

# Report of the Strategic Director of Place to the meeting of the Area Planning Panel (KEIGHLEY AND SHIPLEY) to be held on 02 August 2023

**B**

---

## Summary Statement - Part Two

### Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action	(2)
Decisions made by the Secretary of State - Allowed	(4)
Decisions made by the Secretary of State - Dismissed	(12)
Decision made by the Secretary of State – Varied and Upheld.	(1)

---

Richard Hollinson  
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)

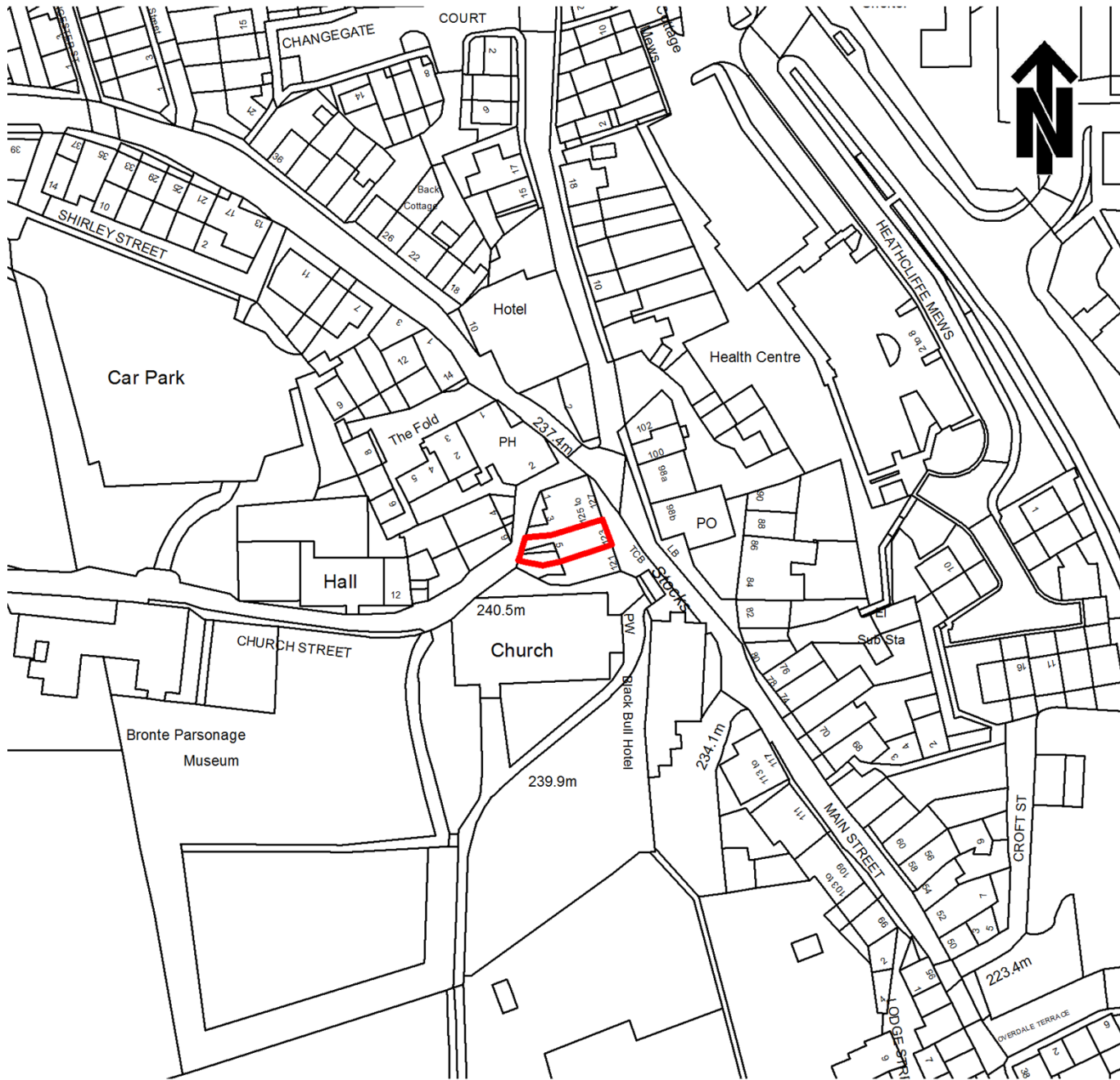
**Portfolio:**  
Regeneration, Planning & Transport

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

21/00996/215DS



City of  
**BRADFORD**  
METROPOLITAN DISTRICT COUNCIL



1:1,250

© Crown copyright and database rights 2023 Ordnance Survey AC000081345

**5 Church Street**  
**Haworth**  
**BD22 8DR**

**2 August 2023**

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

**Enforcement Reference:**  
21/00996/215DS

**Site Location:**  
5 Church Street Haworth Keighley West Yorkshire BD22 8DR

**Breach of Planning Control:**  
Untidy land

**Circumstances:**

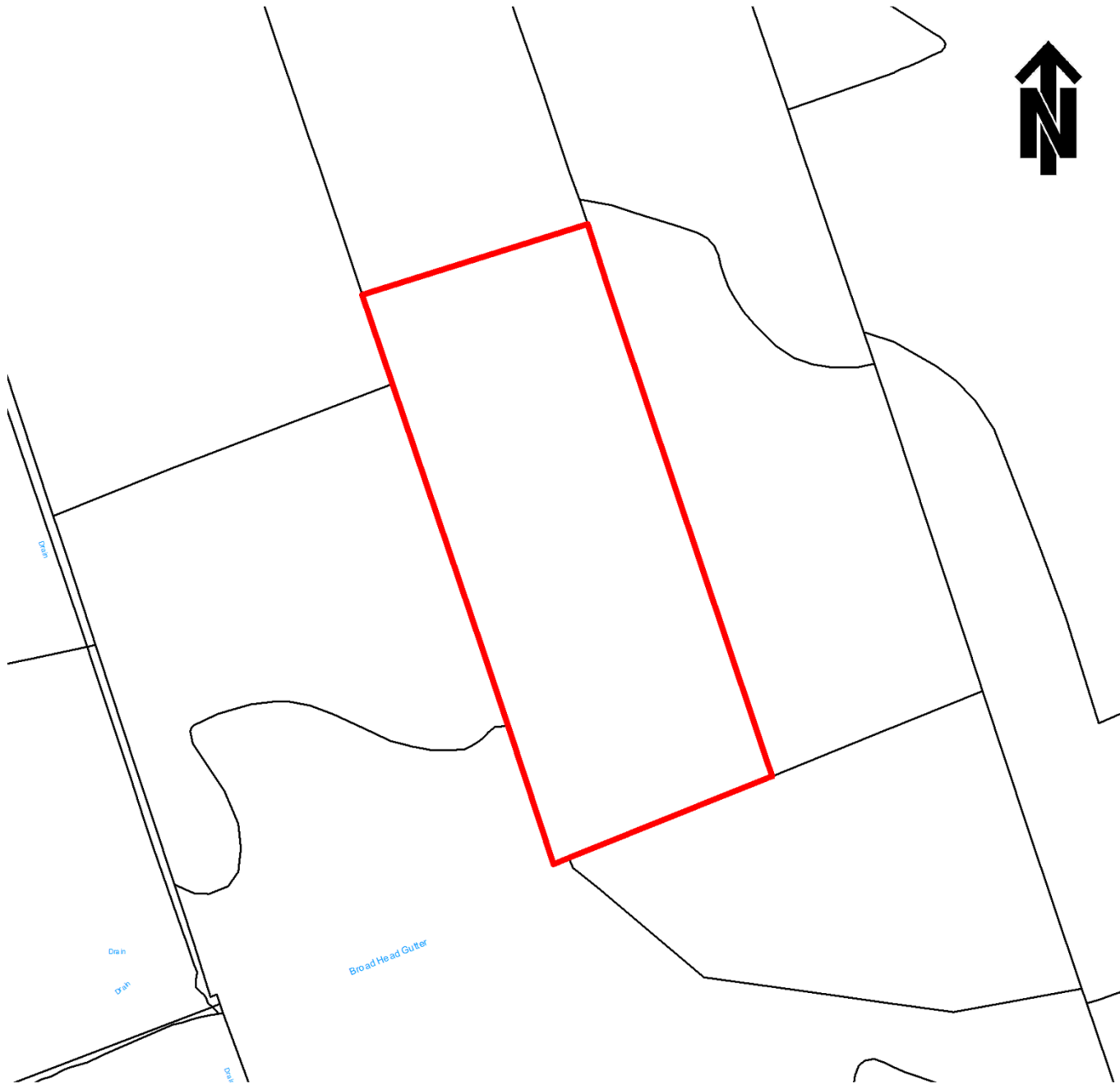
The Local Planning Authority was made aware of an accumulation of materials and items on land to the rear of the property sited within the Haworth Conservation Area. The appearance of the land was deemed to be of significant harm to visual amenity and despite written challenge being sent to the registered owner requesting action to remove materials and improve the appearance of the property no reply was received. A further site inspection revealed no works to improve the appearance of the land had been carried out.

The Planning Manager (Enforcement and Trees) authorised the issuing of a S215 Enforcement Notice under delegated powers on 07 March 2023. The Notice will require removal of the offending materials and items currently sited on the land.

22/00123/215DS



City of  
**BRADFORD**  
METROPOLITAN DISTRICT COUNCIL



1:2,500

© Crown copyright and database rights 2023 Ordnance Survey AC000081345

**Land At Grid Ref 400857 439880**  
**Whitehill Road**  
**Oakworth**

**2 August 2023**

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

**Enforcement Reference:**  
22/00123/215DS

**Site Location:**  
Land At Grid Ref 400857 439880 Whitehill Road Oakworth Keighley West Yorkshire

**Breach of Planning Control:**  
Untidy land

**Circumstances:**  
The Local Planning Authority was made aware of an accumulation of materials, waste and other items on agricultural land adjacent to and visible from the highway off Whitehill Road. The appearance of the land was deemed to be of significant harm to visual amenity and despite written challenge being sent to the registered owner requesting action to remove materials and improve the appearance of the property. A further site inspection revealed no works to improve the appearance of the land had been carried out.

The Planning Manager (Enforcement and Trees) authorised the issuing of a S215 Enforcement Notice under delegated powers on 07 March 2023. The Notice will require removal of the offending materials, waste and items currently sited on the land.

## DECISIONS MADE BY THE SECRETARY OF STATE

### Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
C.	Ilkley (ward 14)	<p>19 Strathmore Road Ilkley LS29 8PQ</p> <p>Construction of detached 2-storey dwelling to side of existing property (revision of house permitted by permission 21/01147/FUL) - Case No: 22/05329/FUL</p> <p>Appeal Ref: 23/00027/APPFL2</p>
D.	Worth Valley (ward 29)	<p>27 Pasture Avenue Oakworth Keighley BD22 7QF</p> <p>Double storey side extension to accommodate supplemental living space. Includes new hardstanding to front for additional parking.</p> <p>- Case No: 22/04475/HOU</p> <p>Appeal Ref: 23/00021/APPHOU</p>
E.	Bingley Rural (ward 03)	<p>Land Adjacent To Brook House Bradford Road Bingley</p> <p>Construction of three dwellings, comprising of one pair of semi detached houses and one detached house with associated detached garage, vehicle parking, vehicle turning area and highways improvements - Case No: 22/01197/FUL</p> <p>Appeal Ref: 22/00142/APPFL2</p>
F.	Baildon (ward 01)	<p>Land West Of 14 Otley Road Baildon</p> <p>Removal of 3 No 48-sheet poster advertisements and installation of replacement 1 No illuminated 48-sheet D-Poster advertisement and ancillary vertical meadow green wall - Case No: 22/03583/ADV</p> <p>Appeal Ref: 22/00156/APPAD1</p>

## Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
G.	Shipley (ward 22)	<p>36 Westgate Shipley BD18 3QX</p> <p>Appeal against Enforcement Notice - Case No: 21/00087/ENFUNA</p> <p>Appeal Ref: 22/00120/APPENF</p>
H.	Ilkley (ward 14)	<p>6 Wheatley Rise Ilkley LS29 8SQ</p> <p>Construction of detached dwelling with access from High Wheatley - Case No: 22/03435/FUL</p> <p>Appeal Ref: 23/00030/APPFL2</p>
I.	Worth Valley (ward 29)	<p>Baby Barn Farm Hebden Bridge Road Oxenhope Keighley</p> <p>Siting of static caravan, 2 x containers and 1 polytunnel (retrospective) - Case No: 22/02473/FUL</p> <p>Appeal Ref: 23/00010/APPFL2</p>
J.	Ilkley (ward 14)	<p>Granny Flat 17 Victoria Avenue Ilkley LS29 9BW</p> <p>Certificate of lawfulness for existing use as residential annex - Case No: 22/02567/CLE</p> <p>Appeal Ref: 22/00128/APPCLE</p>
K.	Shipley (ward 22)	<p>Kirkgate House 20 - 30 Kirkgate Shipley</p> <p>Externally mounted security shutters to four units with graphic to front face to mimic shopfront - Case No: 22/03006/FUL</p> <p>Appeal Ref: 22/00135/APPFL2</p>
L.	Worth Valley (ward 29)	<p>Land 403553 434450 Back Leeming Oxenhope Keighley</p> <p>One dwelling with access and landscaping - Case No: 21/01571/FUL</p> <p>Appeal Ref: 22/00098/APPFL2</p>

---

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
M.	Shipley (ward 22)	<p>Land Adjacent To Cottingley Cliffe Road Cottingley Bingley</p> <p>Appeal against Enforcement Notice - Case No: 20/00841/ENFUNA</p> <p>Appeal Ref: 22/00100/APPENF</p>
N.	Worth Valley (ward 29)	<p>Land At Grid Ref 401996 438349 Hob Cote Lane Oakworth Keighley</p> <p>Retrospective planning permission for 20ft x 8ft shipping container and wooden Carport - Case No: 22/00126/FUL</p> <p>Appeal Ref: 22/00076/APPFL2</p>
O.	Craven (ward 09)	<p>Land To The West Of Street House Grange The Street Addingham LS29 0JY</p> <p>Construction of detached dwelling - Case No: 22/01180/FUL</p> <p>Appeal Ref: 22/00101/APPFL2</p>
P.	Ilkley (ward 14)	<p>Red Gables 59 Parish Ghyll Drive Ilkley LS29 9PR</p> <p>Internal and external alterations including conversion of existing second floor flat and second floor extension to create additional (3) apartments (amended scheme to application number 21/4913/FUL) - Case No: 22/01608/FUL</p> <p>Appeal Ref: 23/00019/APPFL2</p>
Q.	Craven (ward 09)	<p>Street House Farm The Street Addingham LS29 0JY</p> <p>Appeal against Enforcement Notice - Case No: 21/01166/ENFLBC</p> <p>Appeal Ref: 22/00133/APPENF</p>
R.	Wharfedale (ward 26)	<p>The Pump House Hillings Lane Menston Ilkley LS29 6AU</p> <p>Single storey extension - Case No: 22/02070/HOU</p> <p>Appeal Ref: 22/00158/APPHOU</p>



## Notice Varied and Upheld

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
S.	Worth Valley (ward 29)	Ellarmeadow Back Leeming Oxenhope Keighley BD22 9NL  Appeal against Tree Replacement Notice - Case No: 19/00565/TPOCN  Appeal Ref: 22/00014/APPTRE

## 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