

Report of the Strategic Director of Place to the meeting of the Area Planning Panel (BRADFORD) to be held on 05 September 2018

D

Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action	(11)
Decisions made by the Secretary of State - Allowed	(1)
Decisions made by the Secretary of State - Dismissed	(11)

Julian Jackson
Assistant Director (Planning, Transportation and Highways)

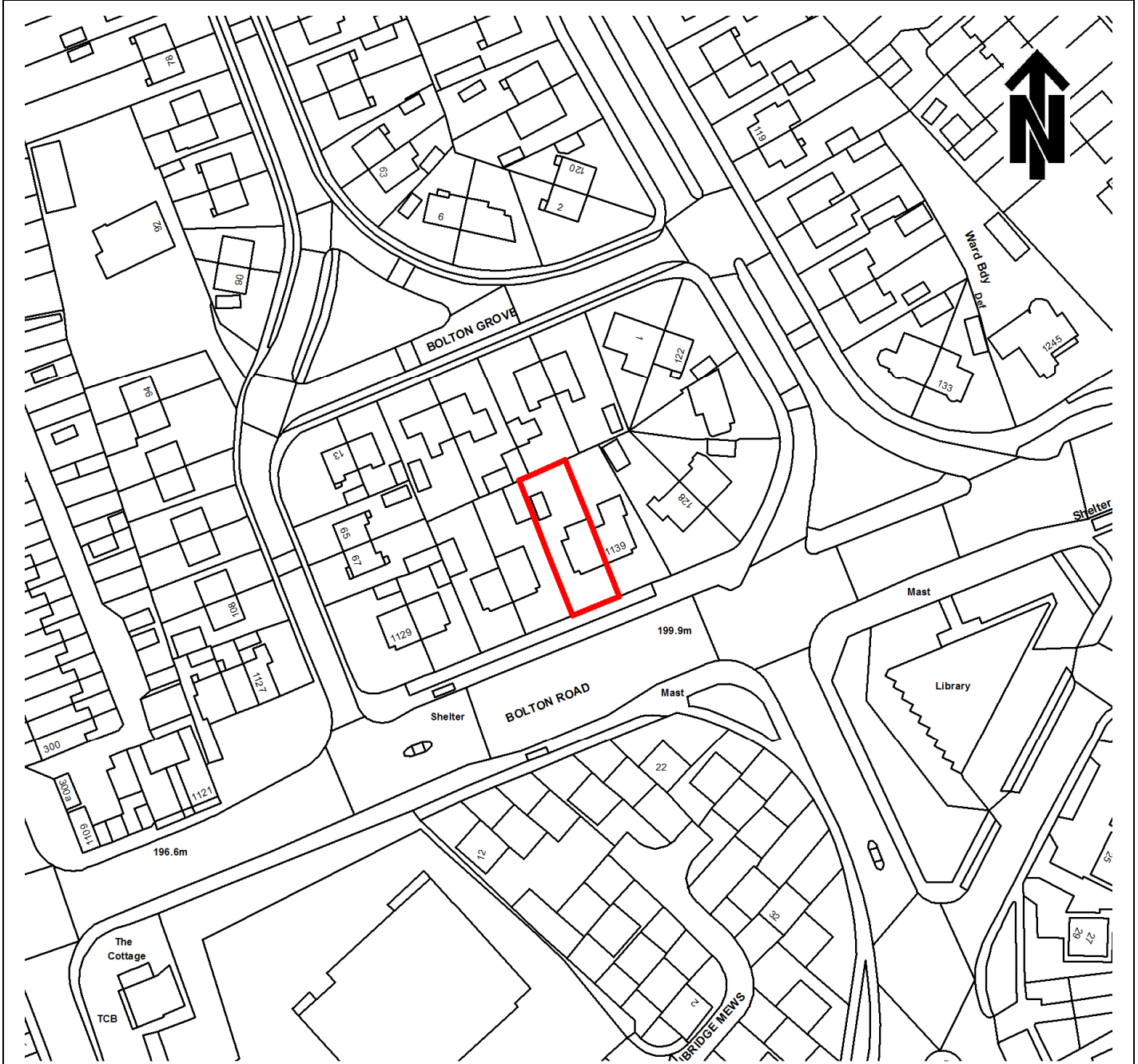
Report Contact: Mohammed Yousuf
Phone: 01274 434605

Email: mohammed.yousuf@bradford.gov.uk

Portfolio:
Regeneration, Planning & Transport

Overview & Scrutiny Committee Area:
Regeneration and Environment

17/00774/ENFCOU



1:1,250

© Crown copyright and database rights 2017 Ordnance Survey 0100019304

1137 Bolton Road
Bradford
BD2 4SP

5 September 2018

Item: A
Ward: BOLTON & UNDERCLIFFE
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
17/00774/ENFCOU

Site Location:
1137 Bolton Road, Bradford BD2 4SP

Breach of Planning Control:
Unauthorised vehicle storage & repair

Circumstances:
In September 2017 the Council received an enquiry regarding the use of the residential property for business purposes.

Inspections showed that the property was being used for vehicle storage and repairs, for which planning permission has not been granted.

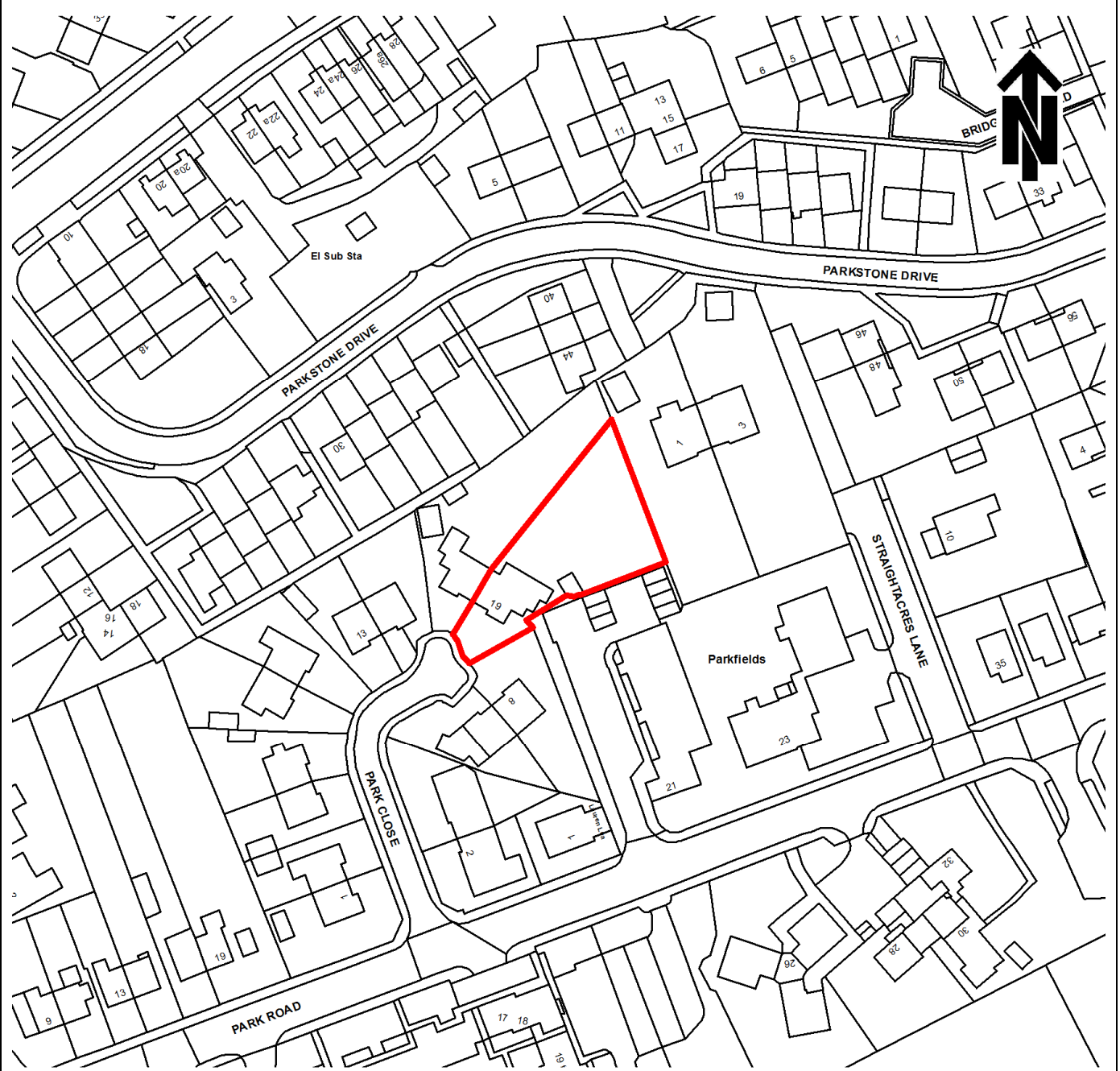
The owner/occupier of the property has been requested to rectify the breach of planning control, however no action has been taken.

On 13th August 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 use of the property for vehicle storage and repairs is detrimental to residential amenity, contrary to Policies DS5 and EN8 of the Council's adopted Core Strategy Development Plan Document and the policies contained in the National Planning Policy Framework.

18/00091/ENFUNA



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL



1:1,250

© Crown copyright and database rights 2017 Ordnance Survey 0100019304

**19 Park Close
Eccleshill
Bradford
BD10 8AR**

5 September 2018

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

Enforcement Reference:
18/00091/ENFUNA

Site Location:
19 Park Close, Bradford, BD10 8AR.

Breach of Planning Control:
Unauthorised outbuilding

Circumstances:
In January 2018 the Council received an enquiry regarding the erection of an outbuilding at the property.

An inspection showed that a two-storey outbuilding had been erected in the garden area of the property, for which planning permission has not been granted.

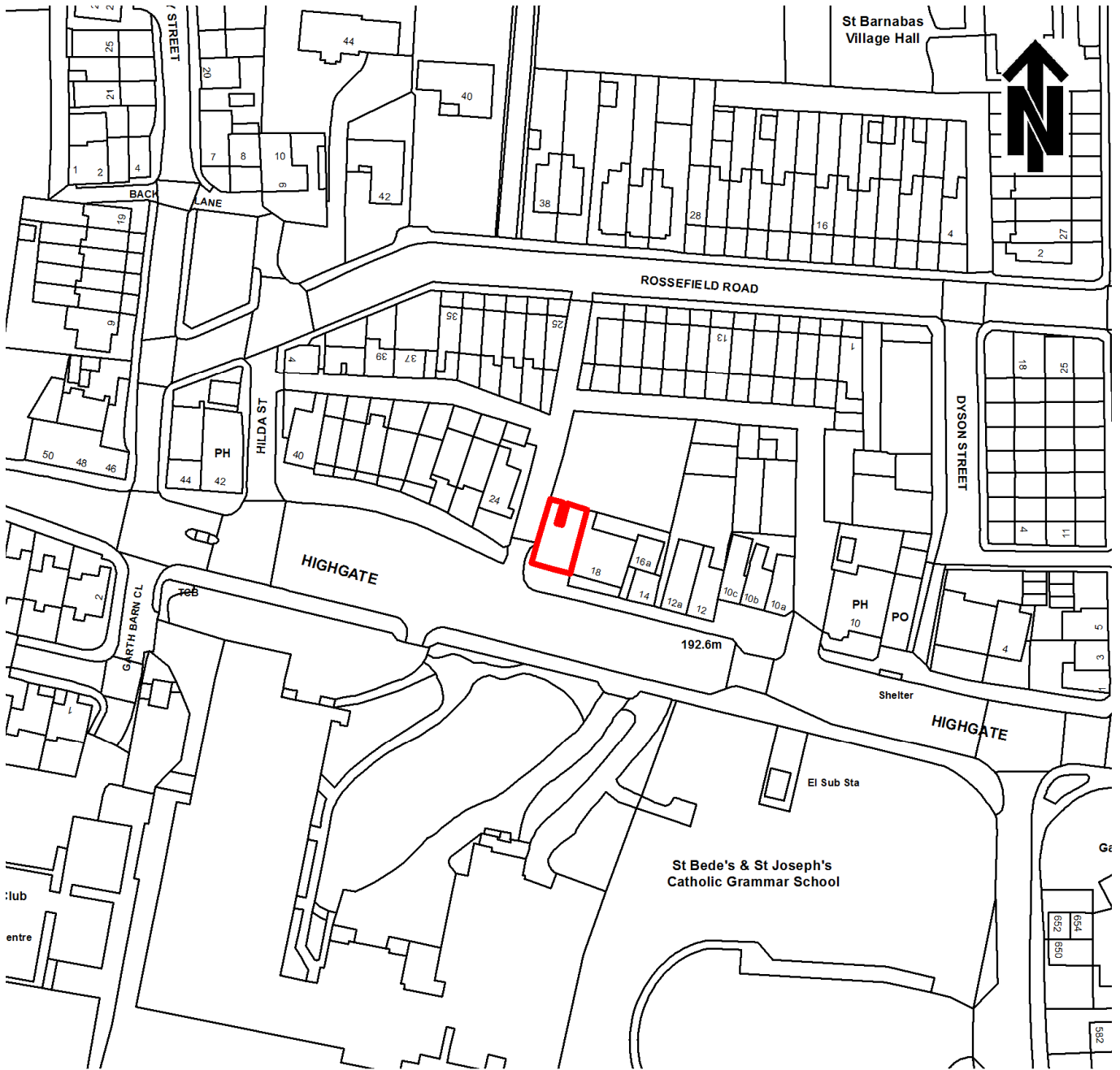
The owner/occupier of the property has been requested to rectify the breach of planning control, however no action has been taken.

On 13th August 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 use of the property for vehicle storage and repairs is detrimental to residential amenity, 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.

17/00717/ENFLBC



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL



1:1,250

© Crown copyright and database rights 2017 Ordnance Survey 0100019304

20 - 22 Highgate
Bradford
BD9 4BB

5 September 2018

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

Enforcement Reference:
17/00717/ENFLBC

Site Location:
20-22 Highgate Heaton Bradford BD9 4BB

Breach of Planning Control:
Unauthorised replacement shop front and fascia board

Circumstances:
In September 2017 the Local Planning Authority received enquiries regarding alterations to the property, which is a Grade II Listed Building.

An inspection was made and it was noted that a replacement shop front and fascia board had been installed to the front elevation of the property, for which the Council had no record of Listed Building Consent or planning permission having been granted.

A retrospective planning application for the replacement shop front, reference 17/06400/FUL, was refused by the Council in January 2018. An appeal against the Council's decision was dismissed by The Planning Inspectorate on 9th July 2018.

On 12th July 2018 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 replacement shop front and fascia board are inappropriate to the Listed Building, contrary to Policy EN3 of the Council's adopted Core Strategy Development Plan Document and the National Planning Policy Framework.

16/00434/ENFUNA



1:1,250

© Crown copyright and database rights 2017 Ordnance Survey 0100019304

20 - 22 Pemberton Drive
Bradford
BD7 1RA

5 September 2018

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

Enforcement Reference:
16/00434/ENFUNA

Site Location:
20-22 Pemberton Drive Bradford BD7 1RA

Breach of Planning Control:
Unauthorised front and rear dormer windows

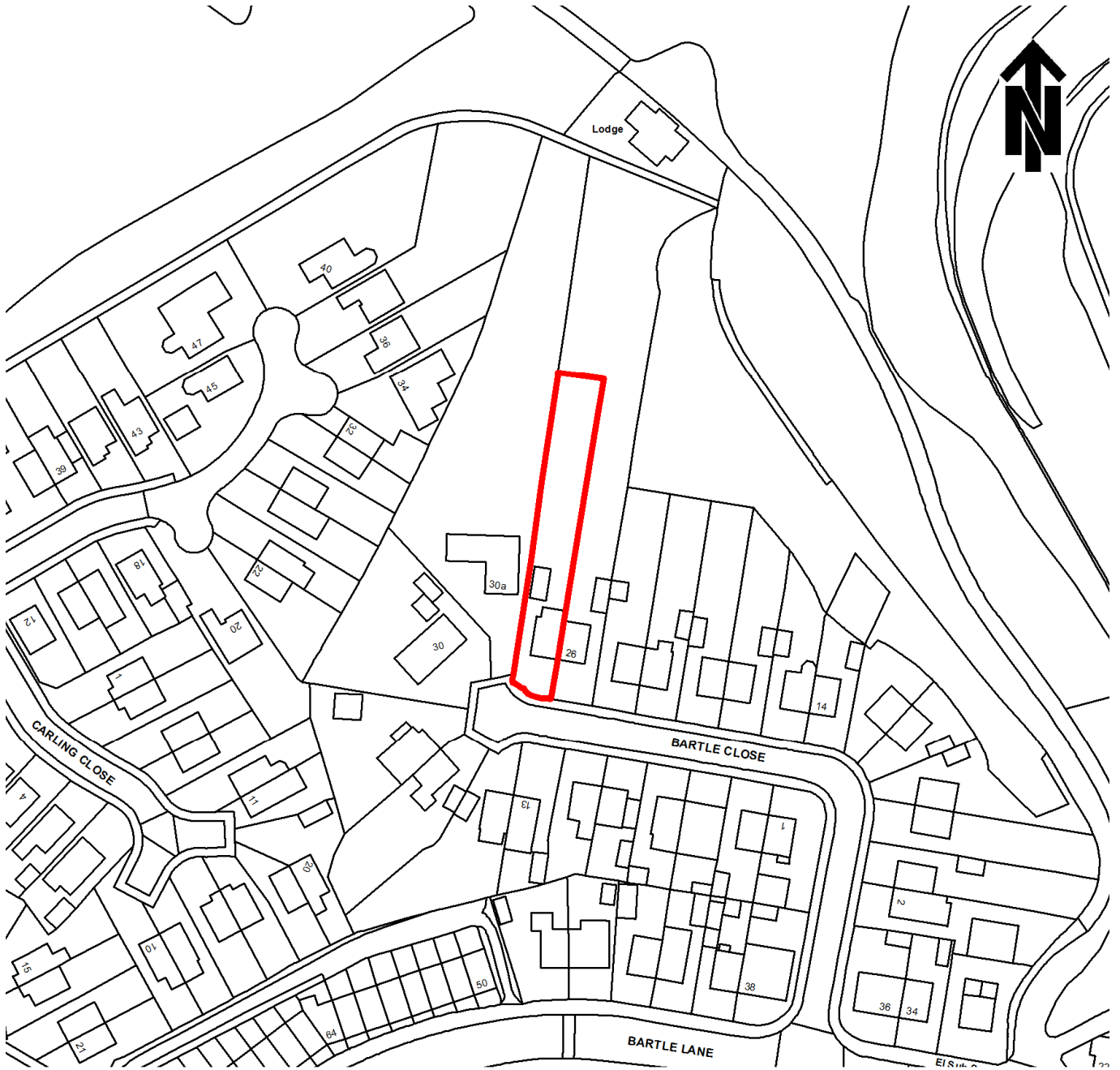
Circumstances:
In June 2016 the Council received an enquiry regarding dormer windows at the property, which stands within the Little Horton Lane Conservation Area.

An inspection showed that front dormer windows were being constructed, for which the Council had no record of planning permission having been granted. Planning permissions for front and rear dormer windows at the properties were subsequently granted by the Council. However, a further inspection showed that the front and rear dormer windows as constructed were not in accordance with the planning permissions.

Further retrospective planning applications for the front and rear dormer windows as constructed were refused by the Council on 4th July 2018.

On 12th July 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 front and rear dormer windows are detrimental to visual amenity by virtue of their design and appearance, contrary to Policies DS1, DS3 and EN3 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.

15/00417/ENFCOU



1:1,250

© Crown copyright and database rights 2017 Ordnance Survey 0100019304

28 Bartle Close
Bradford
BD7 4QH

5 September 2018

Item: E
Ward: GREAT HORTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00417/ENFCOU

Site Location:
28 Bartle Close, Bradford BD7 4QH

Breach of Planning Control:
Mixed use of land consisting of residential use and the storage, repair and supply of motor vehicles and motor vehicle parts.

Circumstances:
Complaints have been received regarding motor vehicle related activities on a residential cul-de-sac abutting the turning circle. A site visit has been carried out and standard challenge letter sent. Initially there was some reduction in the activity; however recent site visits revealed a considerable number of vehicles, motor vehicle parts and evidence of motor vehicle repair and supply of parts for vehicles. The extent of activity goes beyond that expected at a residential property and is harmful to amenity.

The unauthorised use of the land for motor vehicle storage, repair and sale harms the amenity of nearby residents through visual impact, noise and general disturbance and harms highway and pedestrian safety by inadequate parking and does not contribute to creating a high quality, attractive, cohesive and sustainable settlement contrary to the council's adopted Core Strategy Development Plan Document Policies SC9, EN8 and DS5 and the National Planning Policy Framework.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 11th July 2018.

17/00881/ENFUNA



1:1,250

© Crown copyright and database rights 2017 Ordnance Survey 0100019304

404 Halifax Road
Bradford
BD6 2JY

5 September 2018

Item: F
Ward: WIBSEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
17/00881/ENFUNA

Site Location:
404 Halifax Road, Bradford, BD6 2JY

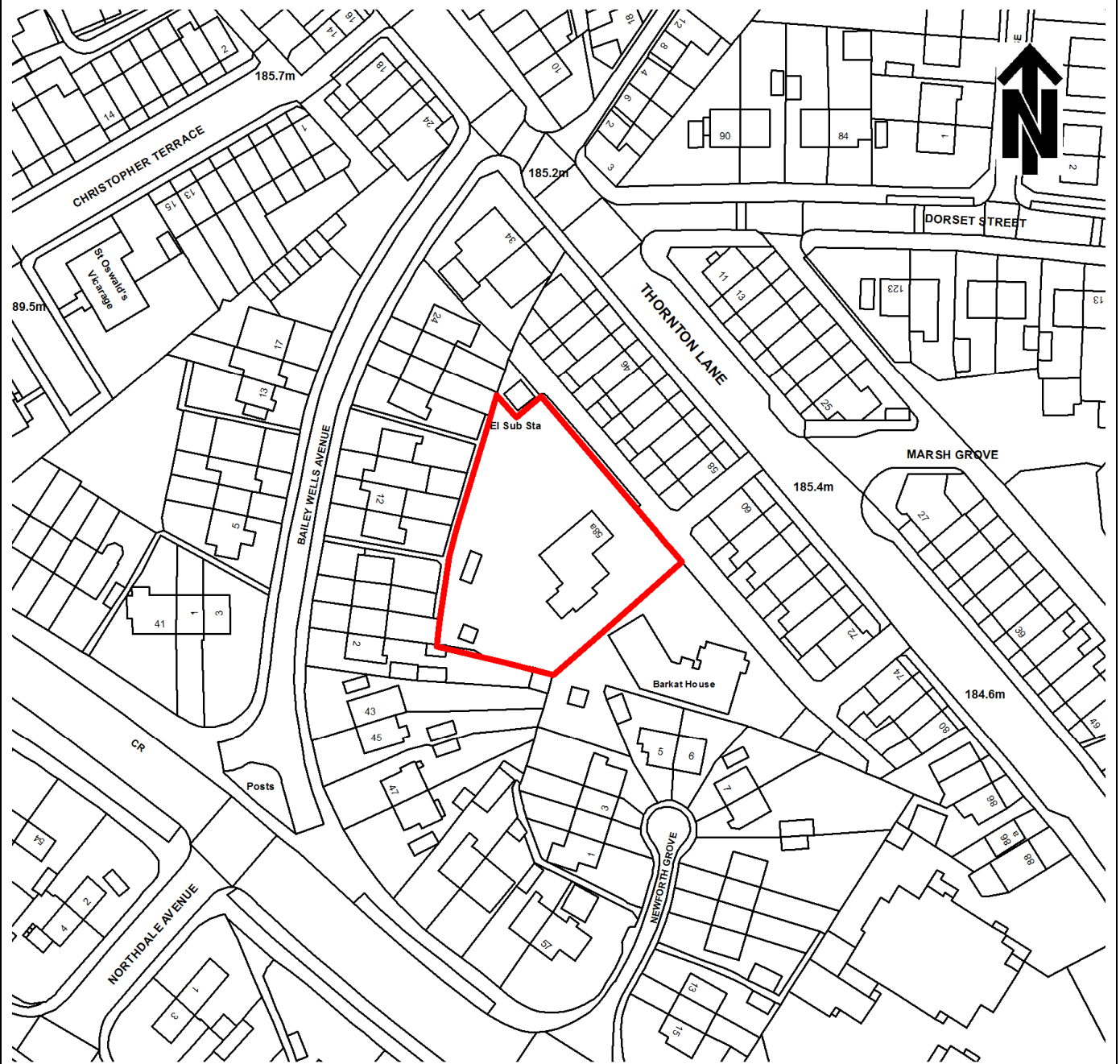
Breach of Planning Control:
Without planning permission, construction of a rear dormer.

Circumstances:
Following an enquiry, a site visit carried out revealed that a blue slate clad dormer window (which requires planning permission) had been constructed in the rear roof space of the property.

The property owner has been given opportunity to remedy the alleged breach of planning control but to date no remedial action has been taken.

On 26th July 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action.

14/00683/ENFCOU



1:1,250

© Crown copyright and database rights 2017 Ordnance Survey 0100019304

58A Thornton Lane
Bradford
BD5 9DS

5 September 2018

Item: G
Ward: GREAT HORTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00683/ENFCOU

Site Location:
58A Thornton lane, Bradford BD5 9DS

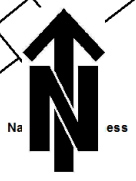
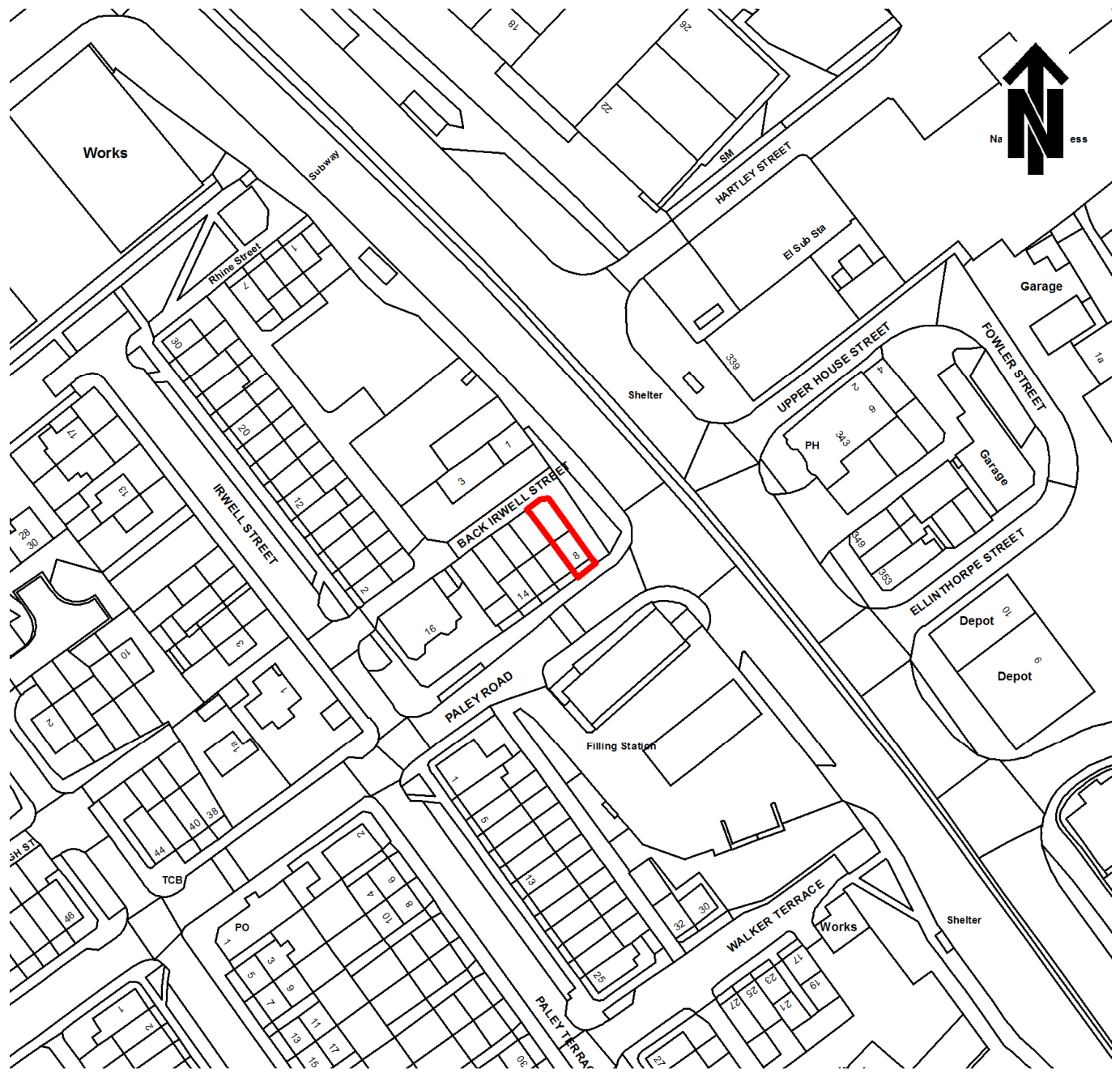
Breach of Planning Control:
Mixed use of land consisting of residential and the storage of Motor Vehicles

Circumstances:
The property is a bungalow with large garden and parking area accessed from Thornton Lane between residential properties. Complaints have been received about the use of the premises for the storage of vehicles. The use was challenged in writing and there was some reduction in activity. The number of vehicles have increased again and require control by formal enforcement action.

The unauthorised use of the land for vehicle storage harms the amenity of nearby residents through visual impact, noise and general disturbance and does not contribute to creating a high quality, attractive, cohesive and sustainable settlement contrary to the council's adopted Core Strategy Development Plan Document Policies SC9, EN8 and DS5.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 11th July 2018.

17/00397/ENFAPP



1:1,250

© Crown copyright and database rights 2017 Ordnance Survey 0100019304

**8 Paley Road
Bradford
BD4 7EJ**

5 September 2018

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

Enforcement Reference:
17/00397/ENFAPP

Site Location:
8 Paley Road, Bradford BD4 7EJ.

Breach of Planning Control:
Unauthorised front and rear dormer windows

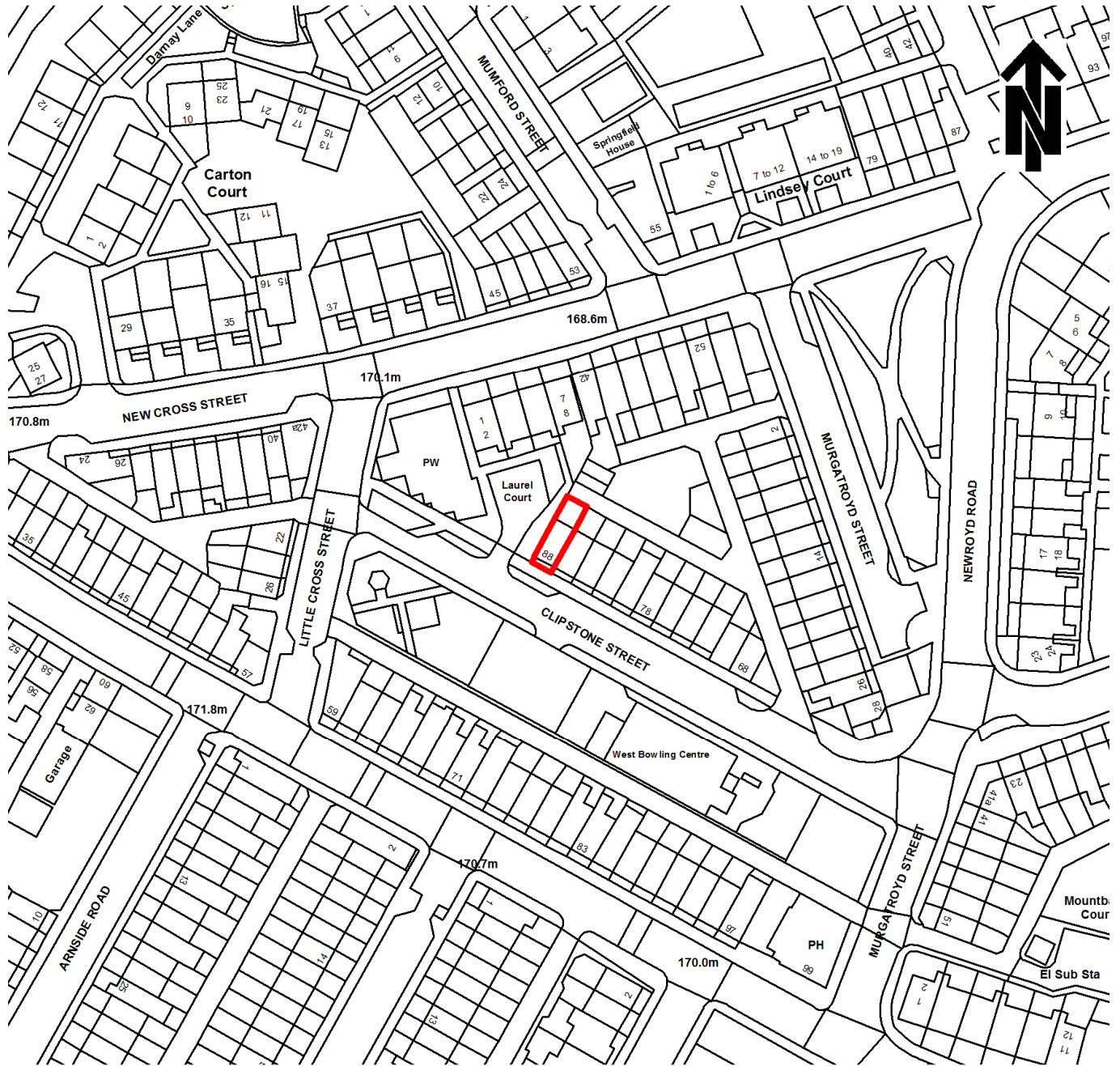
Circumstances:
In May 2017 the Council received an enquiry regarding dormer windows at the property.

An inspection showed 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 12th July 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 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 Document, the Council's adopted Householder Supplementary Planning Document and the policies contained in the National Planning Policy Framework.

17/01027/ENFUNA



1:1,250

© Crown copyright and database rights 2017 Ordnance Survey 0100019304

88 Clipstone Street
Bradford
BD5 8EA

5 September 2018

Item: I
Ward: LITTLE HORTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
17/01027/ENFUNA

Site Location:
88 Clipstone Street Bradford BD5 8EA

Breach of Planning Control:
Unauthorised front dormer window

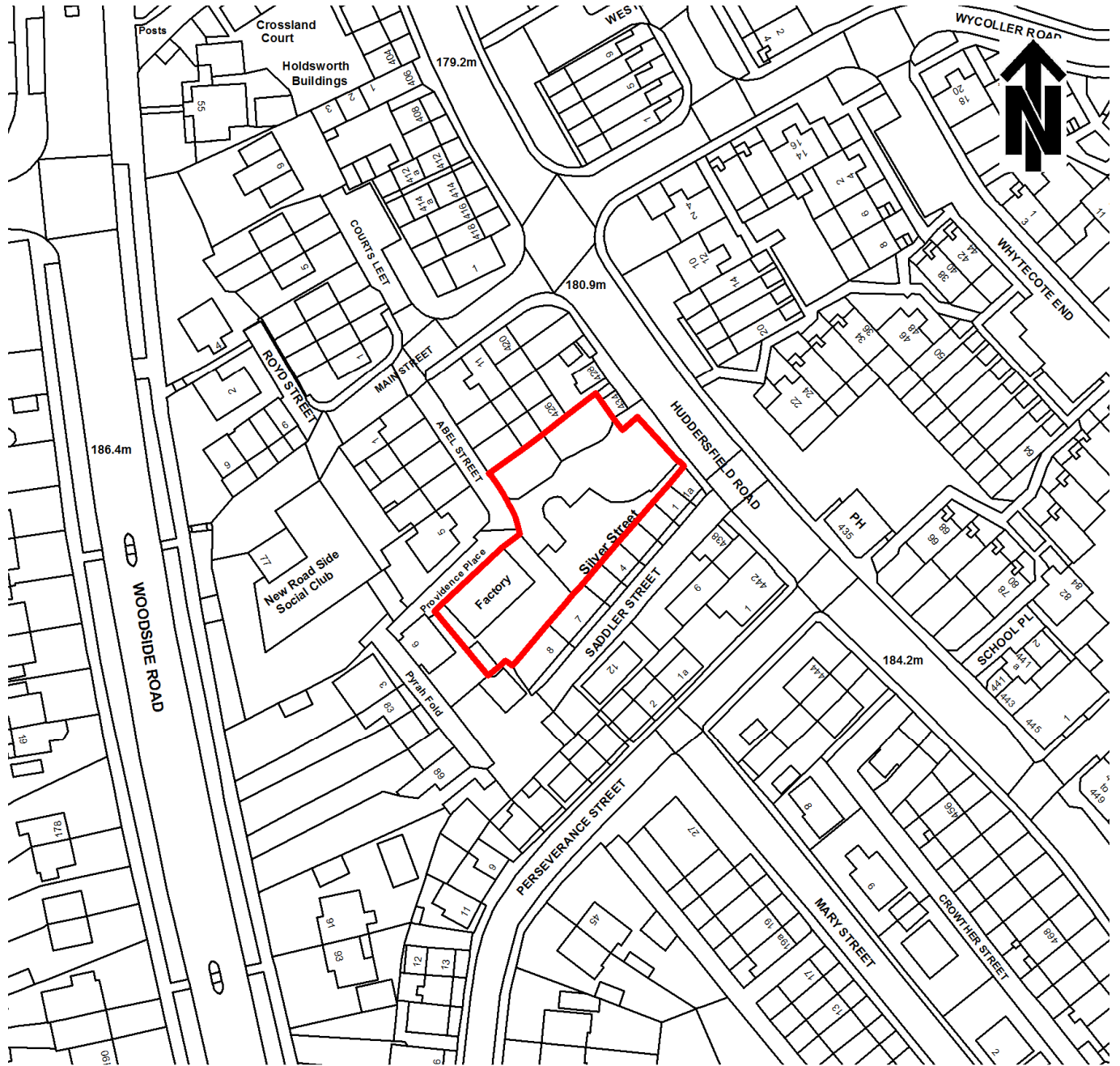
Circumstances:
In November 2017 the Council granted planning permission for the construction of dormer windows at the property.

An inspection showed that the front dormer window had not been constructed in accordance with the planning permission.

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

On 9th August 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 front dormer window is detrimental to visual amenity by virtue of its size and appearance, 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.

18/00150/ENFCOU



1:1,250

© Crown copyright and database rights 2017 Ordnance Survey 0100019304

Providence Works
Providence Place
Wyke
Bradford
BD12 8BJ

5 September 2018

Item: J
Ward: WYKE
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
18/00150/ENFCOU

Site Location:
Land at Providence Works, Providence Place, Wyke, Bradford

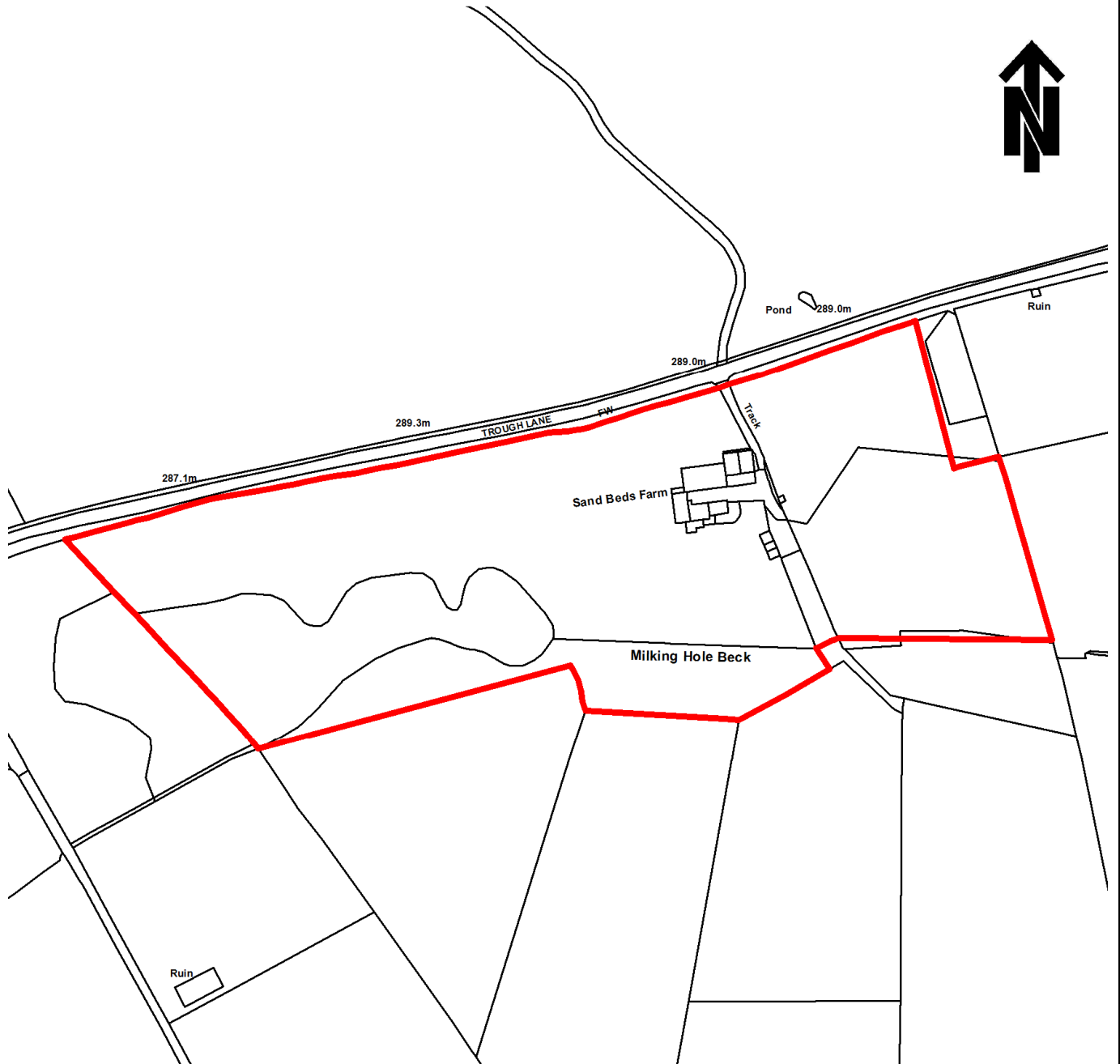
Breach of Planning Control:
Unauthorised mixed use of land consisting of:
The repair, fabrication, maintenance and dismantling of vehicles
Tyre storage
The sale and storage of vehicles
Use as a depot for a landscape and construction contractor

Circumstances:
Following enquiries received in this office alleging noise and disturbance from the above land, a site visit confirmed that it was being used for various motor vehicle related activities in addition to a contractor's depot. A standard challenge letter was sent to the owner and occupiers of the land. To date no planning application has been made and the unauthorised use continues.

The unauthorised use of the land harms the amenity of nearby residents through visual impact, noise and general disturbance and does not contribute to creating a high quality, attractive, cohesive and sustainable settlement contrary to the council's adopted Core Strategy Development Plan Document Policies SC9, EN8 and DS5 and the National Planning Policy Framework.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 18th July 2018

17/00824/ENFUNA



1:2,500

© Crown copyright and database rights 2017 Ordnance Survey 0100019304

Sandbeds Farm
Trough Lane
Denholme
Bradford
BD13 4NA

5 September 2018

Item: K
Ward: BINGLEY RURAL
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
17/00824/ENFUNA

Site Location:
Land at Sandbeds Farm, Trough Lane, Denholme West Yorkshire.

Breach of Planning Control:
Unauthorised development

Circumstances:
Following the receipt of an enquiry, a site visit confirmed that works had commenced on the above site to form a vehicular access into the field, involving the construction of boundary walls, laying of a hard surface, erection of gates and the change of use of the land for the siting of a portable building. No planning permissions had been approved for these works.

A Temporary Stop Notice was issued in relation to these works to ensure that works on site ceased with immediate effect.

A retrospective planning application was submitted to retain the access and subsequently refused.

The site is located in an area of Green Belt in a prominent location. The unauthorised works and change of use of the land amount to inappropriate development within the Green Belt and is harmful to the character of the landscape character contrary to policies GB1 and GB2 of the Replacement Unitary Development Plan for the Bradford District, policies SC9, DS2, and EN4 of the Core Strategy Development Plan Document and Paragraph national policy contained within the National Planning Policy Framework.

On the 23 May 2018, the Planning Manager (Enforcement and Trees) authorised the issuing of enforcement notices under delegated powers.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
L	Queensbury (ward 20)	Waggoners Inn Former 18 Ford Hill Queensbury Bradford West Yorkshire BD13 2BG Conversion of outbuilding to apartment and parking - resubmission - Case No: 17/03995/FUL Appeal Ref: 18/00033/APPFL2

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
M	Toller (ward 24)	130 Jesmond Avenue Bradford West Yorkshire BD9 5DE Replacement of unauthorised conservatory with single storey side extension and retention of unauthorised garage - Case No: 17/04376/HOU Appeal Ref: 17/00142/APPFL2
N	Little Horton (ward 18)	147 Newton Street Bradford West Yorkshire BD5 7BJ Appeal against Enforcement Notice - Case No: 17/00294/ENFUNA Appeal Ref: 18/00019/APPENF
O	Great Horton (ward 11)	16 Southmere Terrace Bradford West Yorkshire BD7 4EB Single storey side extension and front porch - Case No: 18/00727/HOU Appeal Ref: 18/00045/APPHOU

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
P	Heaton (ward 12)	20 - 22 Highgate Bradford West Yorkshire BD9 4BB Replacement shop window with internally fitted perforated security shutters - Case No: 17/06400/FUL Appeal Ref: 18/00026/APPFL2
Q	Queensbury (ward 20)	30 Sandbeds Queensbury Bradford West Yorkshire BD13 1AF Retrospective application for roller shutter - Case No: 17/06783/FUL Appeal Ref: 18/00037/APPMC1
R	Little Horton (ward 18)	628 Manchester Road Bradford West Yorkshire BD5 7NL Appeal against Discontinuance Notice - Case No: 16/00666/ENFADV Appeal Ref: 17/00095/APPDIS
S	Queensbury (ward 20)	Car Park Lyon Street Queensbury Bradford West Yorkshire Detached garage and hardstanding - Case No: 17/04050/FUL Appeal Ref: 18/00028/APPFL2
T	Manningham (ward 19)	Former 40 To 44 Oak Lane Bradford West Yorkshire BD9 4PX Variation of conditions 2, 4 and 5 of planning permission 07/01035/FUL dated 20.04.2007 - Case No: 17/02729/VOC Appeal Ref: 18/00021/APPVO2

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
U	Windhill And Wrose (ward 28)	Idle Hill Reservoir Westfield Lane Idle Bradford West Yorkshire Layout of eight detached houses on footprint of existing reservoir with new access road. Mitigation proposals for adjoining land. - Case No: 17/04243/OUT Appeal Ref: 18/00034/APPOU2
V	Wyke (ward 30)	Land Adjacent To Hannah Court Wyke Bradford West Yorkshire Appeal against Enforcement Notice - Case No: 16/00312/ENFCOU Appeal Ref: 18/00018/APPENF
W	Manningham (ward 19)	Land At Grid Ref 415054 434822 Back St Marys Road West Bradford West Yorkshire Appeal against Enforcement Notice - Case No: 16/00908/ENFAPP Appeal Ref: 18/00020/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