

Report of the Strategic Director of Place to the meeting of the Area Planning Panel (KEIGHLEY AND SHIPLEY) to be held on 19 March 2025

H

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	(3)
Decisions made by the Secretary of State - Dismissed	(3)

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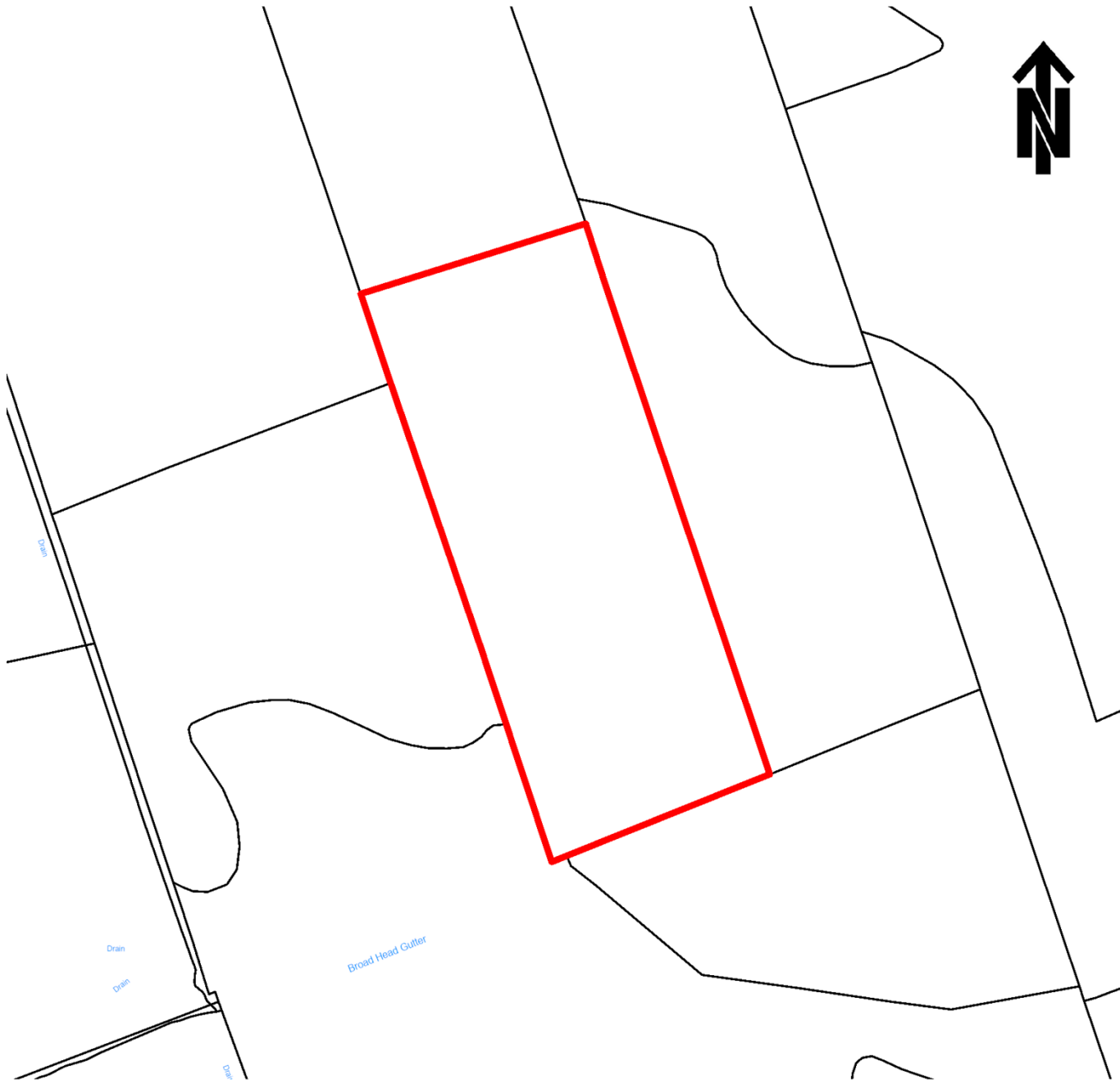
Portfolio:
Regeneration, Planning & Transport

Overview & Scrutiny Committee Area:
Regeneration and Environment

22/00128/ENFUNA



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL



1:2,500

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Land At Grid Ref 400857 439880
Whitehill Road
Oakworth

19 March 2025

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

Enforcement Reference:
22/00128/ENFUNA

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

Breach of Planning Control:

Without planning permission; the erection of timber fencing, post and wire enclosures, three masts, pole mounted cameras, timber and plastic polytunnel frame, three timber outbuildings and the storage of building materials

Circumstances:

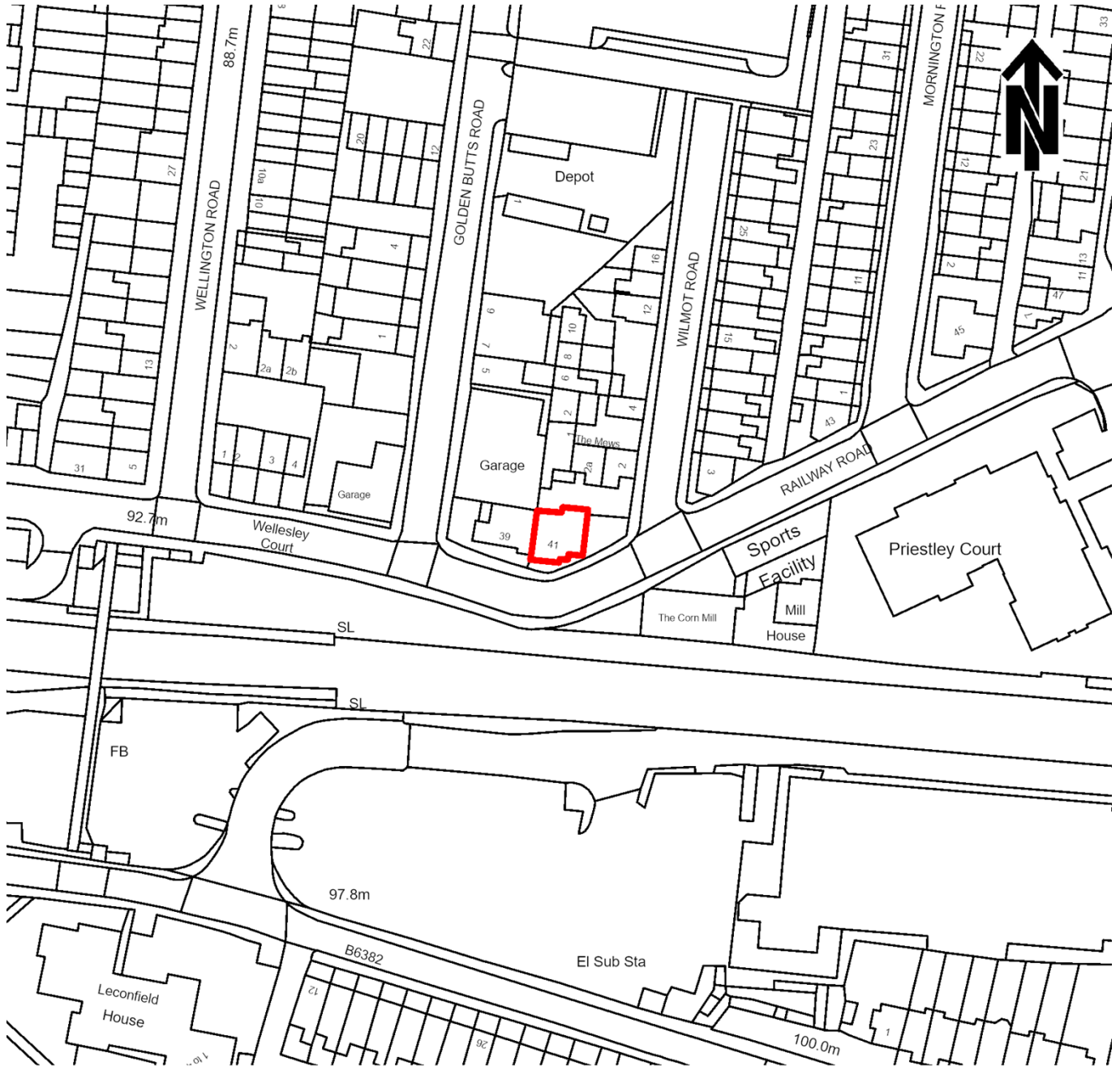
The Local Planning Authority was made aware of works to erect boundary enclosures and various structures and outbuildings on a plot of land used as an allotment. Permitted Development rights with respect to enclosures have been removed by an Article 4 direction and both the fencing, masts, outbuildings and other structures are unauthorised without the benefit of planning permission. No reply was received to initial challenge by the Local Planning Authority and the fencing, masts, outbuildings and other structures remain in situ and unauthorised. The unauthorised operational development on the land is of significant detriment to visual amenity having an adverse effect on openness and forming incongruous features in the landscape.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 16 April 2024. The Notice will require removal of all timber fencing, post and wire enclosures, masts, cameras and light fittings and the demolition and removal of three outbuildings and a polytunnel frame.

23/00266/ENFUNA



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1:1,250

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Wilmot House
41 Railway Road
Ilkley
LS29 8HT

19 March 2025

Item Number: B
Ward: Ilkley (ward 14)
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
23/00266/ENFUNA

Site Location:
Wilmot House 41 Railway Road Ilkley West Yorkshire LS29 8HT

Breach of Planning Control:

Without planning permission, and the installation of a first-floor door opening, raised metal platform and enclosures enabling access to and use of the roof of a single storey extension as a raised platform.

Circumstances:

The Local Planning Authority was made aware of the siting of a platform and railings and domestic use of the flat roof of an existing single storey side extension with access provided by a new door opening in the rear elevation and a metal platform at first floor level. The siting and use of the raised metal platform and railings are of significant detriment to visual and residential amenity by virtue of their prominent position, design and appearance, forming incongruous features at the property and within the street scene and negatively increasing the effect of overlooking of neighbouring residences contrary to Policies DS1, DS3, DS5 and SC9 of the Council's adopted Core Strategy Development Plan Document and the policies and guidance contained within the National Planning Policy Framework.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 14 January 2025. The Notice will require the removal of the unauthorised platform, railings and first floor door opening.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
C.	Bingley Rural (ward 03)	18 Hallowes Park Road Cullingworth Bingley West Yorkshire BD13 5AR Single storey side and rear extension (retrospective) - Case No: 24/01921/HOU Appeal Ref: 24/00108/APPHOU
D.	Worth Valley (ward 29)	Ghyll Clough Farm Slaymaker Lane Oakworth Keighley West Yorkshire BD22 7EU Change of use from paddock to residential garden land - Case No: 24/02914/FUL Appeal Ref: 24/00107/APPFL2
E.	Worth Valley (ward 29)	Land At Mill Hill Haworth Keighley West Yorkshire Construction of single storey garage - Case No: 24/01936/FUL Appeal Ref: 24/00062/APPFL2

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
F.	Bingley Rural (ward 03)	10 Florence Avenue Wilsden Bradford West Yorkshire BD15 0HE Outbuilding in rear garden (part-retrospective) - Case No: 24/02445/HOU Appeal Ref: 24/00081/APPHOU
G.	Bingley (ward 02)	23 Park Drive Eldwick Bingley West Yorkshire BD16 3DF Detached single storey annex - Case No: 24/01436/HOU Appeal Ref: 24/00063/APPHOU

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
H.	Shipley (ward 22)	7 Victoria Park Shipley West Yorkshire BD18 4RL Detached shed to front (retrospective) - Case No: 24/02362/HOU Appeal Ref: 24/00093/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

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