

# Report of the Strategic Director of Place to the meeting of the Area Planning Panel (KEIGHLEY AND SHIPLEY) to be held on 26 October 2022

**E**

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## Summary Statement - Part Two

### Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action	(17)
Decisions made by the Secretary of State - Allowed	(6)
Decisions made by the Secretary of State - Dismissed	(8)

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Assistant Director (Planning, Transportation and Highways)

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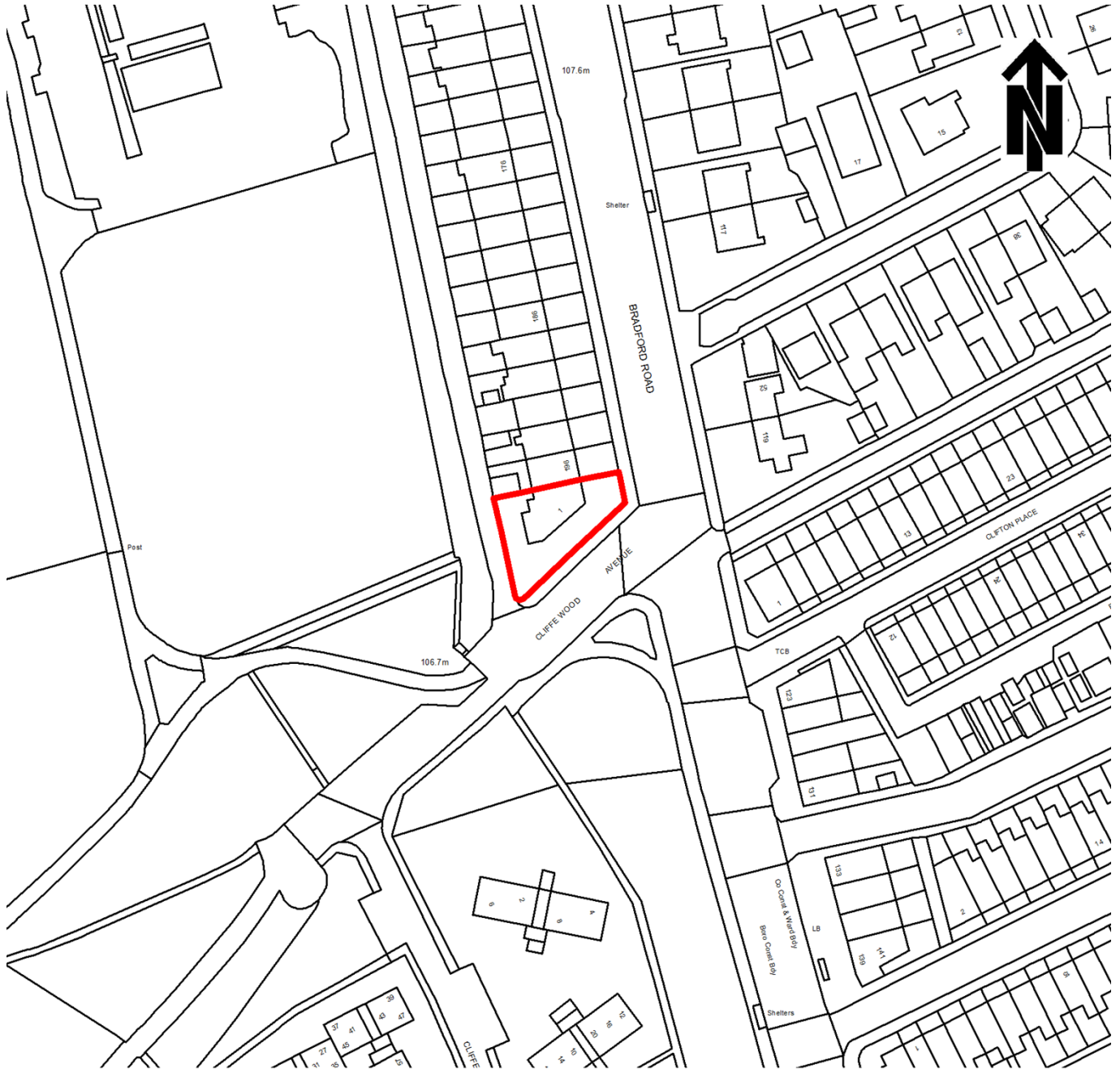
**Portfolio:**  
Regeneration, Planning & Transport

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

21/00591/215DS



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**1 Cliffe Wood Avenue**  
**Shipley**  
**BD18 3DD**

**26 October 2022**

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

**Enforcement Reference:**  
21/00591/215DS

**Site Location:**  
1 Cliffe Wood Avenue Shipley West Yorkshire BD18 3DD

**Breach of Planning Control:**  
Untidy land

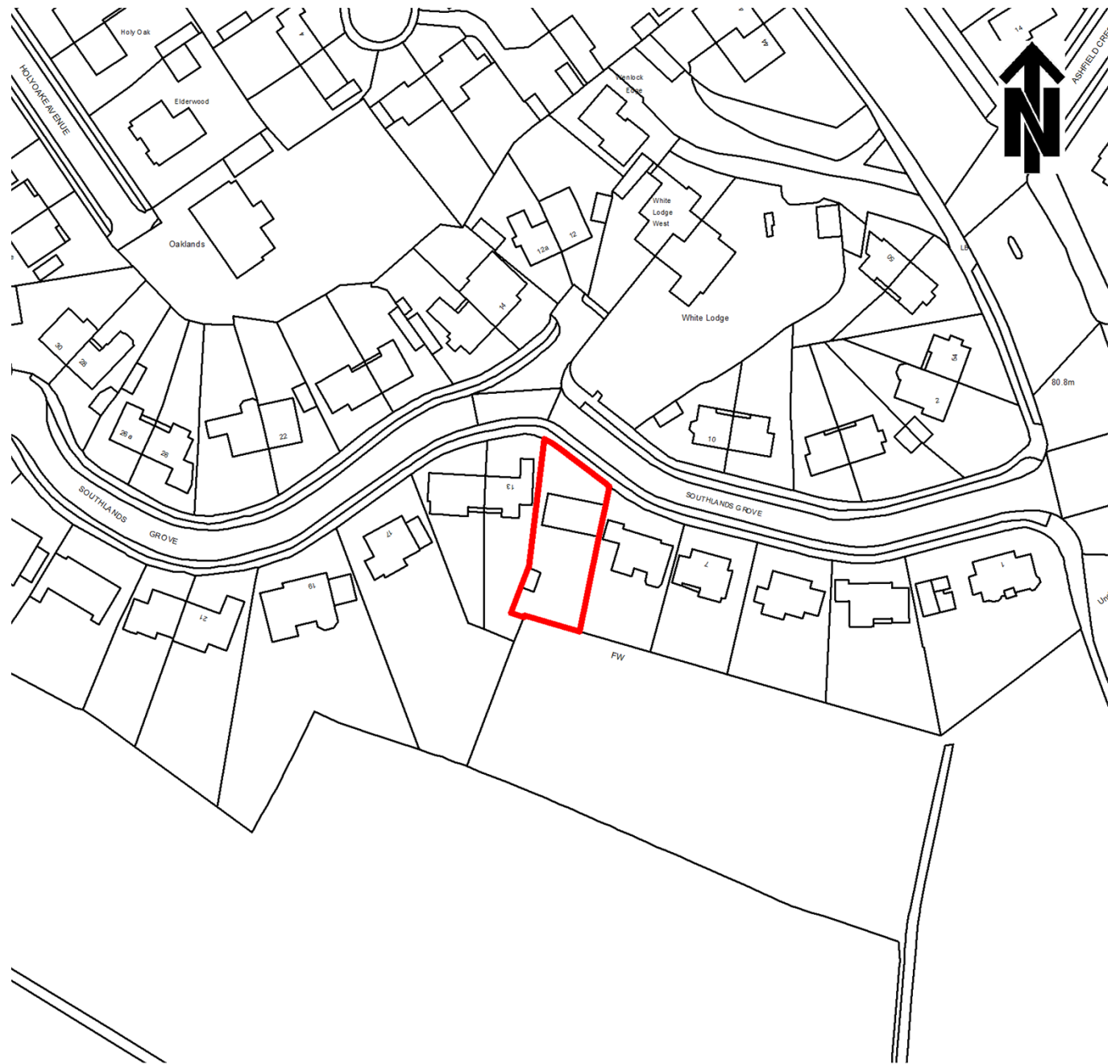
**Circumstances:**  
An enquiry was received in this office in June 2021, regarding untidy land at the above site.

A site inspection in October 2021 showed significant number of items on site including bricks, concrete debris, timber, cardboard, metal, glass, furniture, litter and miscellaneous waste has been deposited on the land. It is considered that the appearance of the land is causing a detrimental effect on the amenity of the local area and for the occupants of neighbouring residences.

Despite numerous letters to the owner of the land, no positive action has been taken to tidy the land and rectify the breach of planning control.

On 31st May 2022, the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the condition of the unauthorised fencing and land is such that they have a significantly adverse impact on the amenity of the land and the local area, contrary to Policies DS5 and SC9 of the Council's adopted Core Strategy Development Plan.

21/00972/ENFUNA



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11 Southlands Grove  
Bingley  
BD16 1EF



**26 October 2022**

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

**Enforcement Reference:**  
21/00972/ENFUNA

**Site Location:**  
11 Southlands Grove Bingley West Yorkshire BD16 1EF

**Breach of Planning Control:**

Without planning permission, the unauthorised construction of a side extension, timber outbuilding and timber/metal structure constructed above and beyond stone outbuilding.

**Circumstances:**

Following a complaint received in this office an investigation concluded that the above breaches of planning control had occurred. Despite efforts from the Local Planning Authority, the owner of the property has taken no action to rectify the matter.

It is considered expedient to issue an Enforcement Notice because the side extension, outbuilding and timber structure have been constructed using an unsympathetic ad hoc design, and using a mixture of poor quality materials that fail to reinforce local distinctiveness. The unauthorised developments appear obtrusive in their setting and are harmful to the local environment.

The Planning Manager (Enforcement and Trees) authorised enforcement action on the 6 June 2022 requiring the owner of the property to demolish the side extension, timber outbuilding and timber/metal structure constructed above and beyond the stone outbuilding and remove all arising materials from the land.

22/00004/ENFCOU



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**122 - 124 Lawkholme Lane**  
**Keighley**  
**BD21 3JR**

**26 October 2022**

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

**Enforcement Reference:**  
22/00004/ENFCOU

**Site Location:**  
122 - 124 Lawkholme Lane Keighley West Yorkshire BD21 3JR

**Breach of Planning Control:**

Without planning permission, the change of use of the property from shop (Class E) to a hot food takeaway (Sui Generis)

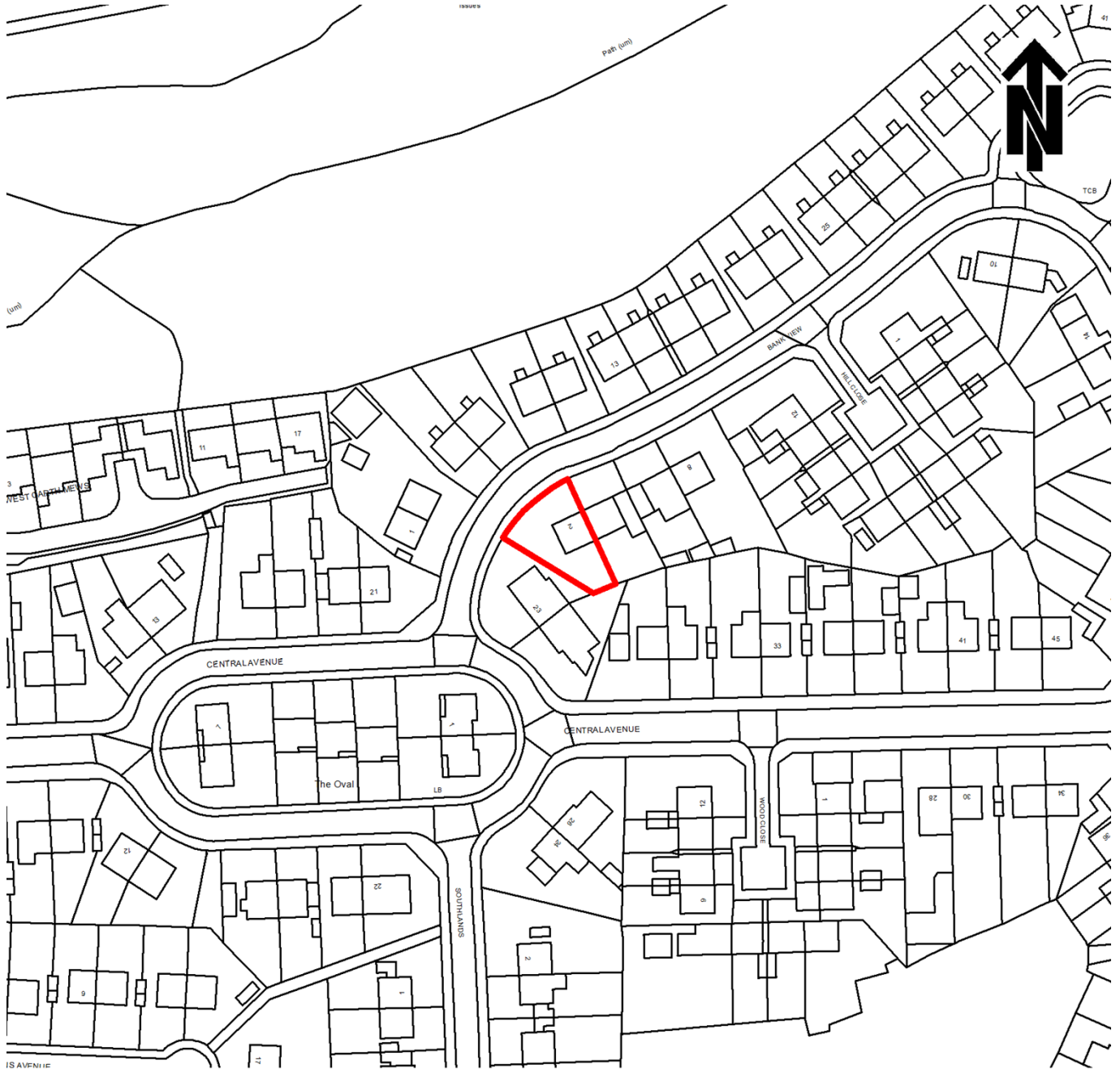
**Circumstances:**

The Local Planning Authority was made aware of a material change of use of former retail premises to a hot food takeaway. Planning permission for a change of use to hot food takeaway was previously refused under 18/03553/FUL by reason of parking, unsympathetic flue positioning, noise, waste storage, vehicle movements, general disturbance and conflict with the Councils adopted Hot Food Takeaway SPD. Following written challenge by the Council no contact has been received from the owners and the unauthorised change of use persists. The unauthorised use of the premises is of significant detriment to the residential amenity of neighbouring properties by reason of the noise, vehicular activity, additional waste and general disturbance the use generates.

20/00961/ENFUNA



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**2 Bank View**  
**Baildon**  
**BD17 7PA**

**26 October 2022**

**Item Number:** D  
**Ward:** BAILDON  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
20/00961/ENFUNA

**Site Location:**  
2 Bank View Baildon West Yorkshire BD17 7PA

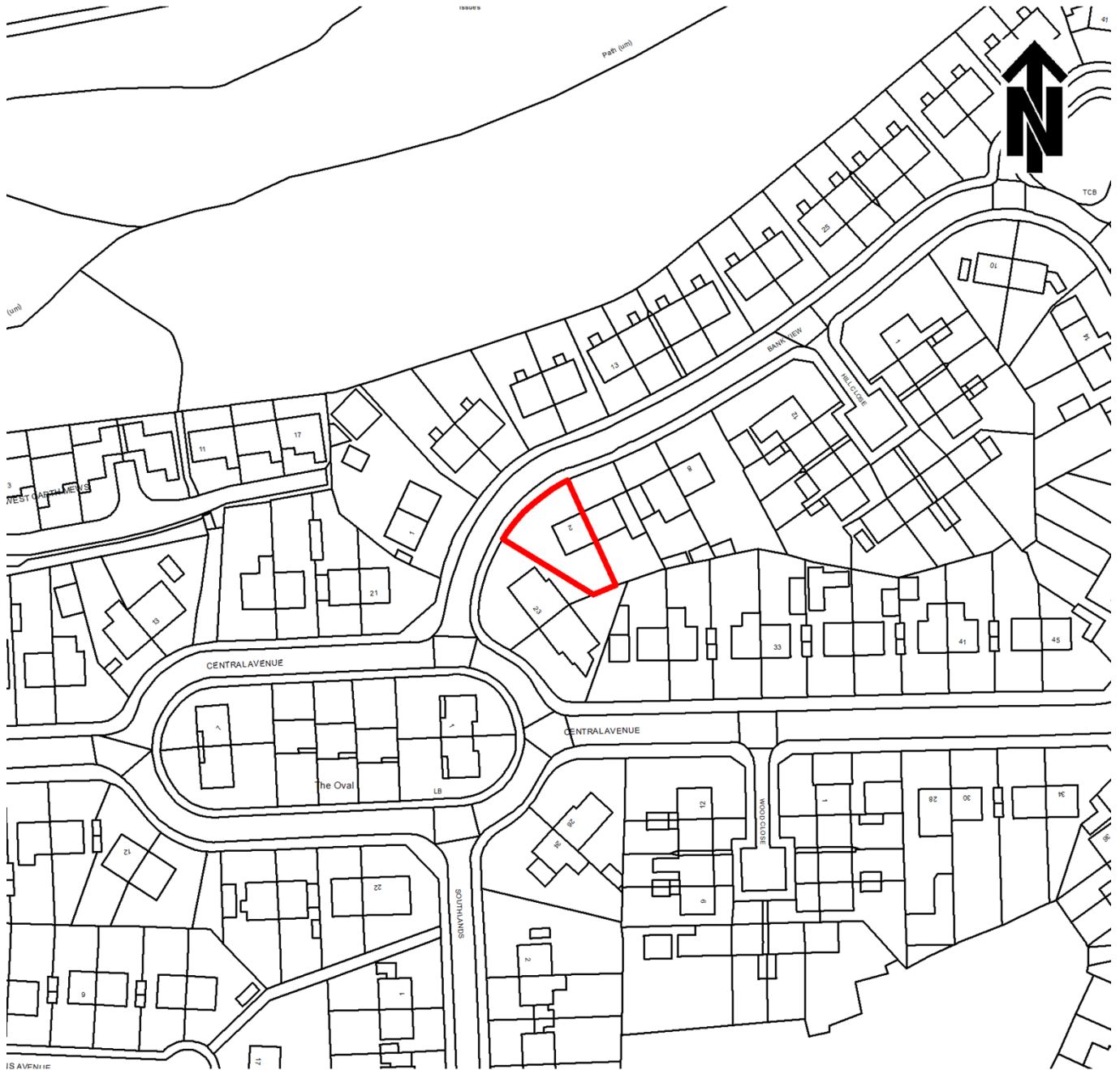
**Breach of Planning Control:**  
The construction of an unauthorised raised decking on the land

**Circumstances:**  
Further to the receipt of an enquiry an inspection in November 2020 showed that an area of raised timber decking had been constructed to the rear of the property for which planning permission was required.

A retrospective planning application seeking consent for the decking as built was refused by the council in January 2021. A subsequent appeal against the decision was dismissed by the planning inspectorate in June 2021. A further planning application seeking consent for an amended design was refused by the council in November 2021. The unauthorised decking is still in place and the breach of planning remains unresolved.

On 22nd February 2022, the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised raised timber decking to the rear of the property creates an elevated platform within close proximity to the neighbouring dwelling, which allows significant levels of overlooking and loss of privacy that is causing unacceptable levels of harm to the residential amenity of the neighbouring occupants, therefore contrary to Policy DS5 of the Council's adopted Core Strategy Development Plan, the design guidance contained within the adopted Householder Supplementary Design Guide and the principles of the National Planning Policy Framework.

20/01609/ENFUNA



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**2 Bank View**  
**Baildon**  
**BD17 7PA**

**26 October 2022**

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

**Enforcement Reference:**  
20/01609/ENFUNA

**Site Location:**  
2 Bank View Baildon West Yorkshire BD17 7PA

**Breach of Planning Control:**  
The construction of an unauthorised detached garage building on the land.

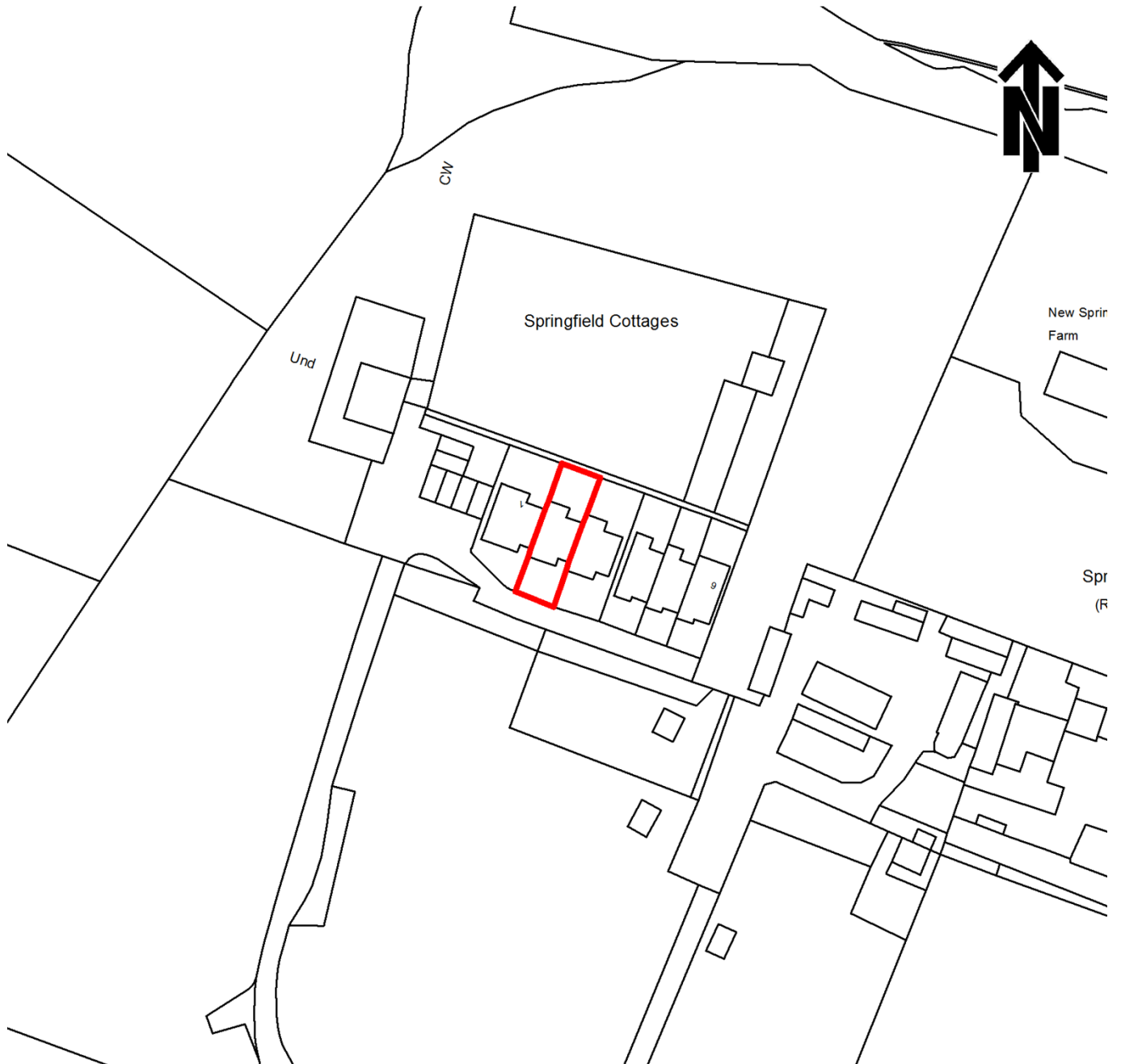
**Circumstances:**  
Following an enquiry in November 2020, a subsequent site visit revealed a large detached garage building, built west of the host dwelling, situated beyond the front elevation of the dwelling.

A retrospective planning application seeking consent for the garage was refused by the Council in January 2021 and the subsequent Appeal to the Planning Inspectorate dismissed in June 2022. A further planning application seeking consent for an amended design was refused in November 2021. The unauthorised garage is still in place and the breach of planning remains unresolved.

On 22nd February 2022, the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised detached garage building represents a prominent feature within the wider street scene, by virtue of its size and positioning. As a result, the garage represents an intrusive and incongruous feature in the street scene causing detriment to the character of the area, therefore being contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan, the design guidance contained within the adopted Householder Supplementary Design Guide and the principles of the National Planning Policy Framework.



20/01116/ENFUNA



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**2 Springfield Cottages**  
**Halifax Road**  
**Bingley**  
**BD21 5PP**

**26 October 2022**

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

**Enforcement Reference:**  
20/01116/ENFUNA

**Site Location:**  
2 Springfield Cottages Halifax Road Bingley West Yorkshire BD21 5PP

**Breach of Planning Control:**

Without planning permission, the construction of a composite boundary fence to the rear (north) of the dwelling on the land

**Circumstances:**

In August 2020 an enquiry was received regarding an unauthorised boundary treatment at the above property.

A site visit revealed that a composite boundary fence had been erected at the property, enclosing the rear garden area. Due to the removal of permitted development rights at the property, it is considered the fencing as built requires planning permission, for which there is no record of permission having been granted, as such, the fencing is unauthorised and represents a breach of planning control.

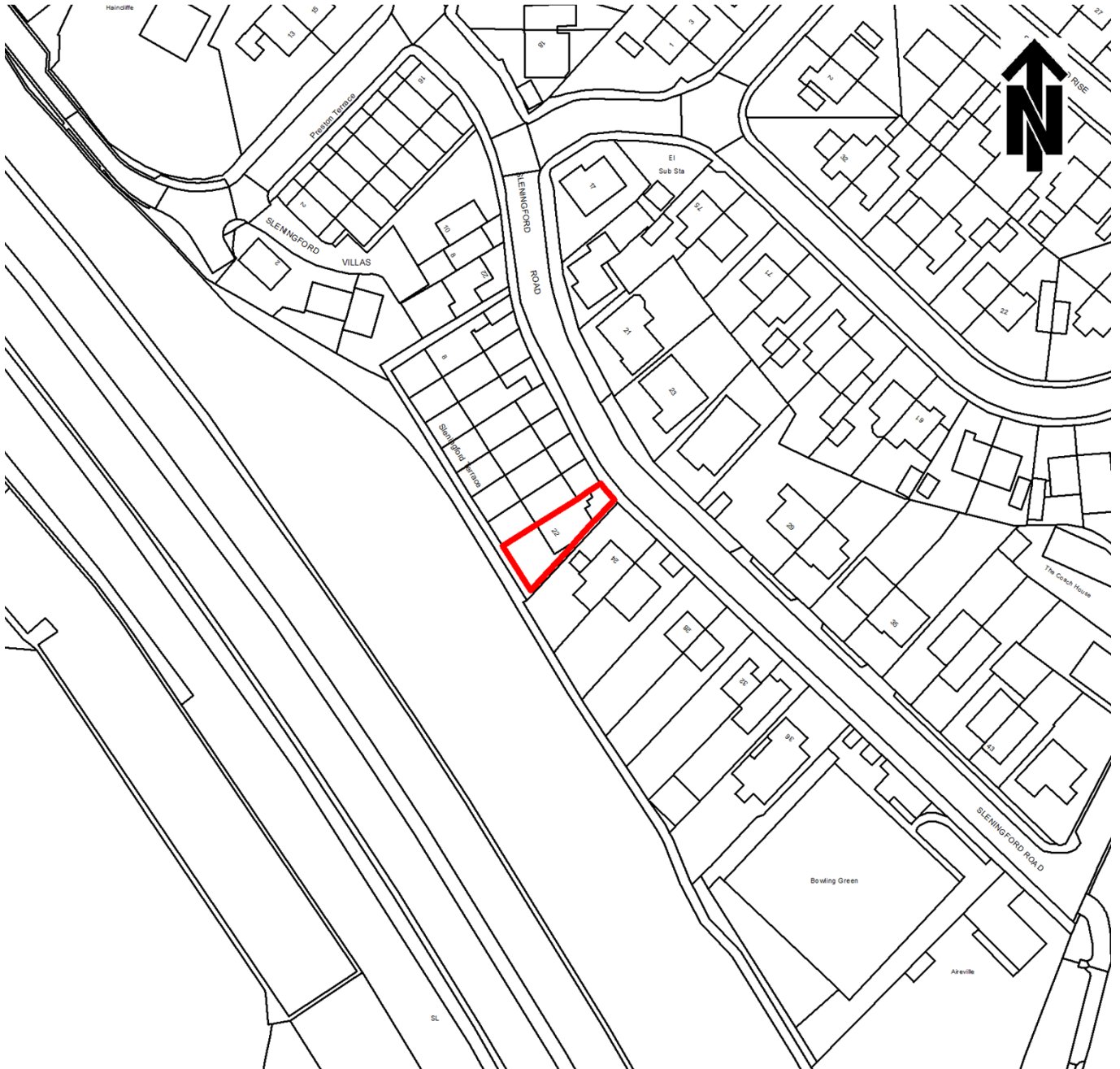
A standard challenge letter resulted in the submission of a retrospective planning application reference 21/02073/HOU, seeking consent for the fencing as built. This was refused by the Council in June 2021. A subsequent appeal to the Planning Inspectorate was dismissed in May 2022. To date, no satisfactory positive action has been taken by the owner to resolve the breach of planning control.

On 11th August 2022, the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised boundary fencing, by reason of its height, design and use of inappropriate materials, represents a feature which disrupts the uniformity of the row of dwellings and its rural character, forming an incongruous and visually harmful addition, contrary to Policies DS1, DS2 and DS3 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

21/00509/ENFUNA



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**22 Sleningford Terrace**  
**Sleningford Road**  
**Bingley**  
**BD16 2SG**

**26 October 2022**

**Item Number:** G  
**Ward:** BINGLEY  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
21/00509/ENFUNA

**Site Location:**  
22 Sleningford Terrace Sleningford Road Bingley West Yorkshire BD16 2SG

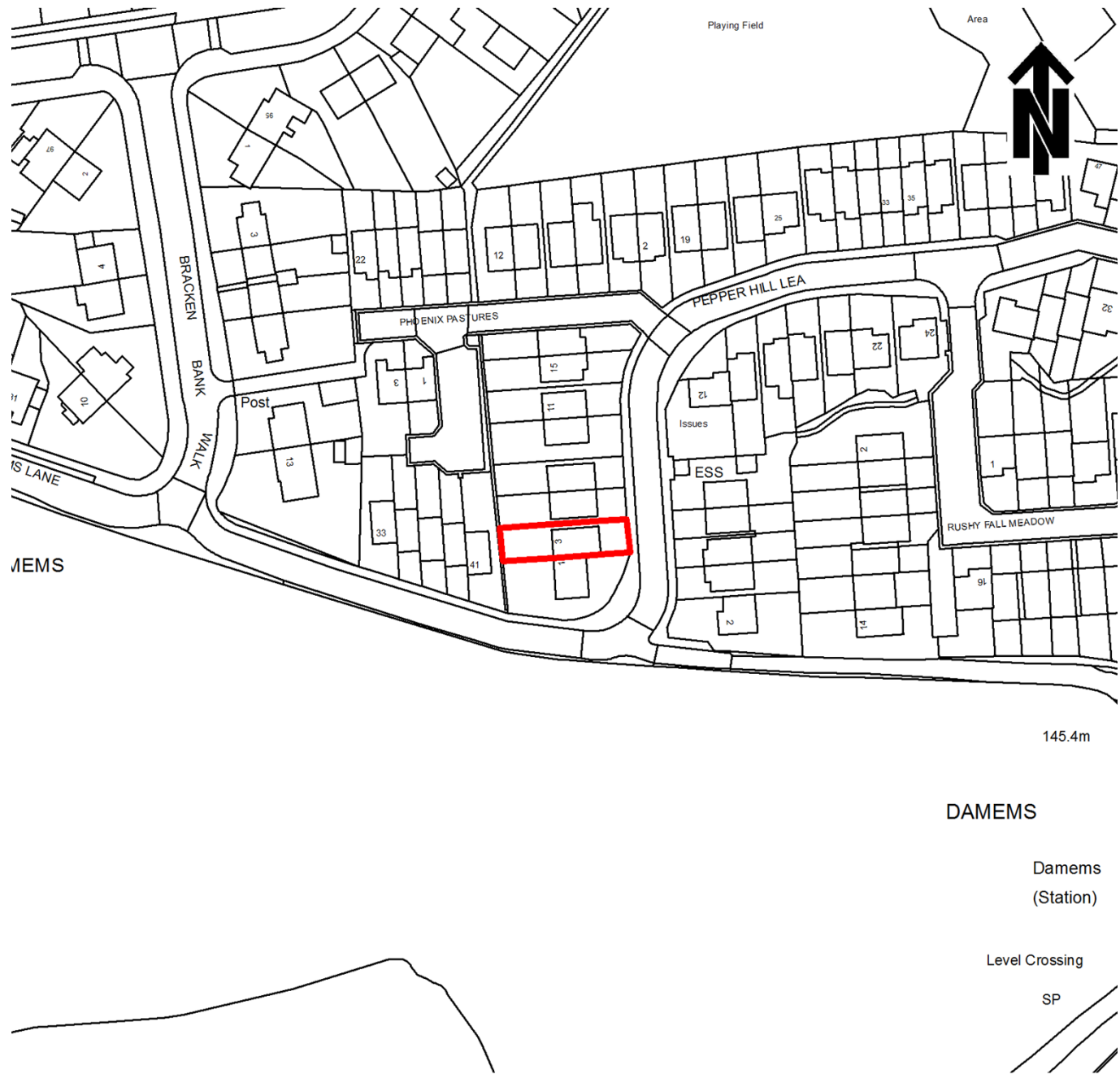
**Breach of Planning Control:**  
Without planning permission, the construction of dormer window on the rear (north-east facing) roof planes on the dwelling on the land

**Circumstances:**  
Following an enquiry received in this office in May 2021 regarding an unauthorised dormer window at the above property, a site visit was conducted in November 2021 which revealed a large rear dormer window extension clad in white upvc had been constructed. Due to the inappropriate facing materials used, it is considered the dormer window extension as built requires planning permission.

Letters have been sent to the owner/occupants of the property, requesting action to rectify the breach of planning control. To date, no satisfactory positive action has been taken.

On 11th August 2022, 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 dormer window, by reason of its unsympathetic design and scale, with an excess amount of non-matching upvc cladding used, represents an incongruous feature on the host dwelling and appears visually prominent within the street scene, causing significant detriment to the visual amenity of the local environment, contrary to Policies DS1, DS3, and SC9 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

20/01020/ENFUNA



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3 Pepper Hill Lea  
Keighley  
BD22 7AQ

**26 October 2022**

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

**Enforcement Reference:**  
20/01020/ENFUNA

**Site Location:**  
3 Pepper Hill Lea Keighley West Yorkshire BD22 7AQ

**Breach of Planning Control:**

Without planning permission, the creation of first floor balcony to the rear elevation of the dwelling on the land

**Circumstances:**

In July 2020 the Council received an enquiry regarding an unauthorised first floor rear balcony erected at the above property.

An inspection in January 2021 revealed a first floor rear balcony had been erected at the property which requires planning permission. The balcony is therefore, unauthorised and represents a breach of planning control. Following a challenge letters a retrospective planning application number was submitted seeking planning permission for the balcony as built, this was refused in June 2021.

A further planning application reference 21/04864/HOU, seeking consent for the balcony with the inclusion of an obscured privacy screen was granted conditionally in January 2022, with a condition that the privacy screen was installed within 8 weeks and retained thereafter. There is no privacy screen on the balcony and the planning condition has not been complied with, as such the balcony remains unauthorised.

On 23rd August 2022, the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised first floor rear balcony area facilitates significant overlooking and loss of privacy at close quarters from an elevated position, overlooking the private outdoor amenity space and habitable room windows on the adjacent neighbouring property, which is causing detriment to the residential amenity of the neighbouring occupants, contrary to Policy DS5 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

20/00874/ENFUNA



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**38 Braithwaite Drive**  
**Keighley**  
**BD22 6HN**



**26 October 2022**

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

**Enforcement Reference:**  
20/00874/ENFUNA

**Site Location:**  
38 Braithwaite Drive Keighley West Yorkshire BD22 6HN

**Breach of Planning Control:**

Without planning permission, the installation of a gate and railings along the front boundary of the property and the hard surfacing of part of the front garden, the drive and the rear garden with non-porous material with no provision to direct runoff water within the curtilage of the dwelling house.

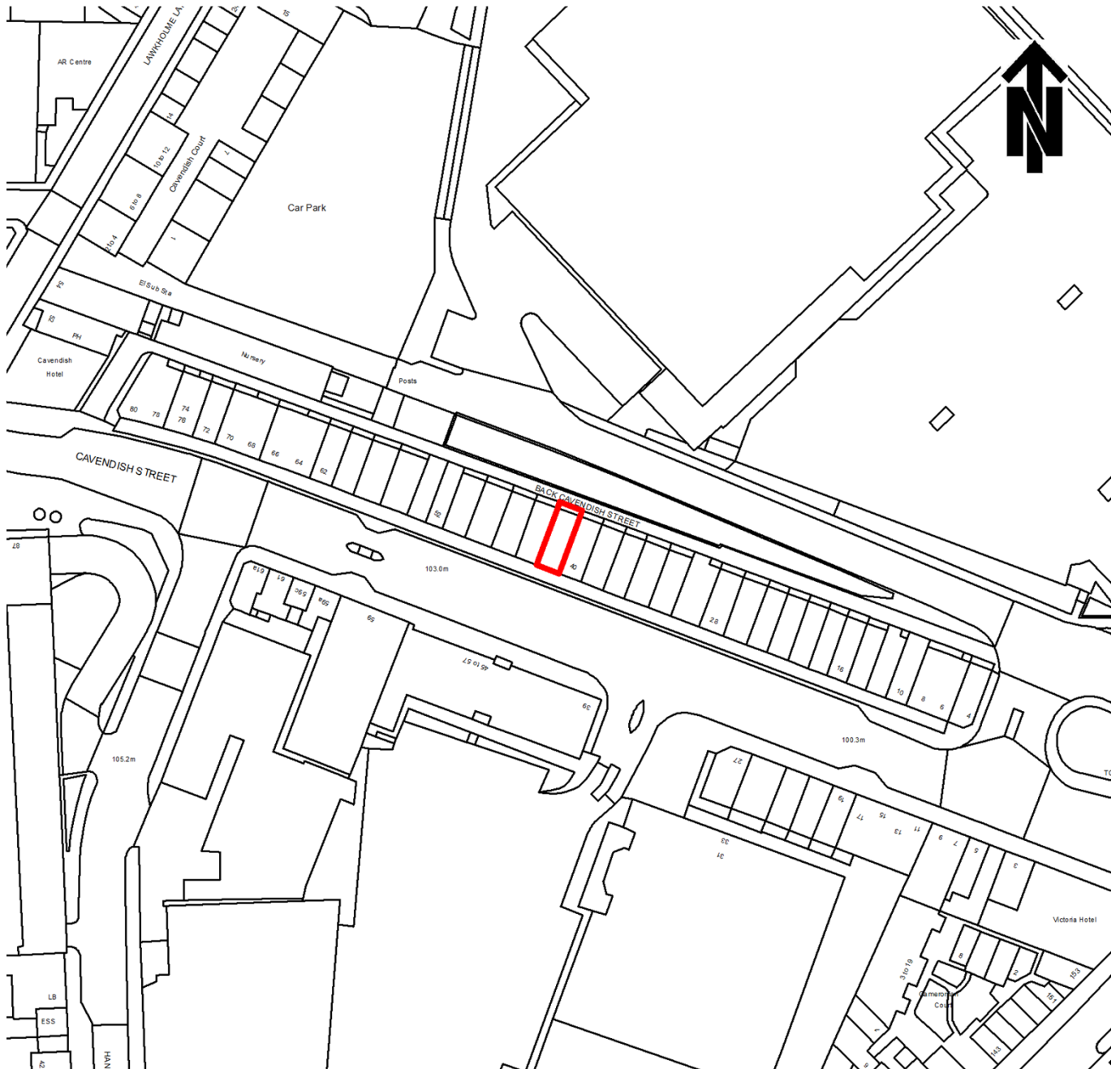
**Circumstances:**

The Local Planning Authority has received an enquiry regarding the above development. Despite a request from the Local Planning Authority the owner of the property has taken no action to rectify the breach and the matter remains unresolved.

It is considered expedient to issue an Enforcement Notice because the railings and gates due to their excessive height are at odds with the surrounding front gardens which are predominantly enclosed by low fences and railings. The railings and gates introduce an out of keeping form of development which is conspicuous from the highway to the detriment of the appearance of the street scene. The sealed hard surfacing fails to provide surface water drainage provision within the curtilage of the dwelling house and allows surface water runoff onto the adjacent public highway to the detriment of pedestrian and highway safety.

The Planning Manager (Enforcement and Trees) authorised enforcement action on 21 July 2022 requiring the owner of the property to remove the gates and railings from the front boundary and dig up and remove the non-porous hard surfacing material (tarmac) from the front garden, drive and the rear garden.

19/00242/ENFLBC



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**42 Cavendish Street**  
**Keighley**  
**BD21 3RL**

**26 October 2022**

**Item Number:** J  
**Ward:** Keighley Central (ward 15)  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
19/00242/ENFLBC

**Site Location:**  
42 Cavendish Street Keighley West Yorkshire BD21 3RL

**Breach of Planning Control:**

Without Listed Building Consent, the installation of a shopfront, projecting fascia sign and an externally mounted roller shutter, shutter box and associated guide rails.

**Circumstances:**

The Local Planning Authority has received enquiries regarding the shopfront, roller shutter and fascia sign at the above property, which is a Grade II Listed building.

The Council has no record of Listed Building Consent having been granted for the shopfront, roller shutter and fascia sign and the owner of the property has been requested to rectify the breach, however no action has been taken.

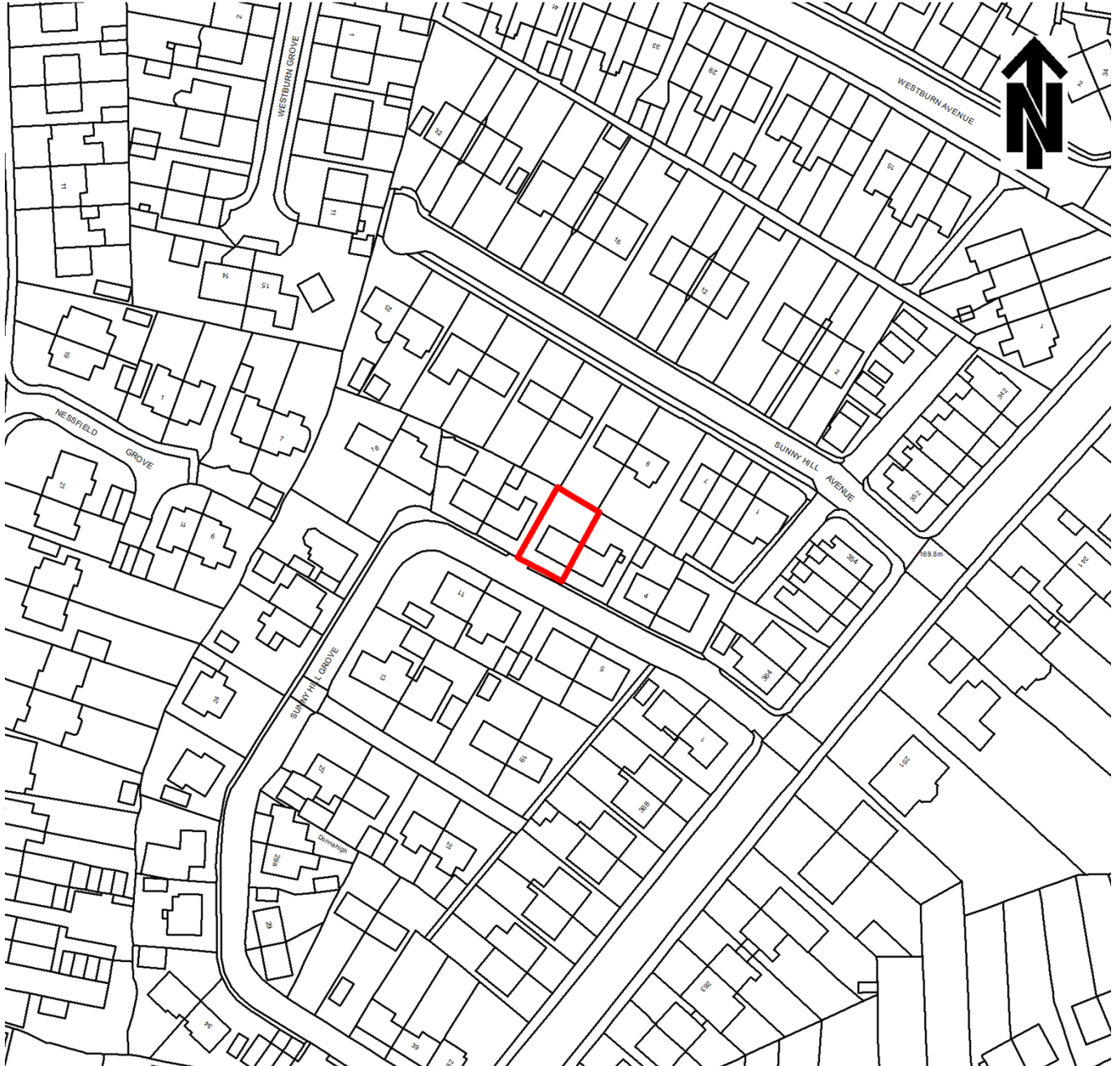
It is considered expedient to instigate legal action as the alterations are harmful to the architectural and historical interest of the Listed Building.

On 21 July 2022 the Planning Manager (Enforcement & Trees) authorised the issue of a Listed Building Enforcement Notice requiring the removal of the shopfront, fascia sign and externally mounted roller shutter, shutter box and associated guide rails.

**21/00428/ENFUNA**



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**6 Sunny Hill Grove  
Keighley  
BD21 1RU**

**26 October 2022**

**Item Number:** K  
**Ward:** KEIGHLEY WEST  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
21/00428/ENFUNA

**Site Location:**  
6 Sunny Hill Grove Keighley West Yorkshire BD21 1RU

**Breach of Planning Control:**

Without planning permission, the construction of a timber boundary fence to the front (south) of the dwelling on the land.

**Circumstances:**

An enquiry was received in this office in April 2021, regarding an unauthorised boundary fencing constructed at the above property.

A site visit revealed that a timber boundary fence measuring approx. 1.80m in height above ground level had been constructed to the front (south) of the dwelling adjacent the highway. Due to its height and position to the front of the property, it is considered that the boundary fencing requires planning permission.

In a response to a standard challenge letter, the owner submitted a retrospective planning application reference 22/01890/HOU, seeking consent for the boundary fencing as built, this was refused permission June 2022. No appeal was lodged against the council's decision. To date, no satisfactory positive action has been taken by the owner to resolve the breach of planning control. The unauthorised fencing is still in place and the breach of planning is unresolved.

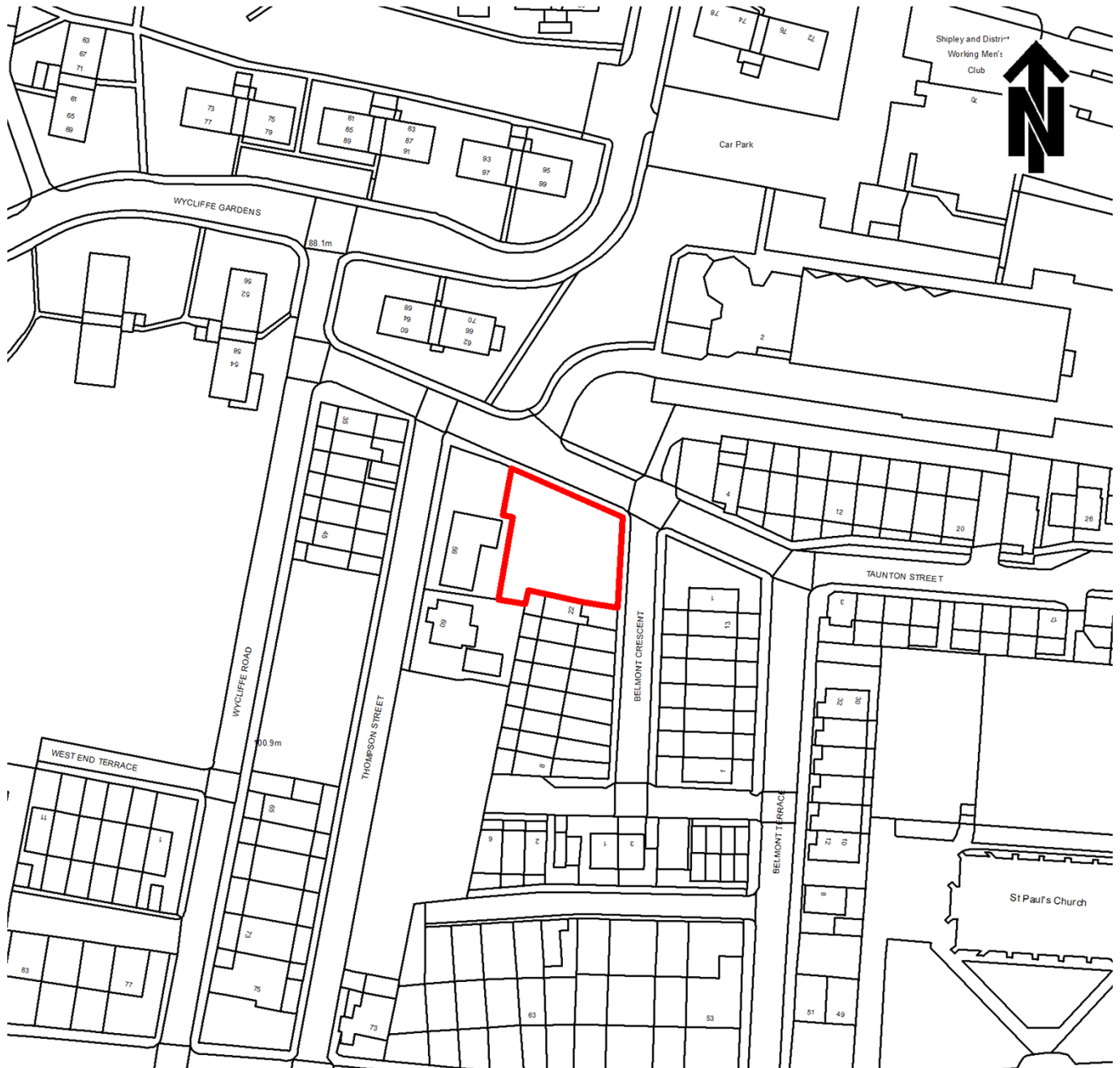
On 17th July 2022, the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised boundary fencing represents a prominent feature, that is at odds with the immediate surrounding area, causing significant detriment to the visual amenity of the street scene and local environment, contrary to Policies DS1 and DS3 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

Furthermore, the boundary treatment, due to its height, design and close proximity to the highway, is causing the obstruction of views for vehicles exiting the site, representing a threat to the safety highway users and pedestrians, contrary to Policies DS4, DS5 and SC9 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

21/00069/215DS



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**Former Site Of Apostolic Church**  
**Taunton Street**  
**Shipley**  
**BD18 3NA**

**26 October 2022**

**Item Number:** L  
**Ward:** Shipley (ward 22)  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
21/00069/215DS

**Site Location:**  
Former Site Of Apostolic Church Taunton Street Shipley West Yorkshire BD18 3NA

**Breach of Planning Control:**  
Untidy land and unauthorised fencing

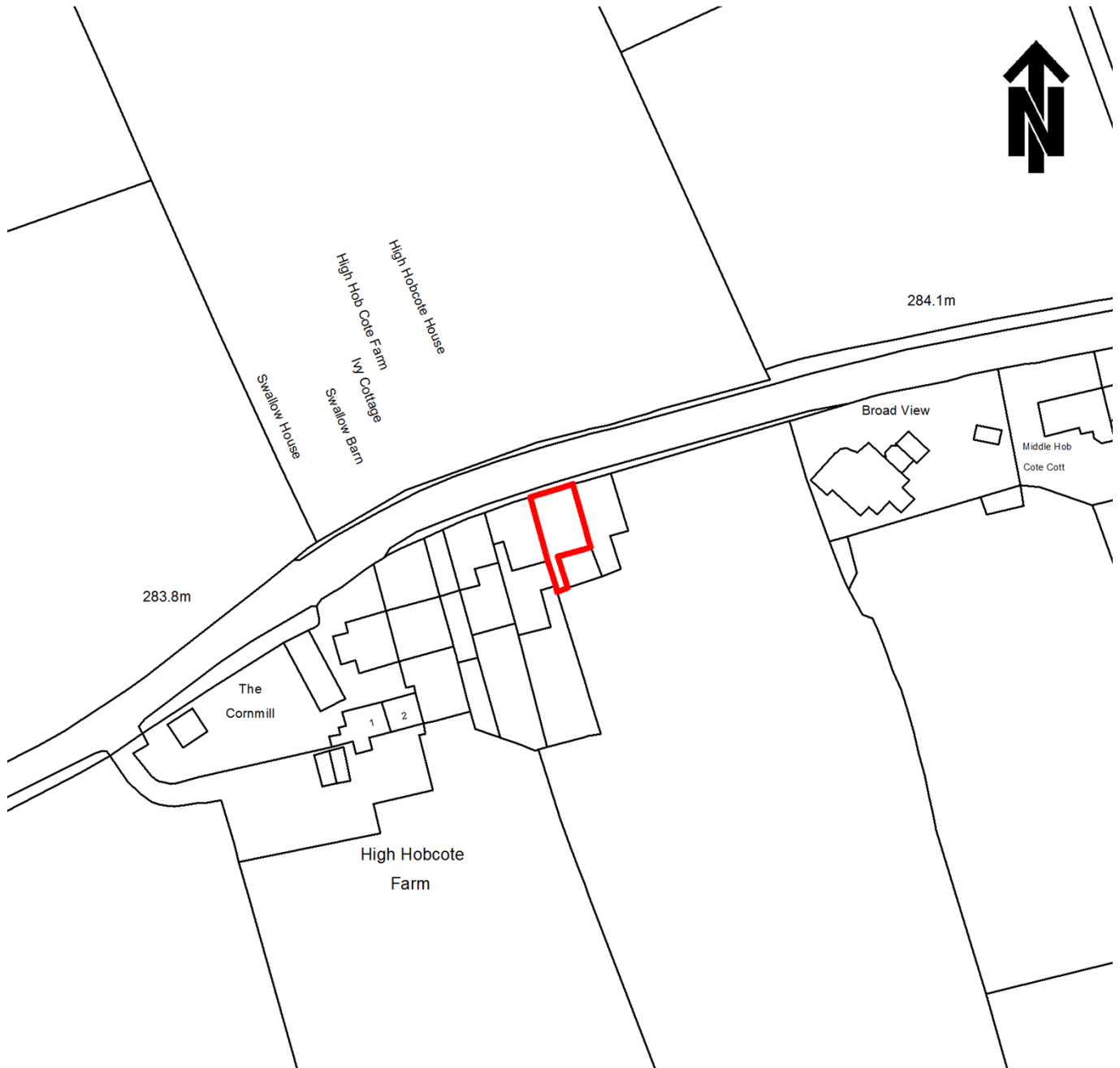
**Circumstances:**  
In January 2021, an enquiry was received in this office regarding untidy land and unauthorised fencing at the above site. An inspection in July 2021 showed significant number of items on site including metal fencing, timber, rubble and general litter that has been deposited on the land. It is considered that the appearance of the land is causing a detrimental effect on the amenity of the local area and for the occupants of neighbouring residences and constitutes a breach of planning control. The owner has taken no positive action to rectify the breach of planning control despite numerous requests from this office to do so. On 1st June 2022, the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the condition of the unauthorised fencing and land is such that they have a significantly adverse impact on the amenity of the land and the local area, contrary to Policies DS5 and SC9 of the Council's adopted Core Strategy Development Plan.



21/00507/ENFUNA



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**Land At Grid Ref 401996 438349**  
**Hob Cote Lane**  
**Oakworth**  
**Keighley**

**26 October 2022**

**Item Number:** M  
**Ward:** Worth Valley (ward 29)  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
21/00507/ENFUNA

**Site Location:**  
Land At Grid Ref 401996 438349 Hob Cote Lane Oakworth Keighley West Yorkshire

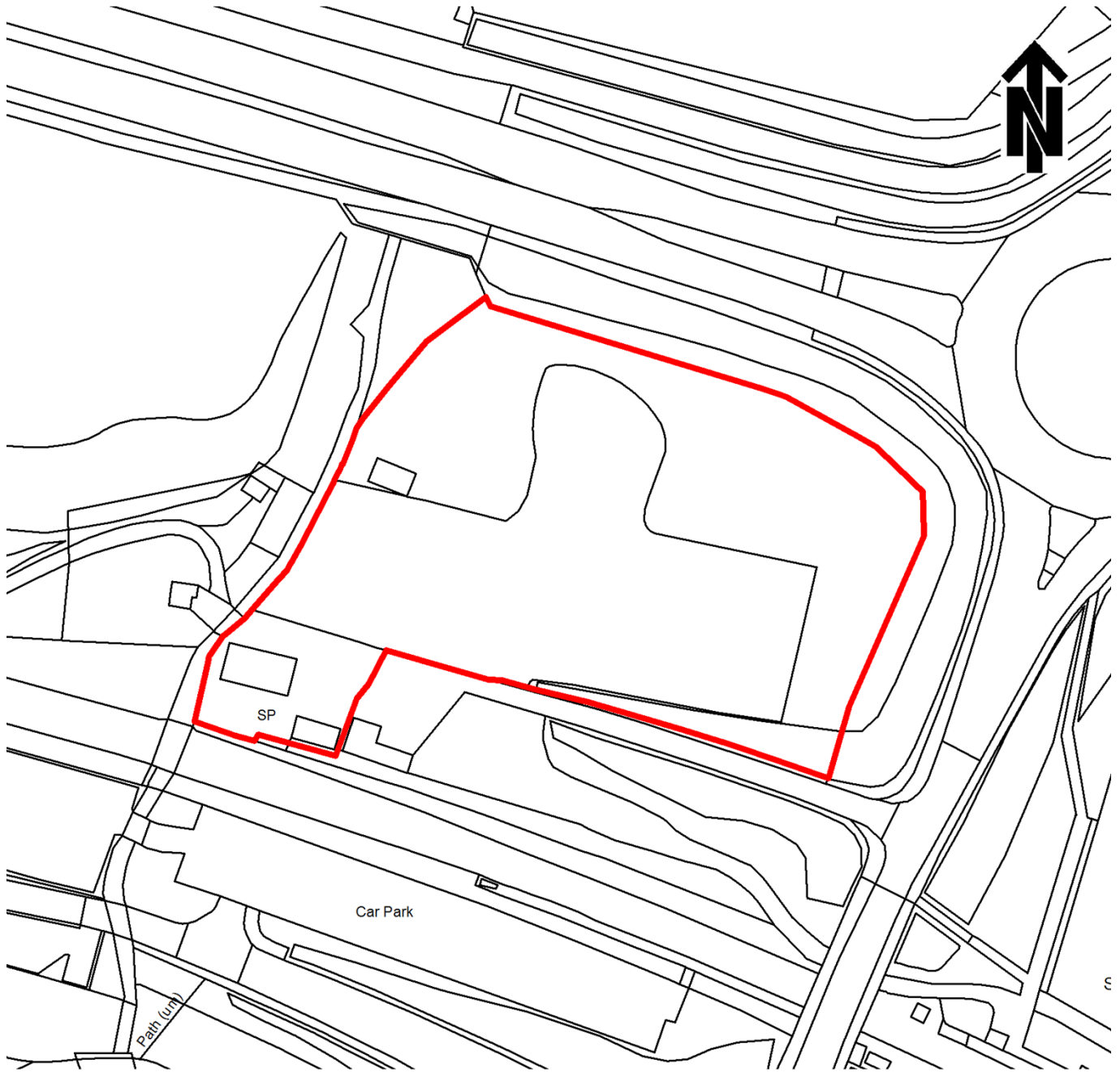
**Breach of Planning Control:**  
Without planning permission, the siting of an unauthorised metal storage container and construction of an unauthorised timber carport on the land.

**Circumstances:**  
In May 2021 the council received an enquiry regarding unauthorised storage container and timber carport on the land. An inspection in November 2021, showed a metal storage container had been sited on the land and a timber carport had been constructed. It is considered the structures require planning permission and a breach of planning control has occurred.

In response to a standard challenge letter a retrospective planning application reference 22/00126/FUL, seeking consent for the container and carport as built was submitted and subsequently refused in April 2022. No appeal was lodged against the council's decision and to date no positive action has been taken by the owners in respect of the aforementioned breach of planning control.

On 19th July 2022, the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) action as the unauthorised metal container and timber carport structure, by reason of materials, appearance and positioning, which represent detrimental additions to the established character of this upland landscape as identified in the locally designated Worth and North Beck Valley landscape character assessment. The development is causing significant harm to the landscape character, contrary to Policies DS3, EN4 and SC9 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

18/00164/ENFCOU



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**Land At Grid Ref 403661 444984**  
**Station Road**  
**Steeton With Eastburn**

**26 October 2022**

**Item Number:** N  
**Ward:** Craven (ward 09)  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
18/00164/ENFCOU

**Site Location:**  
Land At Grid Ref 403661 444984 Station Road Steeton With Eastburn West Yorkshire

**Breach of Planning Control:**  
Without planning permission, the use of the land as a commercial car park.

**Circumstances:**  
In February 2018, the council received an enquiry regarding an unauthorised car park use operating from the above land.

A site visit carried out revealed that part of the site was being used for a private car park. It is considered the use represents a material change of use of the land, which requires planning permission, for which the council has no record. As such, the car park use is unauthorised and represents a breach of planning control.

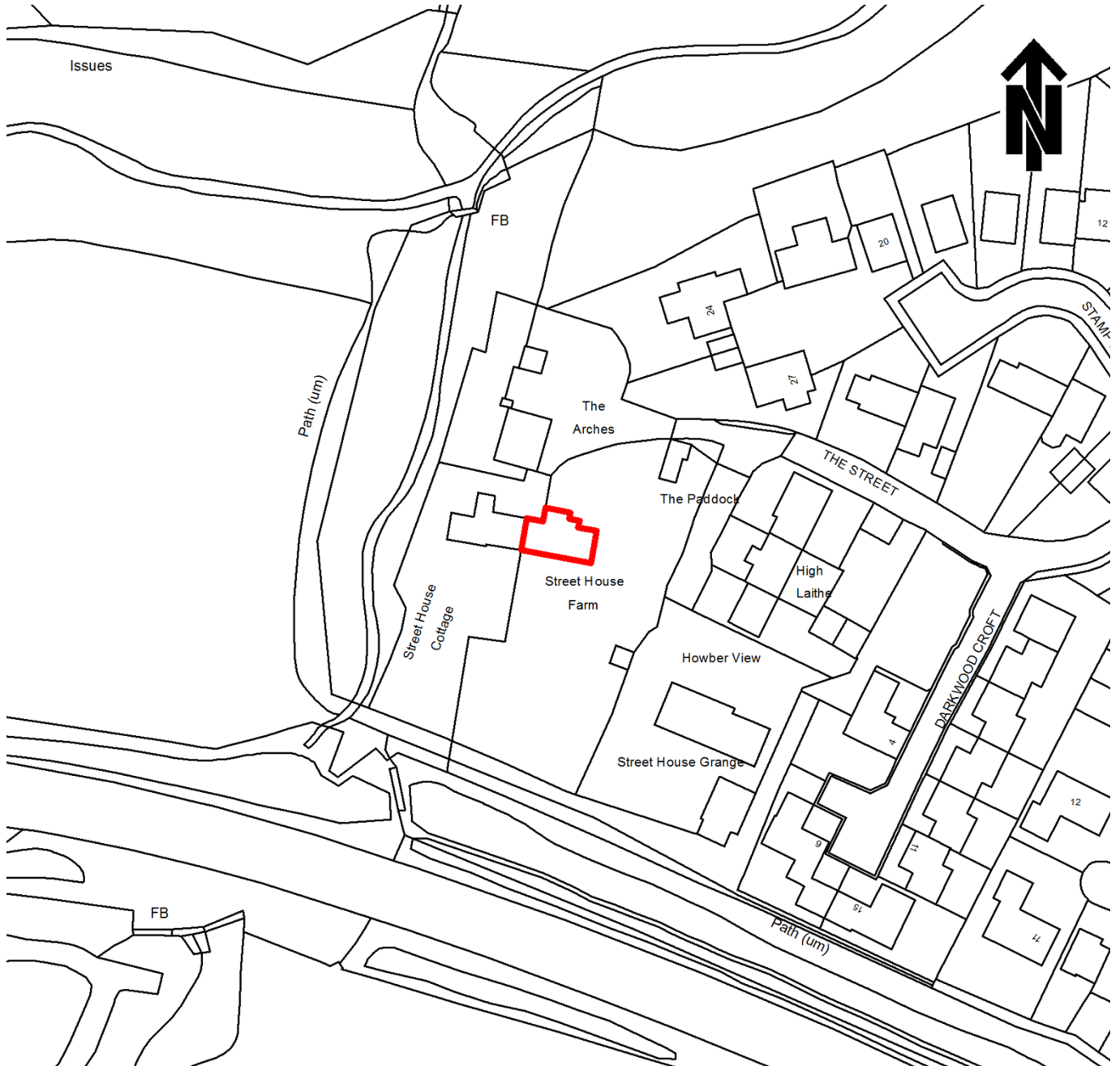
Following a challenge letter requesting remedial action, a retrospective planning application reference 20/00734/FUL was submitted seeking consent for the change of use to a car park, this was refused by the Council in February 2021. No appeal was lodged against the Council's decision. To date, no satisfactory positive action has been taken by the owner to resolve the breach of planning control. The unauthorised car park use is still ongoing and the breach of planning is unresolved.

On 17th July 2022, the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised car park use represents inappropriate development in the Green Belt, which is by definition harmful to the Green Belt. The development is not justified on the basis of very special circumstances and therefore the development is contrary to National Planning Policy Framework paragraphs 143 and 146, Core Strategy Development Plan Document Policy SC7 and Policy GB1 of the Replacement Unitary Development Plan.

21/00184/ENFCOU



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**Street House Farm**  
**The Street**  
**Addingham**  
**LS29 0JY**

**26 October 2022**

**Item Number:** O  
**Ward:** Craven (ward 09)  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
21/00184/ENFCOU

**Site Location:**  
Street House Farm The Street Addingham West Yorkshire LS29 0JY

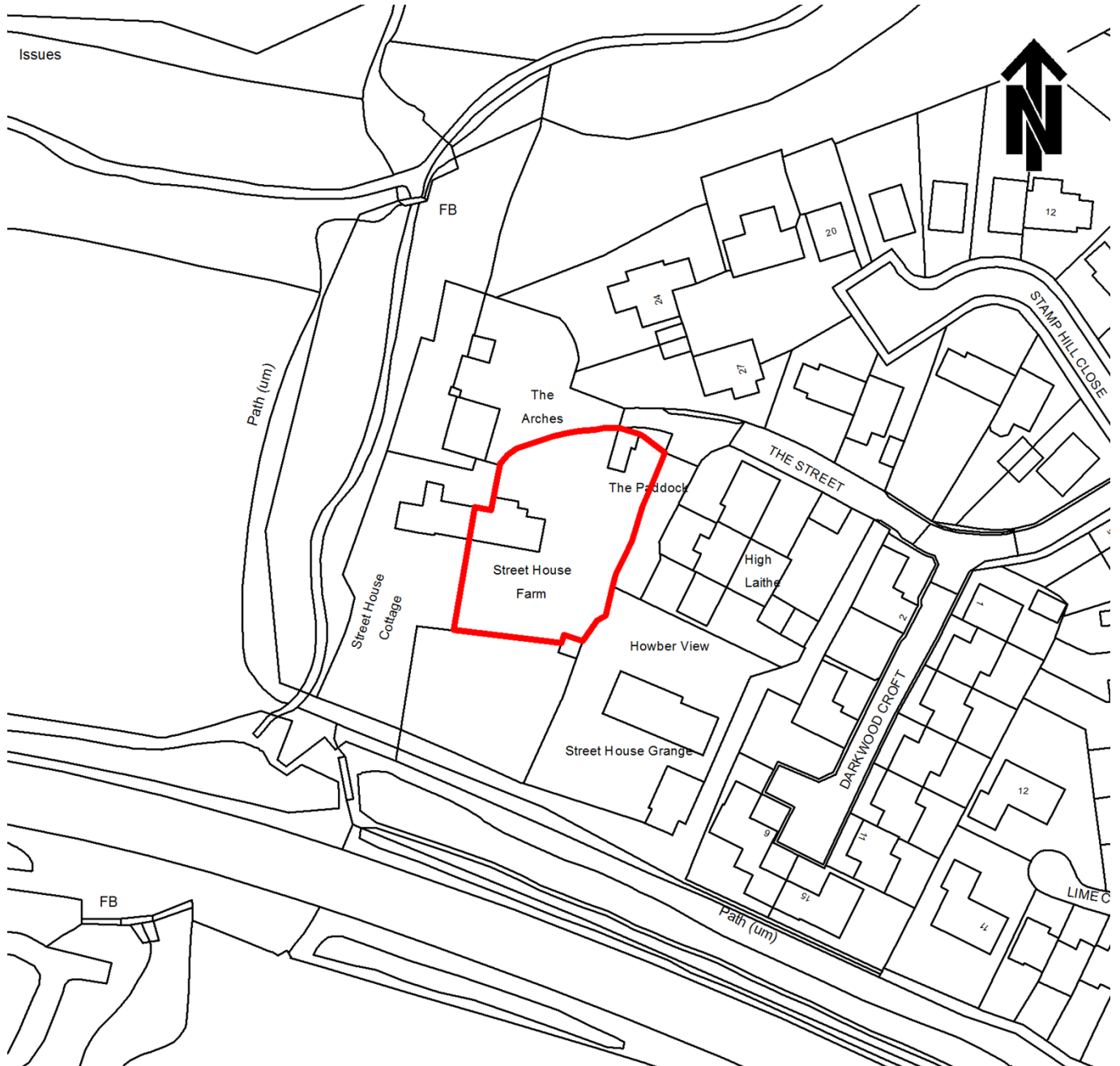
**Breach of Planning Control:**  
Unauthorised outbuilding

**Circumstances:**  
Following refusal of planning permission formal enforcement action authorised on 20th April 2022 to require removal of the unauthorised outbuilding. The outbuilding harms the setting of the listed buildings of Street House farm and the retention of the building would be contrary to the Council's duty under S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to protect heritage assets. The outbuilding by virtue of its proximity to listed buildings, scale, design and discordant appearance forms an incongruous feature and harms the setting of listed buildings of special architectural or historical interest). The outbuilding is an example of poor design that is not appropriate to the local context and does not contribute to making a high quality place. The unauthorised development is therefore contrary to the following policies of the Council's Local Development Plan Document SC9, DS1 and EN3.

21/01165/ENFUNA



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**Street House Farm**  
**The Street**  
**Addingham**  
**LS29 0JY**



**26 October 2022**

**Item Number:** P  
**Ward:** CRAVEN  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
21/01165/ENFUNA

**Site Location:**  
Street House Farm The Street Addingham West Yorkshire LS29 0JY

**Breach of Planning Control:**  
The unauthorised construction of a building which forms an extension to a listed building

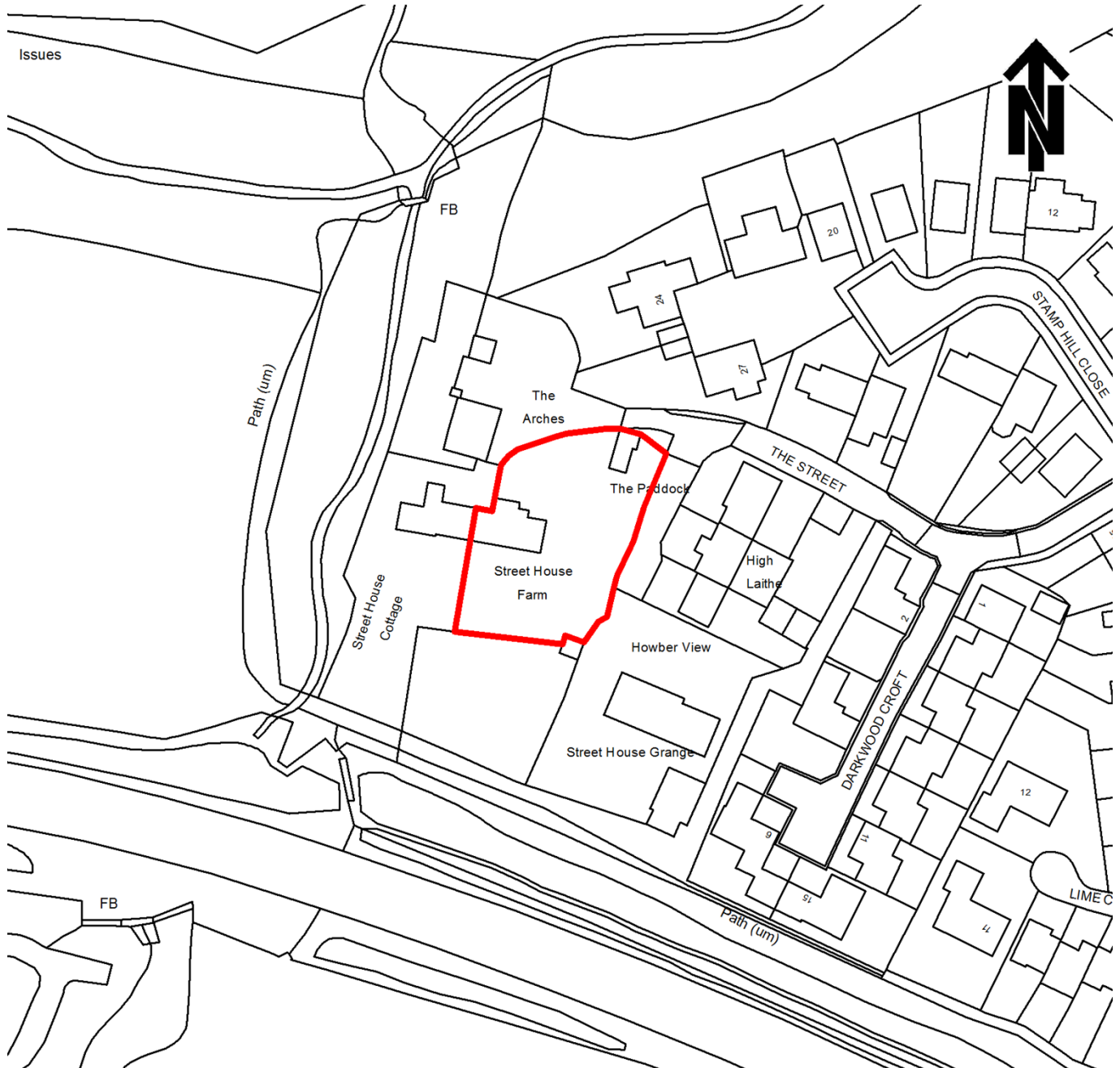
**Circumstances:**  
An enforcement notice was authorised on 7th September 2022 by the Planning Manager (Enforcement and Trees) to require the removal of an unauthorised extension to a listed curtilage building for the following reasons: The unauthorised building appreciably harms the setting of the listed buildings of Street House farm and the retention of the unauthorised building would be contrary to the Council's duty under S.66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 to protect heritage assets. The unauthorised building by virtue of its proximity and effect on listed buildings, significant scale, discordant appearance and inappropriate design, forms an incongruous feature detrimental to the character of the Grade 2 Listed Building as one of special architectural or historical interest. The unauthorised building is an example of poor design that is not appropriate to the local context and does not contribute to making a high quality place.

The unauthorised building is contrary to policies SC9, DS1 and EN3 of the Council's Core Strategy Local Development Plan Document.

21/01166/ENFLBC



City of  
**BRADFORD**  
METROPOLITAN DISTRICT COUNCIL



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**Street House Farm**  
**The Street**  
**Addingham**  
**LS29 0JY**

**26 October 2022**

**Item Number:** Q  
**Ward:** CRAVEN  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
21/01166/ENFLBC

**Site Location:**  
Street House Farm The Street Addingham West Yorkshire LS29 0JY

**Breach of Planning Control:**  
Without listed building consent, the unauthorised alteration of a Listed Building by the construction of a timber clad extension

**Circumstances:**  
The unauthorised works executed to the listed building are considered such as to constitute a contravention of Sections 7, 9(1) and (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Authority consider it expedient to issue a Listed Building Enforcement Notice having regard to the effect of the works on the character of the building as one of special architectural or historical interest. The Planning Manager (Enforcement and Trees) authorised a Listed Buildings Enforcement Notice on 7th September 2022.

## DECISIONS MADE BY THE SECRETARY OF STATE

### Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
R.	Shipley (ward 22)	162 Bradford Road Shipley West Yorkshire BD18 3DE  Conversion of four illuminated advertising displays to a single 'D-Poster' digital advertising display - Case No: 22/00156/ADV  Appeal Ref: 22/00054/APPAD1
S.	Worth Valley (ward 29)	2 Providence Crescent Oakworth Keighley West Yorkshire BD22 7QT  Two storey side extension - Case No: 22/00789/HOU  Appeal Ref: 22/00067/APPHOU
T.	Windhill And Wrose (ward 28)	204 Gaisby Lane Shipley West Yorkshire BD18 1AE  Appeal against Enforcement Notice - Case No: 21/00417/ENFAPP  Appeal Ref: 22/00063/APPENF
U.	Bingley (ward 02)	83 - 85 Main Street Bingley West Yorkshire BD16 2JA  Appeal against Enforcement Notice - Case No: 20/01118/ENFUNA  Appeal Ref: 22/00061/APPENF
V.	Craven (ward 09)	Apple Garth Chapel Road Steeton With Eastburn West Yorkshire  Construction of one detached dwelling and associated works (resubmission of application ref 20/02980/FUL) - Case No: 21/04759/FUL  Appeal Ref: 22/00037/APPFL2

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
W.	Worth Valley (ward 29)	Whirloe Slaymaker Lane Oakworth Keighley West Yorkshire BD22 7EU  Detached private garage and formation of new vehicular access, drive and dropped kerb - Case No: 22/00260/HOU  Appeal Ref: 22/00075/APPHOU

## Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
X.	Worth Valley (ward 29)	14 Cross Lane Oxenhope Keighley West Yorkshire BD22 9LE  Proposed detached private garage - Case No: 21/06322/HOU  Appeal Ref: 22/00048/APPFL2
Y.	Keighley Central (ward 15)	16 Cooke Street Keighley West Yorkshire BD21 3NN  Installation of shutters to shop front - Case No: 22/00028/FUL  Appeal Ref: 22/00069/APPMC1
Z.	Keighley Central (ward 15)	2 Back Prospect Place Keighley West Yorkshire BD21 1PQ  First floor extension over existing building and car park. Creation of under-croft for car parking - Case No: 21/06380/FUL  Appeal Ref: 22/00066/APPFL2
AA.	Keighley East (ward 16)	22 Grange Road Riddlesden Keighley West Yorkshire BD20 5AA  Two storey side and rear extension with internal alteration - Case No: 21/04937/HOU  Appeal Ref: 21/00155/APPHOU

<b><u>ITEM No.</u></b>	<b><u>WARD</u></b>	<b><u>LOCATION</u></b>
<b>AB.</b>	<b>Bingley (ward 02)</b>	<b>7 Park Top Cottages Otley Road Eldwick Bingley West Yorkshire BD16 3DB</b>  <b>Demolition of conservatory and construction of double storey extension - Case No: 22/01660/HOU</b>  <b>Appeal Ref: 22/00085/APPHOU</b>
<b>AC.</b>	<b>Bingley Rural (ward 03)</b>	<b>Co Op Food Store Greenside Lane Cullingworth Bingley West Yorkshire BD13 5AN</b>  <b>Change of use from Use Class E to create one retail unit and one hot food takeaway (re- submission of 21/01430/FUL) - Case No: 21/05738/FUL</b>  <b>Appeal Ref: 22/00045/APPFL2</b>
<b>AD.</b>	<b>Shipley (ward 22)</b>	<b>Land East Of Ashley House Ashley Lane Shipley West Yorkshire BD17 7DB</b>  <b>Appeal against Enforcement Notice - Case No: 21/00278/ENFCOU</b>  <b>Appeal Ref: 22/00034/APPENF</b>
<b>AE.</b>	<b>Ilkley (ward 14)</b>	<b>The Coach House Upper Parish Ghyll Lane Ilkley West Yorkshire LS29 9NX</b>  <b>Addition of gable dormer window to north plane of roof, recladding of existing flat roofed dormer in zinc, insertion of external doors in east elevation, and replacement and enlargement of two rooflights in west roof plane - Case No: 22/00394/HOU</b>  <b>Appeal Ref: 22/00059/APPHOU</b>

## **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

## **Notice Upheld**

There are no Notice Upheld to report this month

## **Notice Varied and Upheld**

There are no Notice Varied and Upheld to report this month