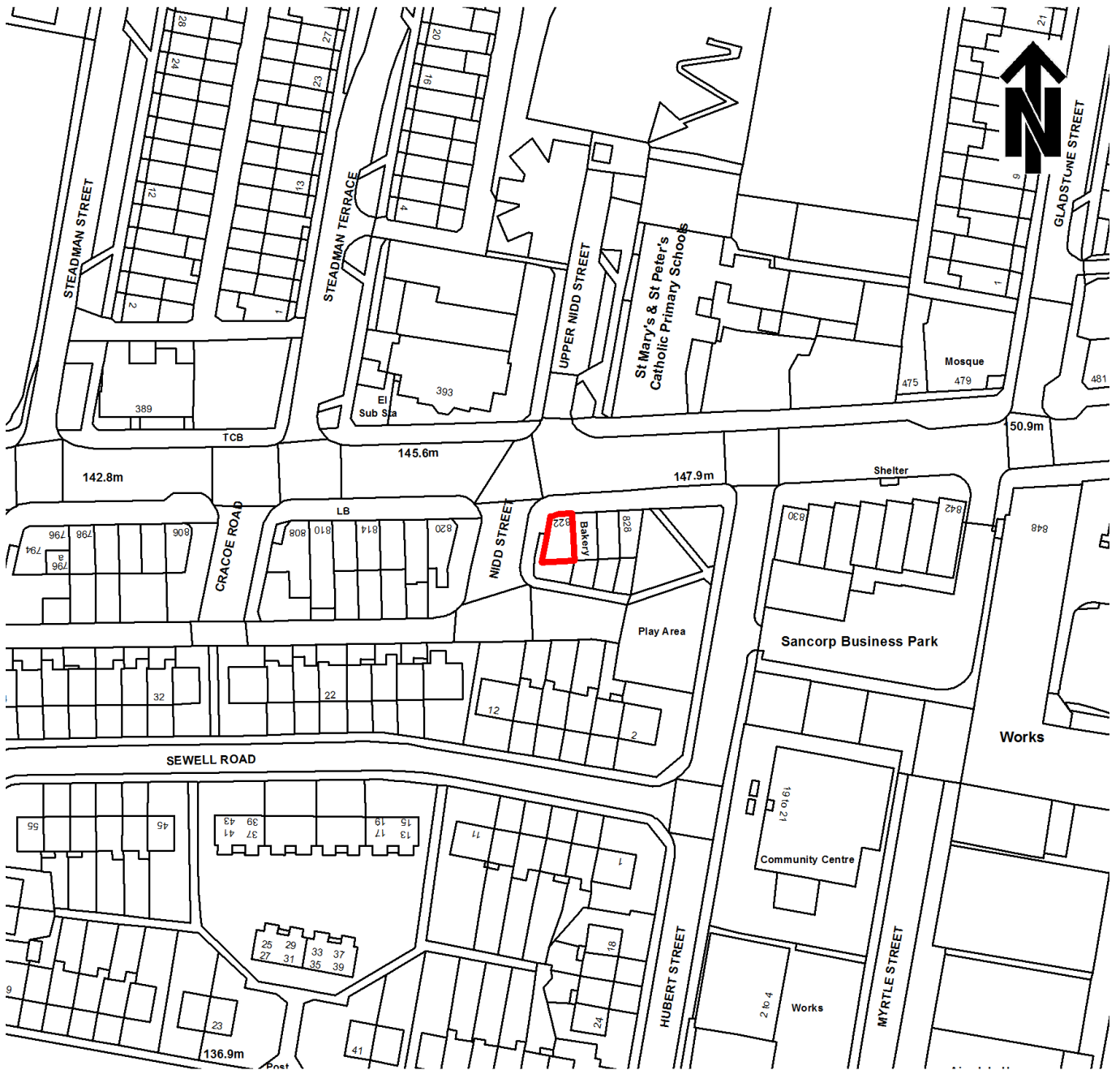
Report Contact: Mohammed Yousuf  
Phone: 01274 434605

Email: [mohammed.yousuf@bradford.gov.uk](mailto:mohammed.yousuf@bradford.gov.uk)

**Portfolio:**  
Regeneration, Planning and Transport

**Improvement Committee Area:**  
Regeneration and Economy

17/00447/ENFADV



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822 Leeds Road  
Bradford  
BD3 9TY

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

**Date:** 21 February 2018

**Item Number:** A

**Ward:** Bradford Moor

**Enforcement Case Ref:** 17/00447/ENFADV

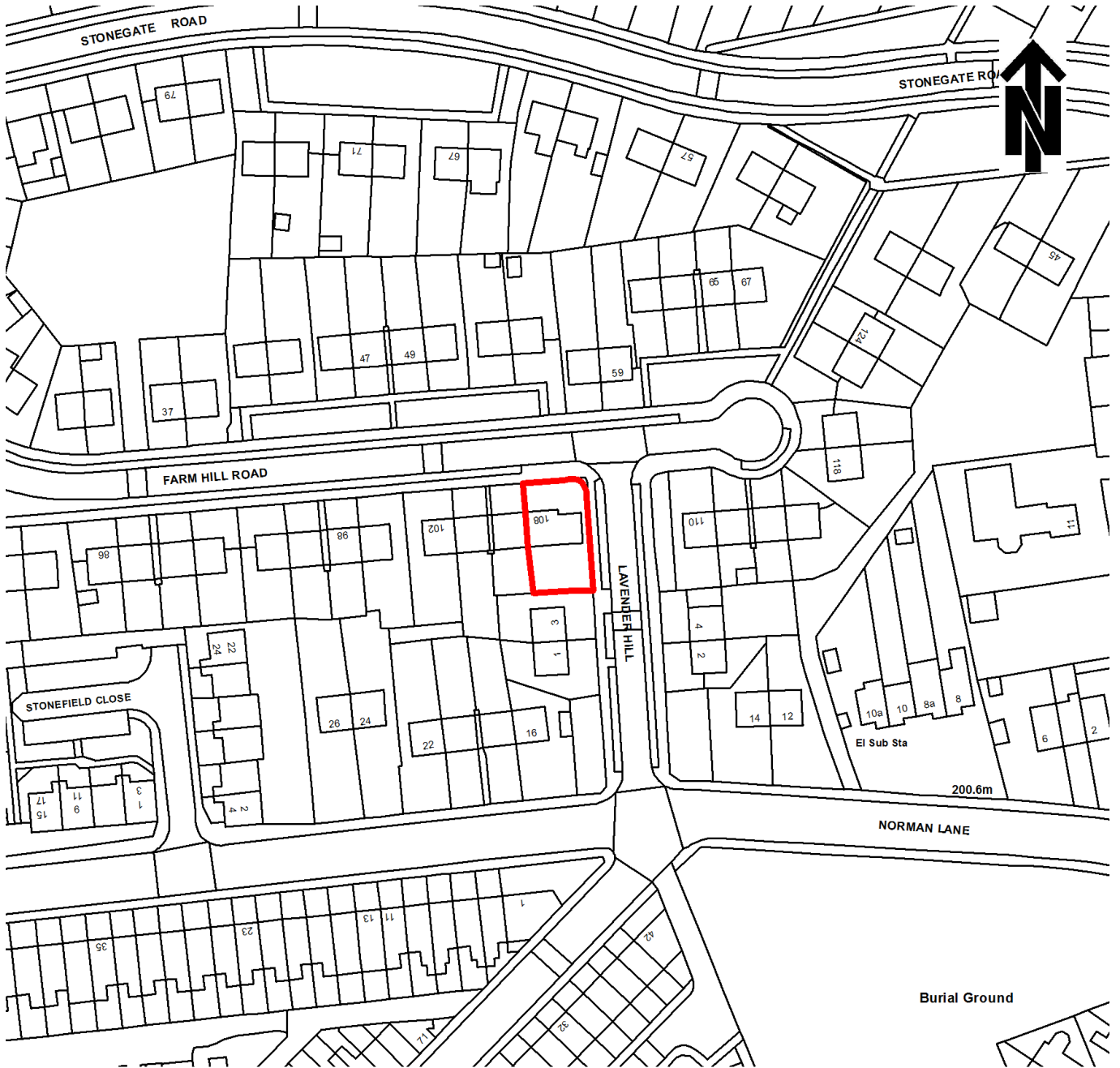
**Recommendation:** THAT THE REPORT BE NOTED

**Address:**  
822 Leeds Road Bradford West Yorkshire BD3 9TY

**Date Discontinuance Action Authorised:** 2 January 2018

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17/00280/ENFCON



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**108 Farm Hill Road  
Bradford  
BD10 8BY**

**21 February 2018**

**Item Number: B**  
**Ward: ECCLESHILL**  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
17/00280/ENFCON

**Site Location:**  
108 Farm Hill Road, Bradford, BD10 8BY

**Breach of Planning Control:**  
Breach of condition 2 planning permission 08/01940/FUL.

**Circumstances:**  
Planning permission 08/01940/FUL for a two-storey side extension to the property was granted by the Council in May 2008.

Condition 2 of the planning permission required the two-storey side extension to be constructed using facing and roofing materials to match the existing dwelling. Facing material to match the existing dwelling has not been applied to the side extension and the external finish remains bare concrete block.

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

On 8 January 2018 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 2 of the planning permission is detrimental to visual amenity, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan document, the Council's adopted Householder Supplementary Planning Document and the policies contained in the National Planning Policy Framework.

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16/00027/ENFUNA



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**108 Toller Lane  
Bradford  
BD9 5DR**

**21 February 2018**

**Item Number: C**  
**Ward: TOLLER**  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
16/00027/ENFUNA

**Site Location:**  
108 Toller Lane, Bradford, BD9 5DR

**Breach of Planning Control:**  
Unauthorised rear extension, storage container and clothing bank.

**Circumstances:**  
In January 2016 the Local Planning Authority received an enquiry regarding development works at the property.

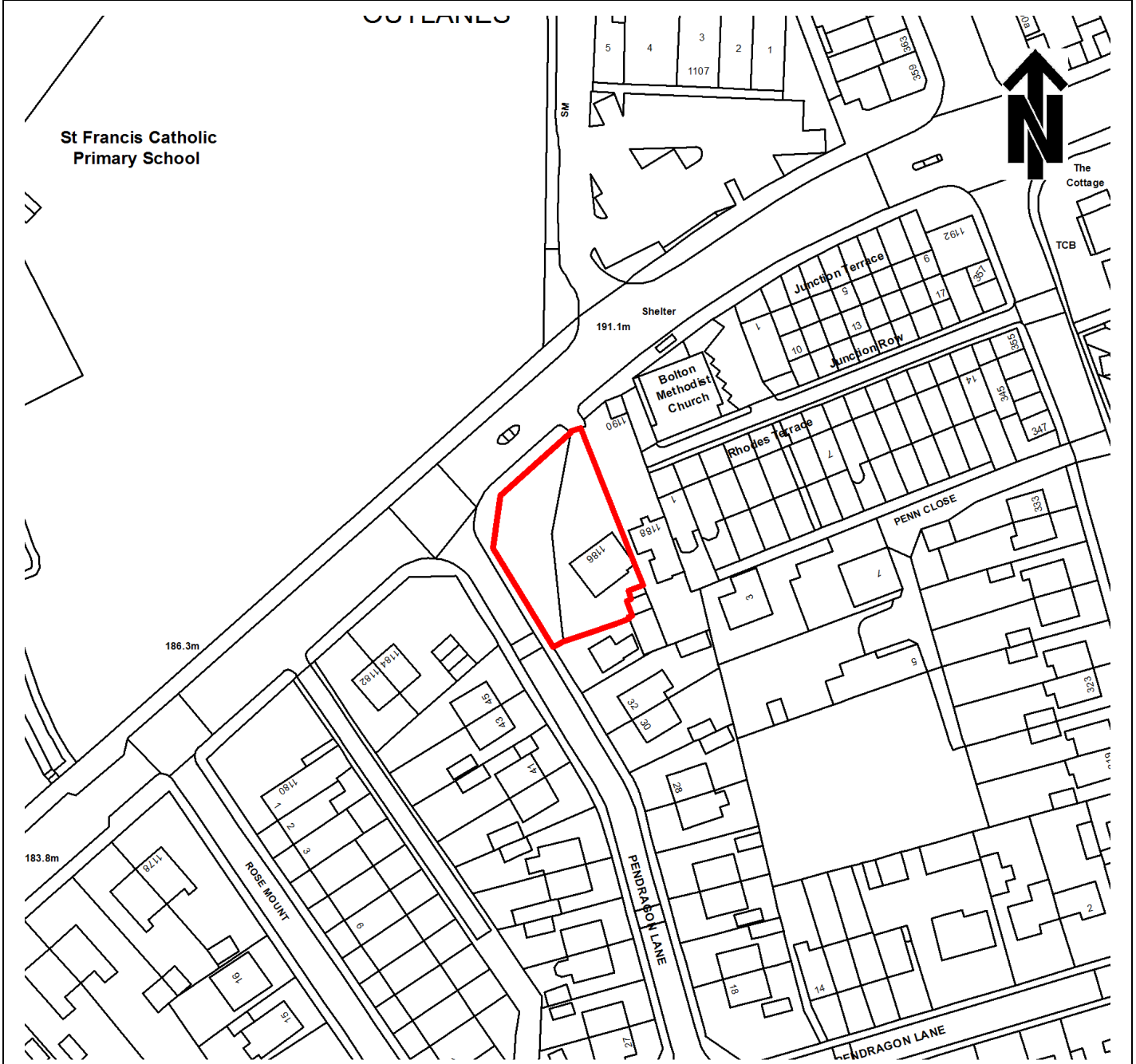
An inspection was made and it was noted that a single storey rear extension, metal storage container and clothing bank were in place at the property, for which the Local Planning Authority had no record of planning permission having been granted.

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

On 22 January 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised rear extension, storage container and clothing bank are detrimental to visual amenity by virtue of their position, design and appearance, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan document and the policies contained in the National Planning Policy Framework.

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17/00825/ENFUNA



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**1186 Bolton Road  
Bradford  
BD2 4HT**



**21 February 2018**

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

**Enforcement Reference:**  
17/00825/ENFUNA

**Site Location:**  
1186 Bolton Road, Bradford, BD2 4HT

**Breach of Planning Control:**  
Unauthorised gates and fencing.

**Circumstances:**  
In October 2017 the Local Planning Authority received an enquiry regarding the installation of gates at the property.

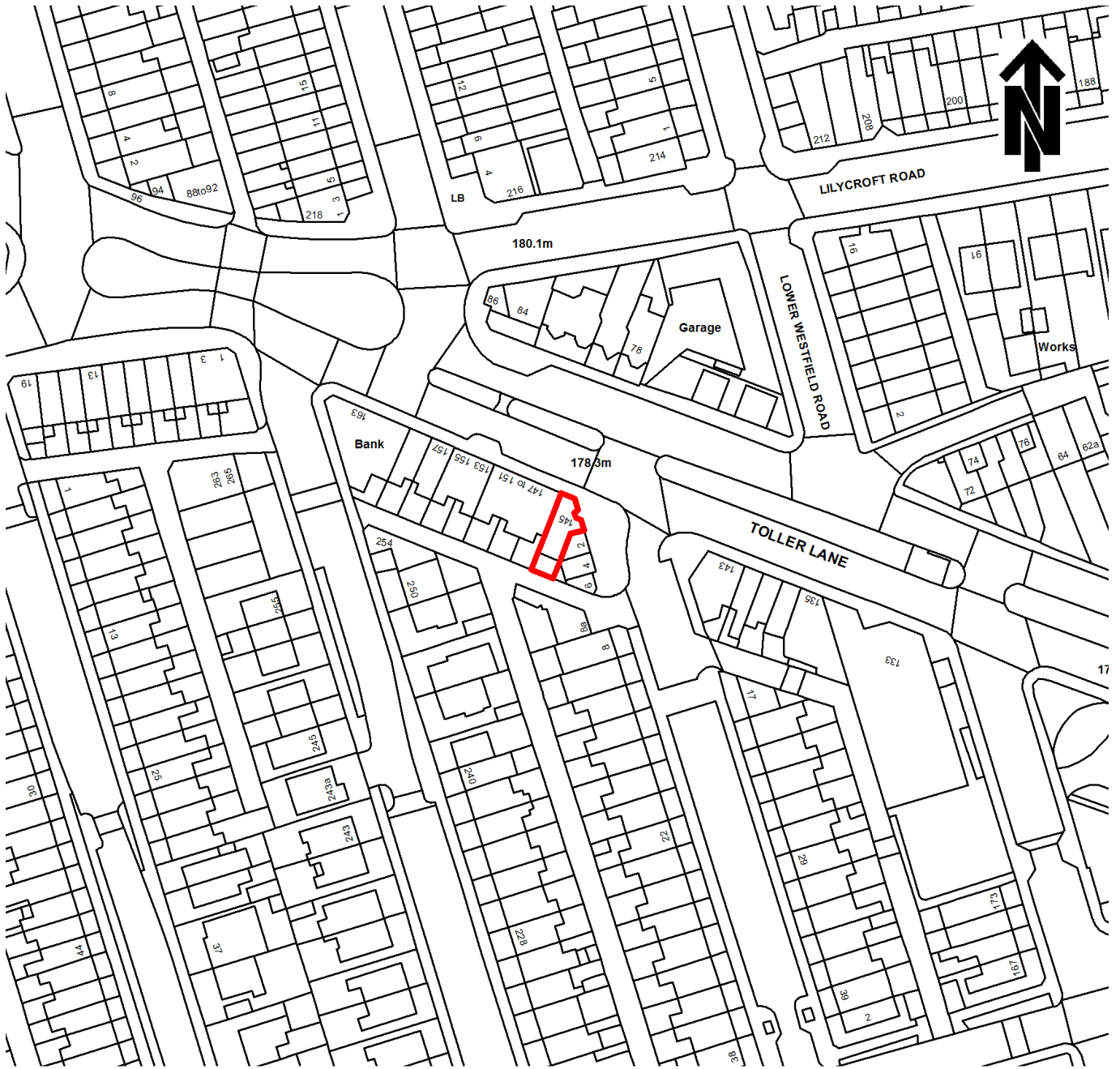
An inspection showed that solid gates and sections of metal fencing had been erected along the front boundary of the property, for which the Council had no record of planning permission having been granted.

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

On 19 January 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised gates and fencing are detrimental to visual amenity by virtue of their height, position and appearance, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan Document and the policies contained in the National Planning Policy Framework.

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17/00433/ENFUNA



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**145 Toller Lane**  
**Bradford**  
**BD8 9HL**

**21 February 2018**

**Item Number: E**  
**Ward: TOLLER**  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
17/00433/ENFUNA

**Site Location:**  
145 Toller Lane, Bradford, BD8 9HL

**Breach of Planning Control:**  
Unauthorised extractor flue.

**Circumstances:**  
In May 2017 the Council received an enquiry regarding the installation of an extractor flue at the property.

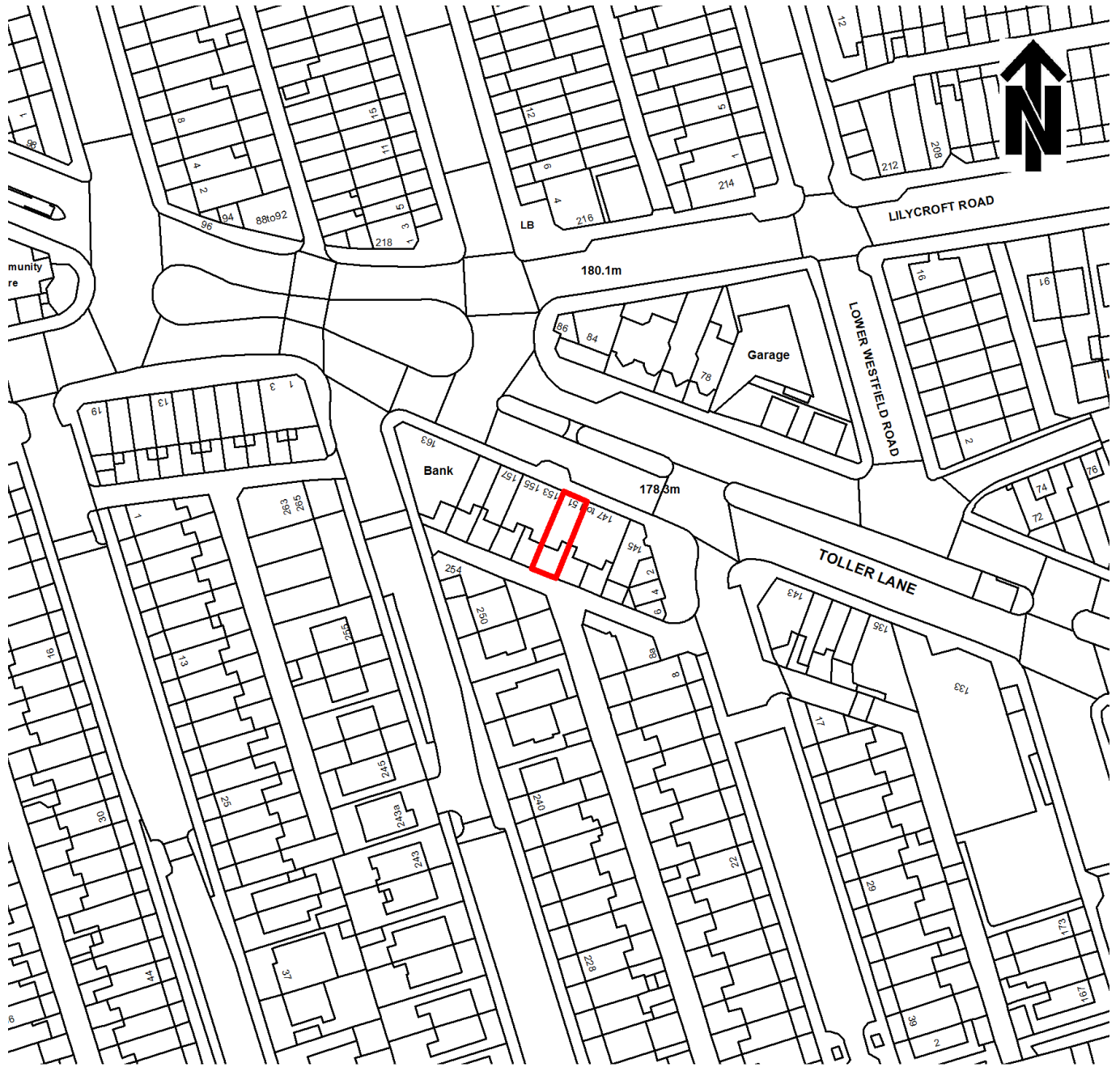
An inspection was made and it was noted that an extractor flue had been installed to the rear elevation of the property, for which the Council had no record of planning permission having been granted.

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

On 9 January 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised extractor flue is detrimental to visual amenity by virtue of its position, design and appearance, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan Document and the policies contained in the National Planning Policy Framework.

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17/00421/ENFUNA



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**151 Toller Lane**  
**Bradford**  
**BD8 9HL**

**21 February 2018**

**Item Number: F**  
**Ward: TOLLER**  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
17/00421/ENFUNA

**Site Location:**  
151 Toller Lane, Bradford, BD8 9HL

**Breach of Planning Control:**  
Unauthorised extractor flue.

**Circumstances:**  
In May 2017 the Council received an enquiry regarding the installation of an extractor flue at the property.

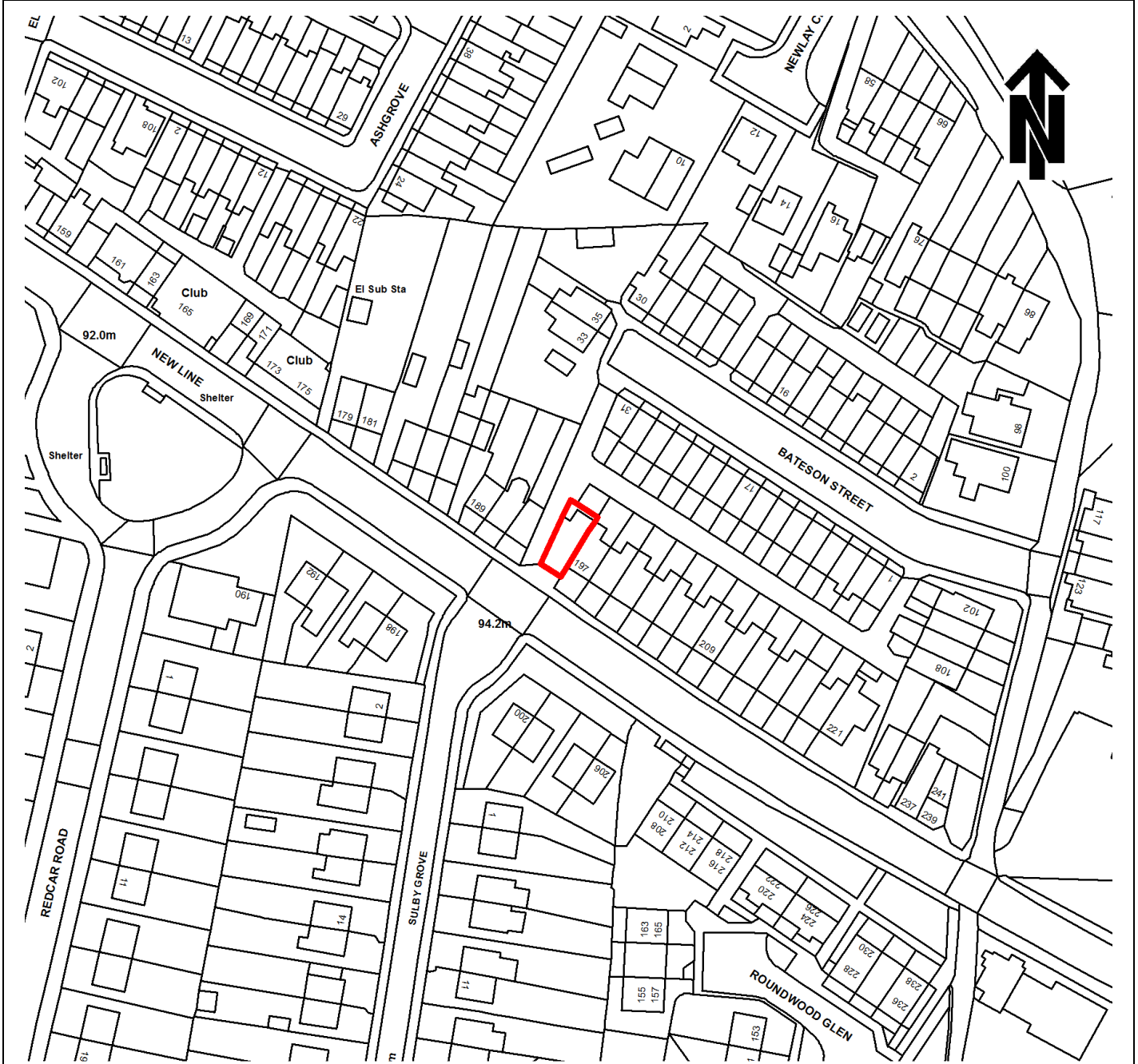
An inspection was made and it was noted that an extractor flue had been installed to the rear elevation of the property, for which the Council had no record of planning permission having been granted.

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

On 9 January 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised extractor flue is detrimental to visual amenity by virtue of its position, design and appearance, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan Document and the policies contained in the National Planning Policy Framework.

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16/00905/ENFAPP



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**195 New Line  
Bradford  
BD10 0BN**

**21 February 2018**

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

**Enforcement Reference:**  
16/00905/ENFAPP

**Site Location:**  
195 New Line, Bradford, BD10 0BN

**Breach of Planning Control:**  
Unauthorised condenser units.

**Circumstances:**  
In September 2016 the Council received an enquiry regarding development works at the property.

An inspection was made and it was noted that two condenser units had been installed to the side elevation of the property, for which the Council had no record of planning permission having been granted.

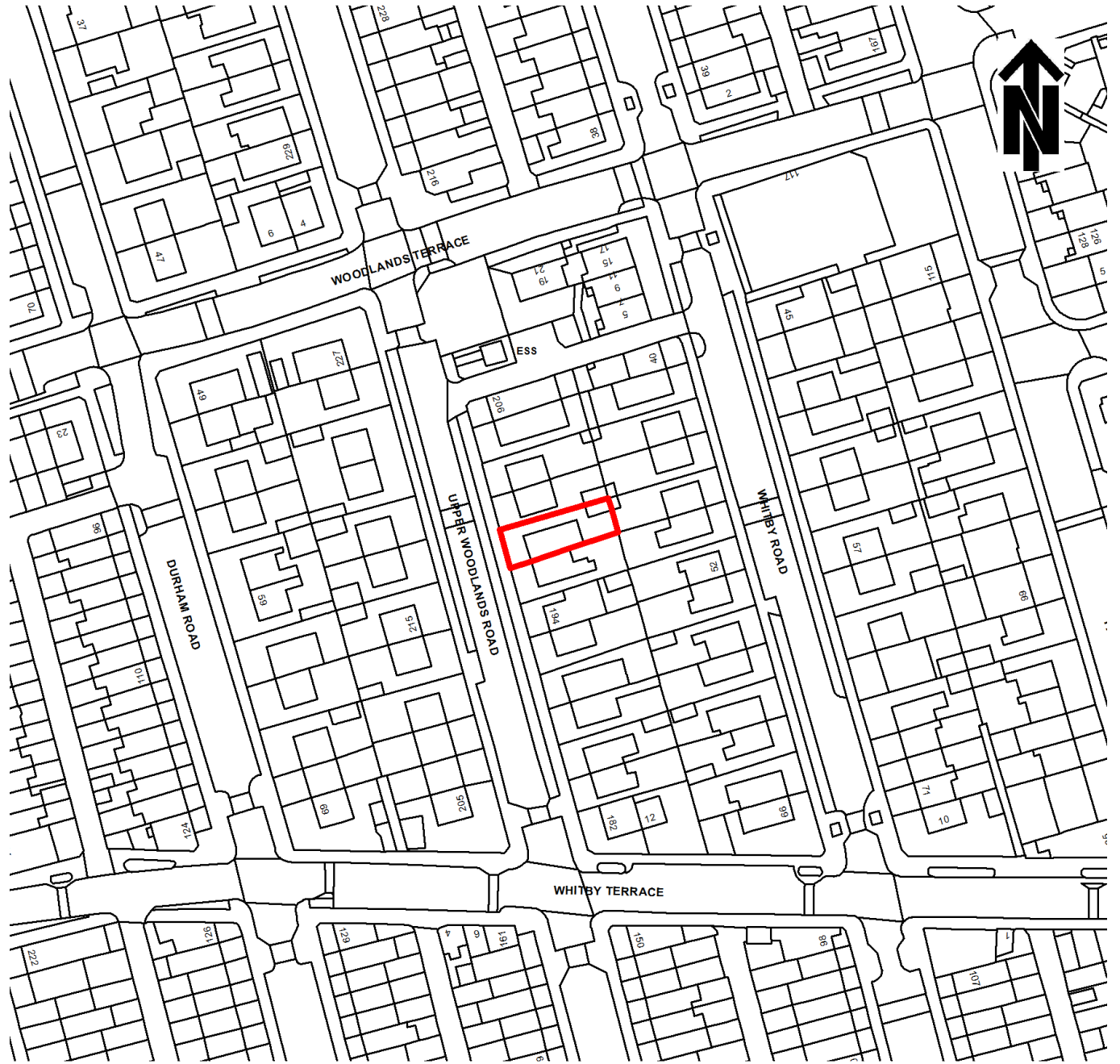
A retrospective planning application, reference 17/01266/FUL, was refused by the Council in May 2017. No appeal has been made against the Council's decision.

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

On 22 January 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised condenser units are detrimental to visual amenity by virtue of their position, design and appearance, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan Document and the policies contained in the National Planning Policy Framework.

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14/00569/ENFUNA



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**198 Upper Woodlands Road  
Bradford  
BD8 9JG**



**21 February 2018**

**Item Number:** H  
**Ward:** TOLLER  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
14/00569/ENFUNA

**Site Location:**  
198 Upper Woodlands Road, Bradford, BD8 9JG

**Breach of Planning Control:**  
Unauthorised dormer windows.

**Circumstances:**

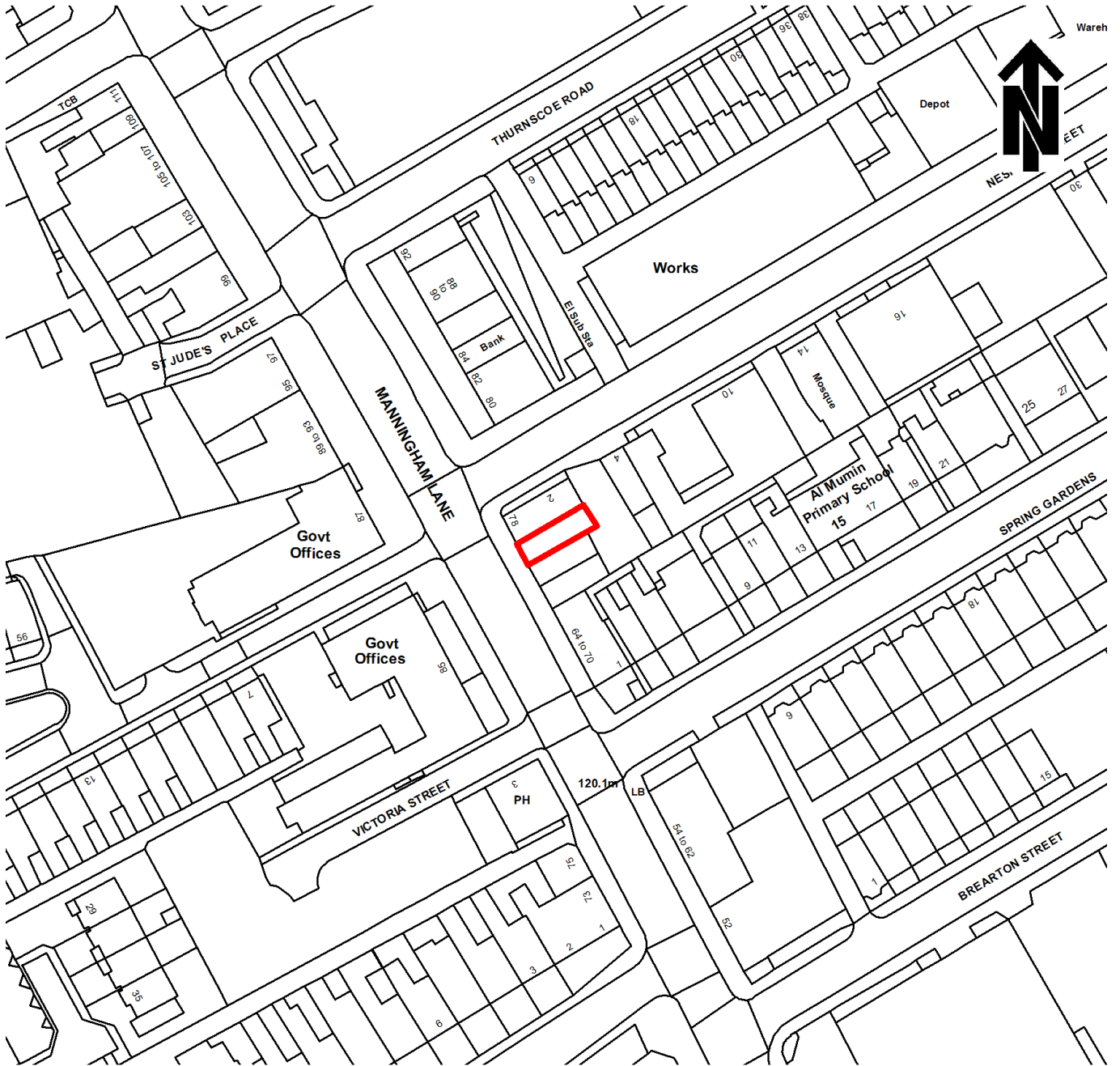
Following an enquiry an inspection of the property was made in July 2015 and it was noted that front and rear dormer windows had been constructed at the property for which the Council had no record of planning permission having been granted.

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

On 9 January 2018 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 DS1 and DS3 of the Council's adopted Core Strategy Development Plan, the Council's adopted Householder Supplementary Planning Document and the policies contained in the National Planning Policy Framework.

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17/00265/ENFUNA



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**76 Manningham Lane  
Bradford  
BD1 3EP**

**21 February 2018**

**Item Number: I**  
**Ward: MANNINGHAM**  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
17/00265/ENFUNA

**Site Location:**  
76 Manningham Lane, Bradford, BD1 3EP

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

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

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

The unauthorised roller shutter remains in place and on 22 November 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 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 adopted Core Strategy Development Plan Document, 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.

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## DECISIONS MADE BY THE SECRETARY OF STATE

### Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
J	Toller (ward 24)	97 Duchy Drive Bradford BD9 5LU  Construction of front dormer window - Case No: 17/01990/HOU  Appeal Ref: 17/00119/APPHOU

### Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
K	Tong (ward 25)	11 Fieldhurst Court Bradford BD4 6DZ  Appeal against Enforcement Notice - Case No: 15/00645/ENFUNA  Appeal Ref: 17/00089/APPENF
L	Royds (ward 21)	139 St Helena Road Bradford BD6 1TB  Appeal against Enforcement Notice - Case No: 17/00027/ENFCOU  Appeal Ref: 17/00076/APPENF
M	City (ward 07)	Omar Food Store 54 St Margarets Road Bradford BD7 3AB  Change of use of A1 retail shop to a mixed use as an A1 retail shop with the introduction of sales of takeaway roti and naan products baked on site - Case No: 17/00795/FUL  Appeal Ref: 17/00121/APPFL2
N	Bradford Moor (ward 06)	Unit 1 900 Leeds Road Bradford BD3 8EZ  Alterations for new vehicular access/egress from Leeds Road dedicated onto Diner 900 car park with 2400x43000 visibility splays - Case No: 17/02478/FUL  Appeal Ref: 17/00106/APPFL2

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
O	Thornton And Allerton (ward 23)	8 Creskeld Way Bradford BD15 9BA Construction of ground floor extension and dormer window to front elevation - Case No: 17/03002/HOU  Appeal Ref: 17/00118/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**

There are no Appeal Allowed in Part/Part Dismissed Decisions to report this month