City of BRADFORD
METROPOLITAN DISTRICT COUNCIL

Report of the Strategic Director of Place to the meeting of the Area Planning Panel (KEIGHLEY AND SHIPLEY) to be held on 11 July 2018

D

Summary Statement - Part Two

Miscellaneous Items

	No. of Items
Requests for Enforcement/Prosecution Action	**(2)**
Decisions made by the Secretary of State - Allowed	**(4)**
Decisions made by the Secretary of State - Dismissed	**(4)**

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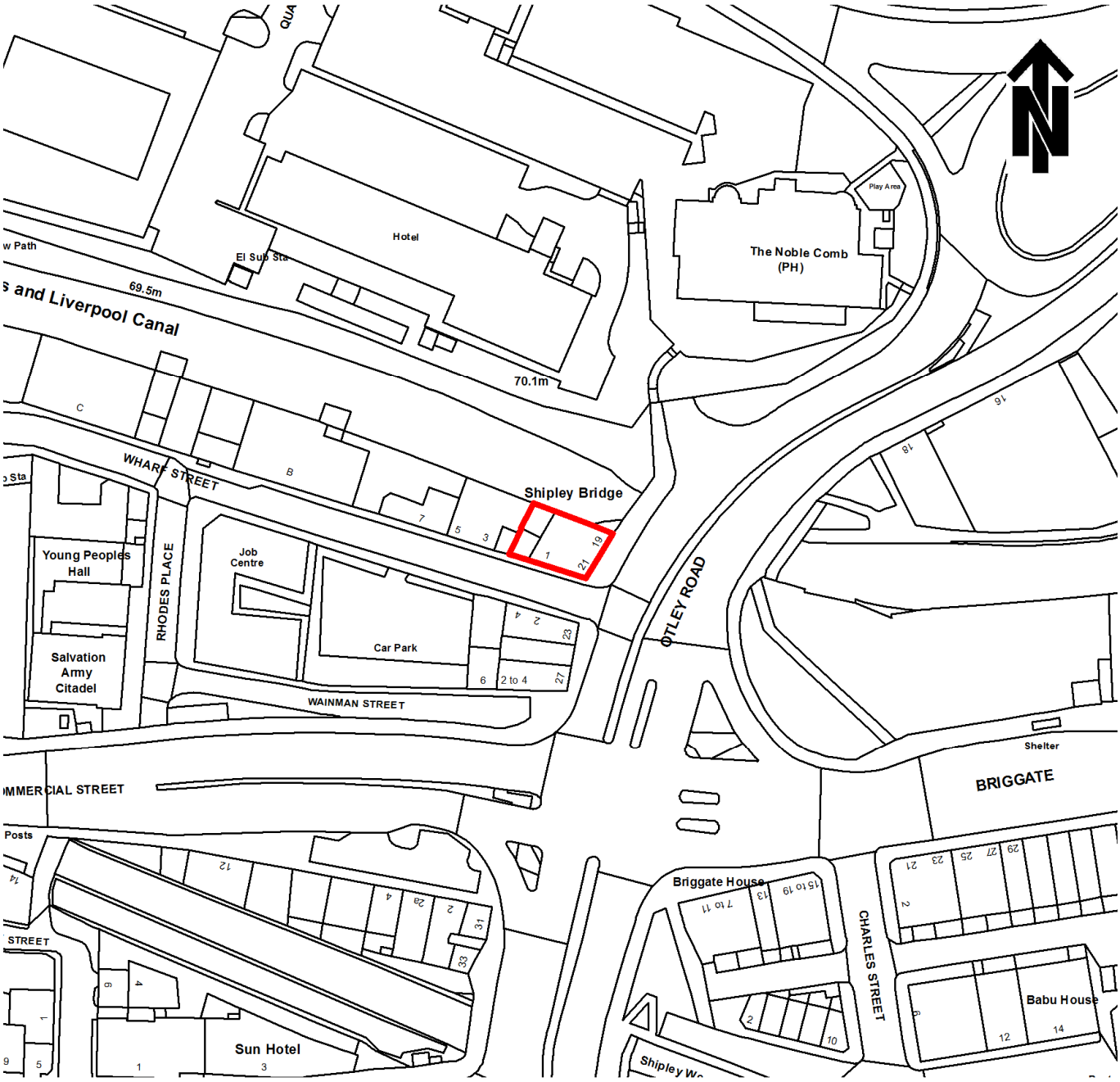
Portfolio:
Regeneration, Planning & Transport

Improvement Committee Area:
Regeneration and Environment

17/00260/ENFUNA

City of BRADFORD METROPOLITAN DISTRICT COUNCIL



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1 Wharf Street
Shipley
BD17 7DW

11 July 2018

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

Enforcement Reference:
17/00260/ENFUNA

Site Location:
1 Wharf Street, Shipley, West Yorkshire, BD17 7DW

Breach of Planning Control:
Unauthorised Extension (Garage).

Circumstances:
It was brought to the attention of the Local Planning Authority that works had commenced at the above site to construct an extension to form a garage.

A retrospective planning application (17/00984/FUL) was submitted to retain the garage but this was refused on 15 May 2017. An appeal against the refusal was submitted to The Planning Inspectorate, however this was dismissed on 21 November 2017.

A further planning application was submitted but was never validated and the application was subsequently returned. The unauthorised garage remains in situ.

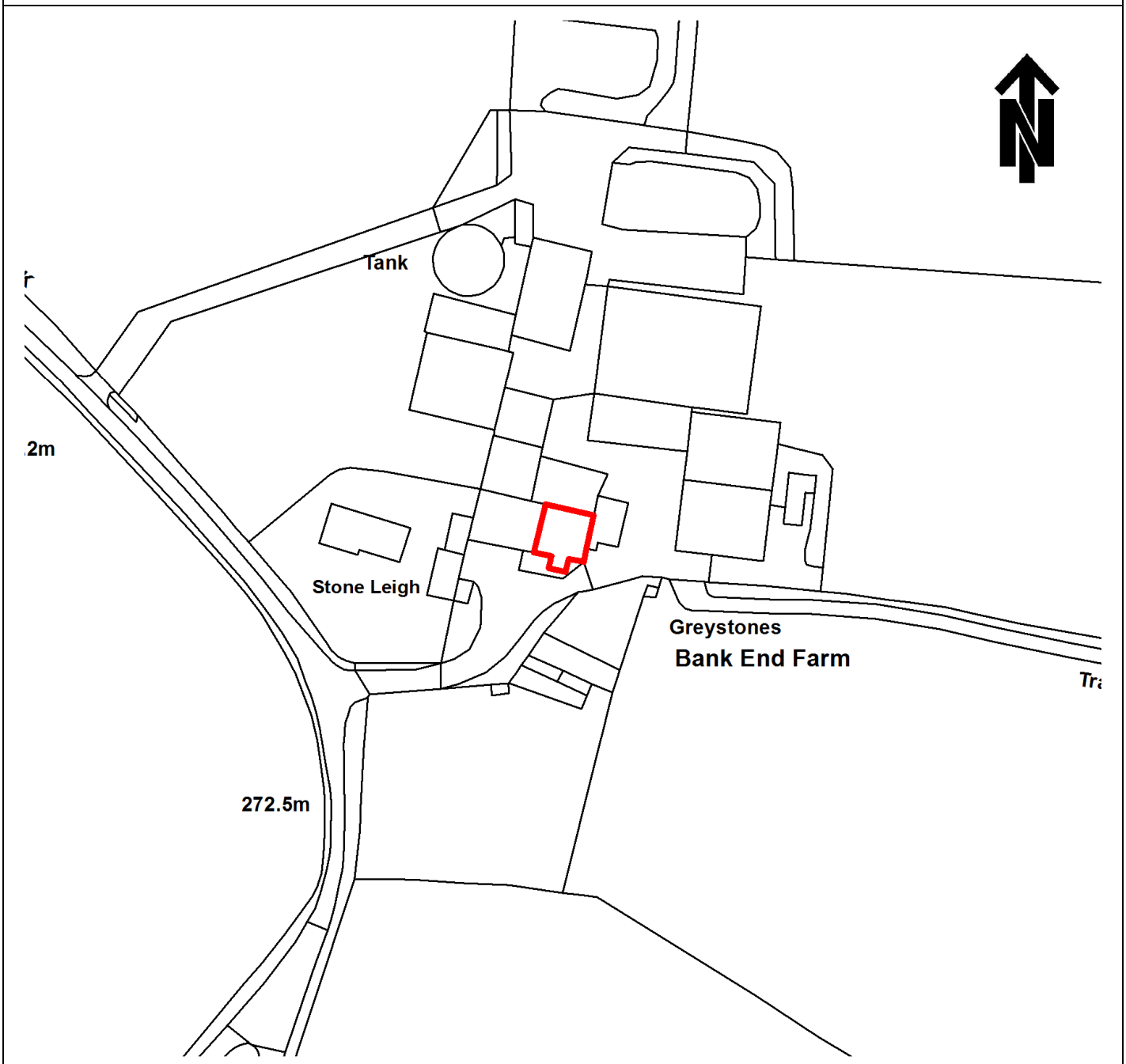
The garage is of poor design and has been constructed using inappropriate materials and as a result has introduced an incongruous feature that is poorly related to the adjoining buildings. It causes harm to the character and appearance of the Leeds and Liverpool Canal Conservation Area as it fails to preserve or enhance the character of the area and there are no significant public benefits from the proposal to outweigh the harm identified.

It is therefore considered to be contrary to polices EN3 and DS3 of the Core Strategy Development Plan Document and national policy contained within the National Planning Policy Framework including paragraph 134.

The Planning Manager (Enforcement and Trees) under delegated powers authorised the issuing of an enforcement notice on 20 June 2018.

17/00847/ENFCOU

City of BRADFORD METROPOLITAN DISTRICT COUNCIL



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Bank End Farm
Bank Lane
Silsden BD20 9JB

11 July 2018

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

Enforcement Reference:
17/00847/ENFCOU

Site Location:
Land at Bank End Farm, Bank Lane, Silsden, Keighley

Breach of Planning Control:
Mixed use of land consisting agriculture and use of land as a contractor's depot for a plant hire, waste carrier, construction, groundworks, landscaping and haulage contractor.

Circumstances:
It was brought to the attention of the Local Planning Authority that the use of land at the farm had changed from purely agriculture to a commercial operation as set out in the breach (above).

The agricultural use of the land does not require consent but the contractor's depot has been challenged in writing, no planning application received and as the use is inappropriate and harmful to the landscape character then formal enforcement action is proposed.

The unauthorised use is inappropriate and unsustainable in this location for which very special circumstances do not exist and harms the openness of the green belt and constitutes inappropriate piecemeal development. The area is identified and categorised as Rombald's Ridge and Upland Pasture in the Council's Landscape Character Assessment Supplementary Planning Document and has a strong character which is especially sensitive to inappropriate uses. The introduction of inappropriate use puts pressure on the integrity of the landscape and is detrimental to the local landscape character and contrary to Policy GB1 of the Councils Replacement Unitary Development Plan, Core Strategy Development Plan Document Policies SC9 and EN4, and paragraphs 79 to 81 and paragraphs 87 and 88 of the National Planning Policy Framework (Section 9 Protecting Green Belt Land).

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, 20 June 2018.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

ITEM No.	WARD	LOCATION
C	Keighley Central (ward 15)	18 Mornington Street Keighley BD21 2EP Change of use of ground floor from C3 dwelling to A2 estate agent's office (upper floors to remain as a dwelling) - Case No: 17/05853/FUL Appeal Ref: 18/00006/APPFL2
D	Baildon (ward 01)	23 Springfield Road Baildon BD17 5NA Construction of new dwelling on vacant garden plot - Case No: 17/05001/FUL Appeal Ref: 18/00022/APPFL2
E	Wharfedale (ward 26)	5 Long Meadows Burley In Wharfedale Ilkley LS29 7RX Replace existing fence - Case No: 17/06242/HOU Appeal Ref: 18/00015/APPHOU
F	Keighley Central (ward 15)	Holly House Spring Gardens Lane Keighley BD20 6LE Change of use from Class B1 offices to a registered nursery - Case No: 17/03315/PVS Appeal Ref: 17/00135/APPPVS

Appeal Dismissed

ITEM No.	WARD	LOCATION
G	Bingley (ward 02)	31 Otley Road Eldwick Bingley BD16 3EB Construction of detached dwelling (revised scheme to 17/01311/FUL) - Case No: 17/04848/FUL Appeal Ref: 17/00134/APPFL2

ITEM No.	WARD	LOCATION
H	Bingley Rural (ward 03)	39 Aire View Avenue Cottingley Bingley BD16 1NS Appeal against Enforcement Notice - Case No: 15/00951/ENFUNA Appeal Ref: 18/00010/APPENF
I	Windhill And Wrose (ward 28)	9 Broadwell Drive Bradford BD18 1QN Construction of detached store and games room - Case No: 17/05868/HOU Appeal Ref: 18/00016/APPHOU
J	Bingley Rural (ward 03)	Foreside Mill Halifax Road Denholme Bradford Erection of 42 affordable dwellings - Case No: 17/05256/MAF Appeal Ref: 18/00024/APPFL2

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