

# Report of the Strategic Director of Place to the meeting of the Area Planning Panel (KEIGHLEY AND SHIPLEY) to be held on Wednesday 22 February 2023

**G**

---

## Summary Statement - Part Two

### Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action	(5)
Decisions made by the Secretary of State - Allowed	(2)
Decisions made by the Secretary of State - Dismissed	(8)
Decisions made by the Secretary of State - Part Allowed	(1)

---

Chris Eaton  
Interim Assistant Director (Planning, Transportation and Highways)

Report Contact: Amin Ibrar  
Phone: 01274 434605

Email: [amin.ibrar@bradford.gov.uk](mailto:amin.ibrar@bradford.gov.uk)

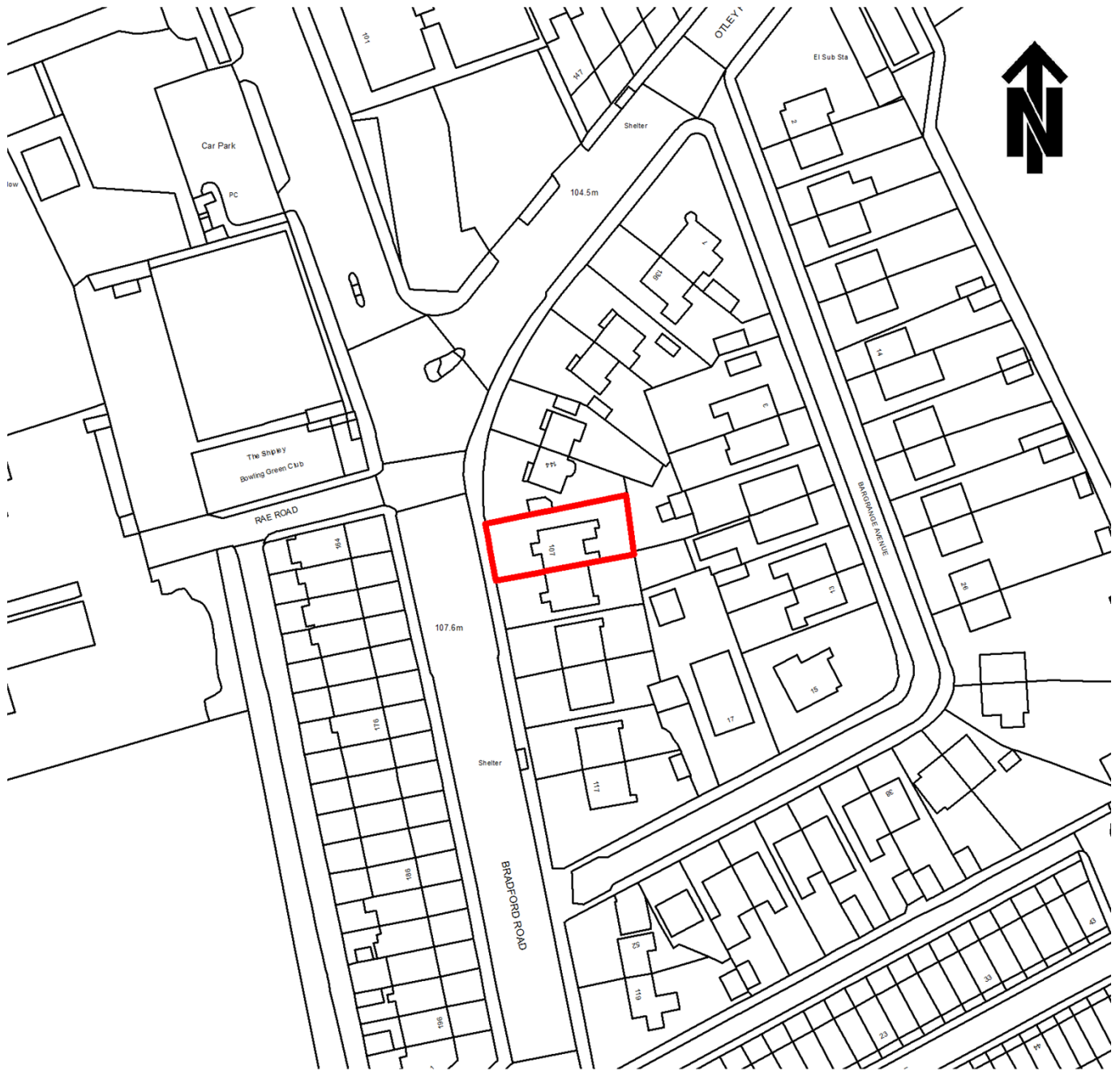
**Portfolio:**  
Regeneration, Planning & Transport

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

**18/00441/ENFUNA**



City of  
**BRADFORD**  
METROPOLITAN DISTRICT COUNCIL



1:1,250

© Crown copyright and database rights 2020 Ordnance Survey 0100019304

**107 Bradford Road**  
**Shipley**  
**BD18 3DA**

**22 February 2023**

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

**Enforcement Reference:**  
18/00441/ENFUNA

**Site Location:**  
107 Bradford Road Shipley West Yorkshire BD18 3DA

**Breach of Planning Control:**  
Unauthorised vehicular access

**Circumstances:**  
In May 2018 the Local Planning Authority received an enquiry regarding works in the front garden area of the property.

An inspection showed that a vehicular access had been formed from the adjacent classified road, for which the Council had no record of planning permission having been granted.

Retrospective planning applications 18/02962/HOU and 19/00110/HOU for the vehicular access were refused by the Council in September 2018 and February 2019 respectively. No appeals have been made against the Council's decision.

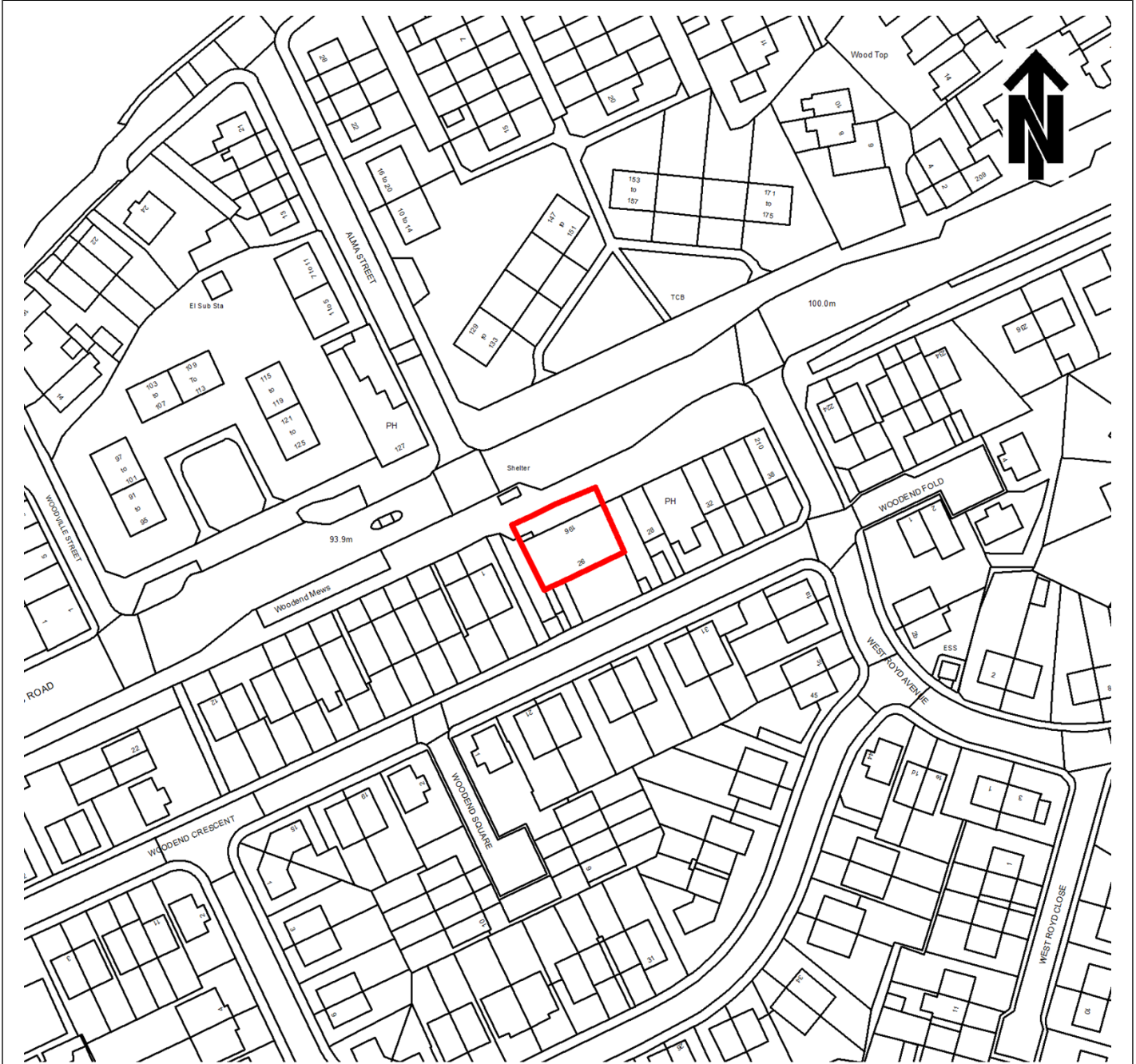
The owner/occupier of the property has been requested to rectify the breach of planning control, however no action has been taken.

On 9th May 2019 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised vehicular access is detrimental to highway and pedestrian safety by virtue of its location in close proximity to a heavily trafficked highway junction, contrary to Policy DS4 of the Council's adopted Core Strategy Development Plan Document and the principles of the National Planning Policy Framework.

# 21/00080/ENFUNA



City of  
**BRADFORD**  
METROPOLITAN DISTRICT COUNCIL



1:1,250

© Crown copyright and database rights 2020 Ordnance Survey 0100019304

**196 Leeds Road**  
**Shipley**  
**BD18 1EA**

**22 February 2023**

**Item Number: B**  
**Ward: WINDHILL AND WROSE**  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
21/00080/ENFUNA

**Site Location:**  
196 Leeds Road Shipley West Yorkshire BD18 1EA

**Breach of Planning Control:**  
Unauthorised heat exchange unit and enclosing cage

**Circumstances:**  
In January 2021 it was noted that a heat exchange unit and enclosing cage had been installed to the front elevation of the property, for which the Council had no record of planning permission having been granted.

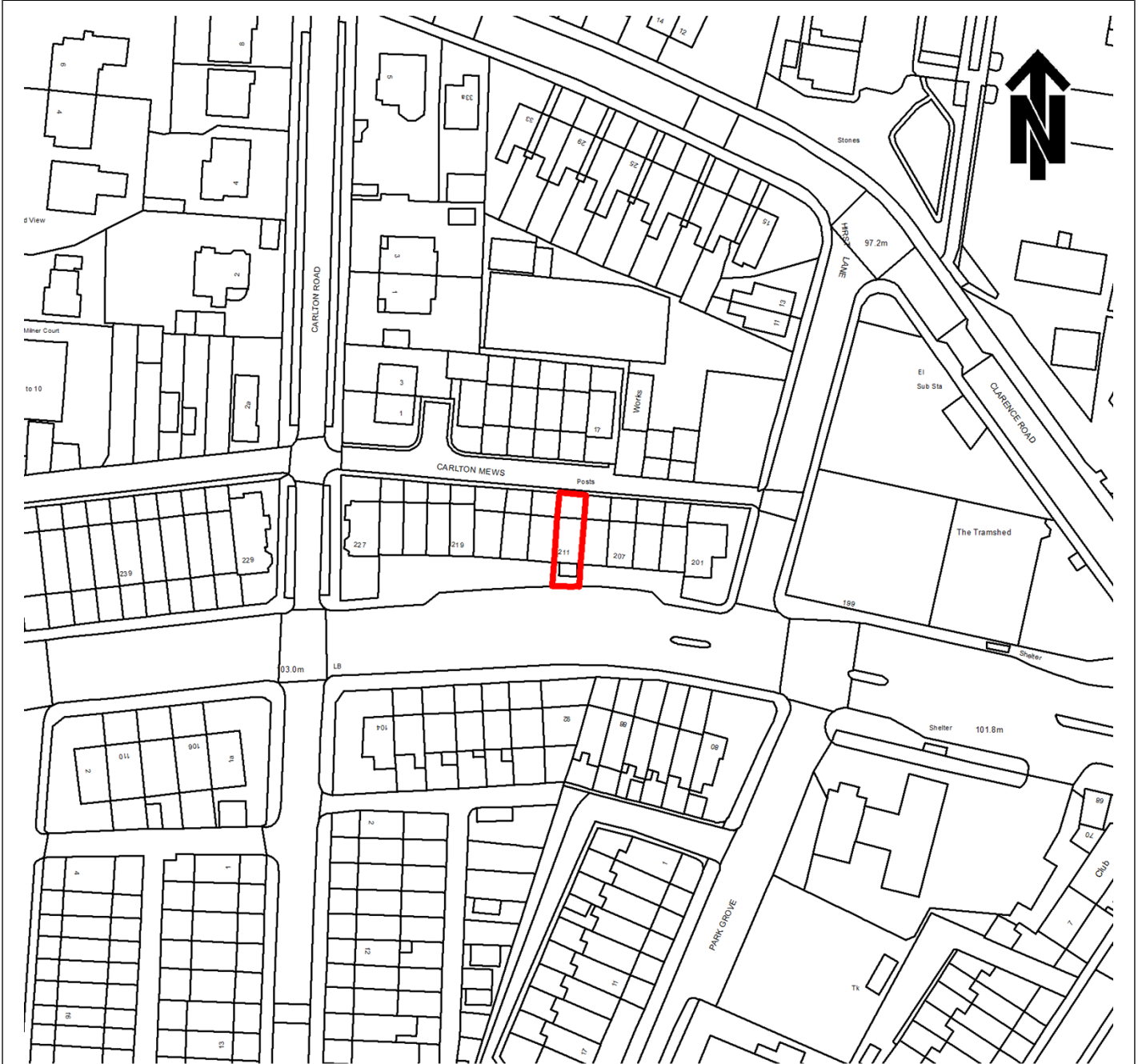
The owner/occupier of the property has been requested to rectify the breach of planning control, however no action has been taken.

On 16th January 2023 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 exchange unit and enclosing cage 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 principles of the National Planning Policy Framework.

# 21/00245/ENFUNA



City of  
**BRADFORD**  
METROPOLITAN DISTRICT COUNCIL



1:1,250

© Crown copyright and database rights 2020 Ordnance Survey 0100019304

**211 Bingley Road**  
**Shipley**  
**BD18 4DH**

**22 February 2023**

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

**Enforcement Reference:**  
21/00245/ENFUNA

**Site Location:**  
211 Bingley Road Shipley West Yorkshire BD18 4DH

**Breach of Planning Control:**  
Unauthorised raised platform and enclosing fence

**Circumstances:**  
In March 2021 the Council received an enquiry regarding a raised platform at the property.

An inspection showed that a raised platform with an enclosing fence had been constructed on land at the property adjacent to Bingley Road, for which the Council had no record of planning permission having been granted.

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

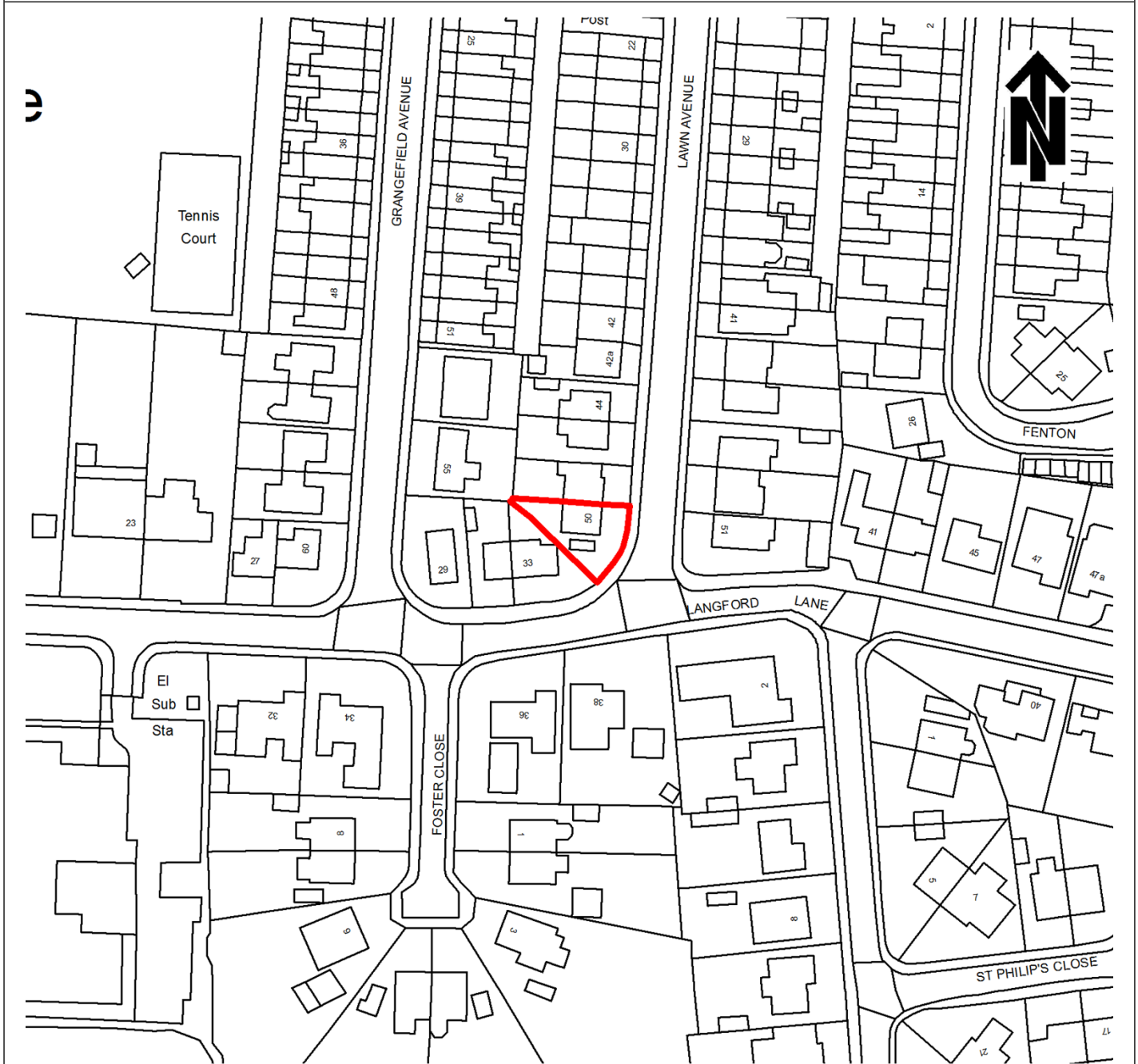
On 15th December 2022 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised raised platform and enclosing fence are detrimental to visual amenity by virtue of their position, design and appearance, forming incongruous features on the land and within the street scene, 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.



**22/00271/ENFUNA**



City of  
**BRADFORD**  
METROPOLITAN DISTRICT COUNCIL



1:1,250

© Crown copyright and database rights 2020 Ordnance Survey 0100019304

**50 Lawn Avenue  
Burley In Wharfedale  
Ilkley  
LS29 7ET**



**22 February 2023**

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

**Enforcement Reference:**  
22/00271/ENFUNA

**Site Location:**  
50 Lawn Avenue Burley In Wharfedale Ilkley West Yorkshire LS29 7ET

**Breach of Planning Control:**  
Without planning permission, the erection of a timber fence upon the front and side boundary of the land

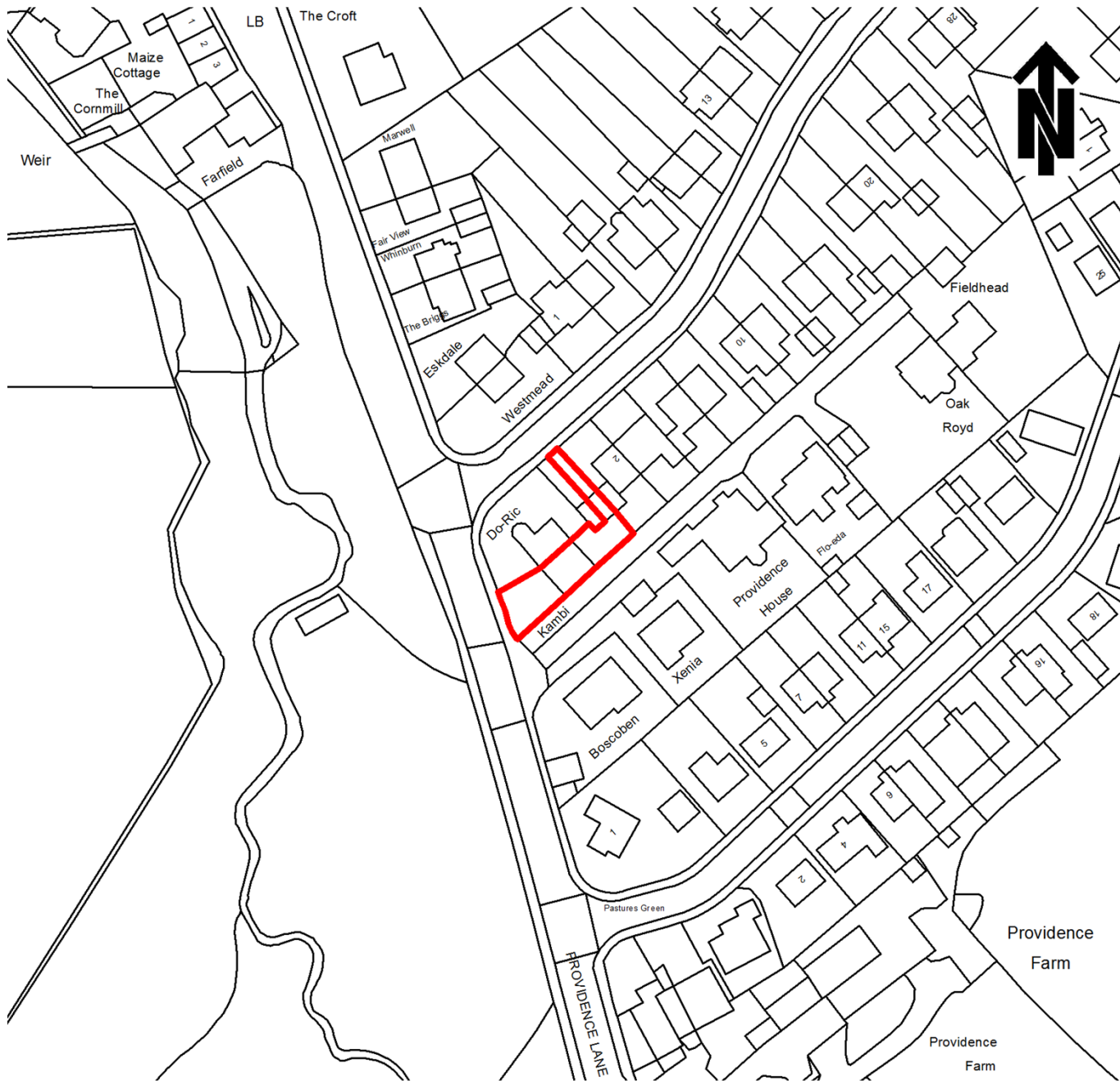
**Circumstances:**  
The Local Planning Authority was made aware of works to erect timber fencing to the front and side of boundary of a dwelling and adjacent to a public highway. The unauthorised fencing by virtue of its prominent siting, scale, design and appearance forms an incongruous feature at the property and within the street scene of significant detriment to public amenity. Despite correspondence sent to the owner the fencing remains in situ and unauthorised.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 15 December 2022. The Notice will require either the removal of the fence or its reduction in height to 1.0m.

**22/00405/ENFUNA**



City of  
**BRADFORD**  
METROPOLITAN DISTRICT COUNCIL



1:1,250

© Crown copyright and database rights 2020 Ordnance Survey 0100019304

**Kambi Providence Lane  
Oakworth  
Keighley  
BD22 7QY**

**22 February 2023**

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

**Enforcement Reference:**  
22/00405/ENFUNA

**Site Location:**  
Kambi Providence Lane Oakworth Keighley West Yorkshire BD22 7QY

**Breach of Planning Control:**  
Without planning permission, the erection of a timber fence along the rear North East boundary of the property

**Circumstances:**  
The Local Planning Authority was made aware of works to erect timber fencing to the rear NE boundary of a dwelling and adjacent to a public highway. The unauthorised timber fence, due to its height, design and close proximity to the highway, is causing the obstruction of visibility for vehicles exiting the site, representing a threat to the safety of highway users and pedestrians. Despite correspondence sent to the owner the fencing remains in situ and unauthorised.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 15 December 2022. The Notice will require either the reduction in height of a section of fencing to improve visibility.

## DECISIONS MADE BY THE SECRETARY OF STATE

### Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
F.	Baildon (ward 01)	14 Westgate Baildon BD17 5EJ  Two LED backlight, aluminium signage, in grey, with cutouts for lettering for a minimal illumination. Each to be situated above each of the shop windows - Case No: 22/02573/ADV  Appeal Ref: 22/00105/APPAD1
G.	Keighley Central (ward 15)	Jewsons Royd Ings Avenue Keighley BD21 4BZ  Variation of condition 14 (hours of opening) of planning permission 06/02132/FUL to increase hours of operation/trading hours to 7:00am to 6:00pm Mondays to Fridays, 7:00am to 4:00pm on Saturdays, 08:00 to 4:00pm on Bank or Public Holidays - the premises shall not be used on Sundays - Case No: 22/01258/VOC  Appeal Ref: 22/00112/APPVO2

### Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
H.	Wharfedale (ward 26)	1 Wrexham Road Burley In Wharfedale Ilkley LS29 7LS  Part two storey part single storey rear extension with two storey side projection to form gable. Raised platform to perimeter of building, new front door into property. - Case No: 22/00313/HOU  Appeal Ref: 22/00078/APPHOU

<b><u>ITEM No.</u></b>	<b><u>WARD</u></b>	<b><u>LOCATION</u></b>
I.	Ilkley (ward 14)	<b>16 Hebers Ghyll Drive Ilkley LS29 9QH</b>  <b>Demolition of Hollycroft Care Home and construction of new build care home together with associated car parking, landscaping and amenity space provision - Case No: 21/02958/MAF</b>  <b>Appeal Ref: 22/00137/APPFL2</b>
J.	Bingley (ward 02)	<b>3 Nightingale Walk Gilstead Bingley BD16 3QB</b>  <b>Two pitch-roofed dormer windows to front - Case No: 22/00397/HOU</b>  <b>Appeal Ref: 22/00091/APPHOU</b>
K.	Keighley West (ward 17)	<b>6 Sunny Hill Grove Keighley BD21 1RU</b>  <b>Fence to front (retrospective) - Case No: 22/01890/HOU</b>  <b>Appeal Ref: 22/00106/APPHOU</b>
L.	Ilkley (ward 14)	<b>Barn To The North East Of Elmsley Lodge Ben Rhydding Drive Ilkley</b>  <b>Change of use from agricultural barn store to single storey house - Case No: 22/01252/FUL</b>  <b>Appeal Ref: 22/00123/APPFL2</b>
M.	Worth Valley (ward 29)	<b>Land North Of 14 Sykes Lane Oakworth Keighley</b>  <b>Single storey dwelling - Case No: 22/01840/FUL</b>  <b>Appeal Ref: 22/00136/APPFL2</b>
N.	Keighley West (ward 17)	<b>Land To South West Of Laycock Village Hall Laycock Lane Laycock Keighley BD22 0PH</b>  <b>Outline application for residential development of land for one dwelling requesting consideration of access - Case No: 21/05973/OUT</b>  <b>Appeal Ref: 22/00086/APPOU2</b>

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
O.	Bingley Rural (ward 03)	Pye Bank Cottage Tan House Lane Wilsden Bradford BD15 0BJ  Second floor extension and alterations - Case No: 21/06278/HOU  Appeal Ref: 22/00068/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**

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
P.	Ilkley (ward 14)	10 Hollingwood Park Ilkley LS29 9NZ  Single and part two-storey rear extension, dormer window to rear and conversion of part of garage to living space - Case No: 22/02179/HOU  Appeal Ref: 22/00111/APPHOU

### **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