

Report of the Strategic Director of Regeneration to the meeting of the Area Planning Panel (BRADFORD) to be held on 14 October 2015

H

Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action (page 62)	(13)
Decisions made by the Secretary of State – Dismissed (page 88)	(3)
Petition to be Noted (page 89)	(1)

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Portfolio:
Housing, Planning & Transport

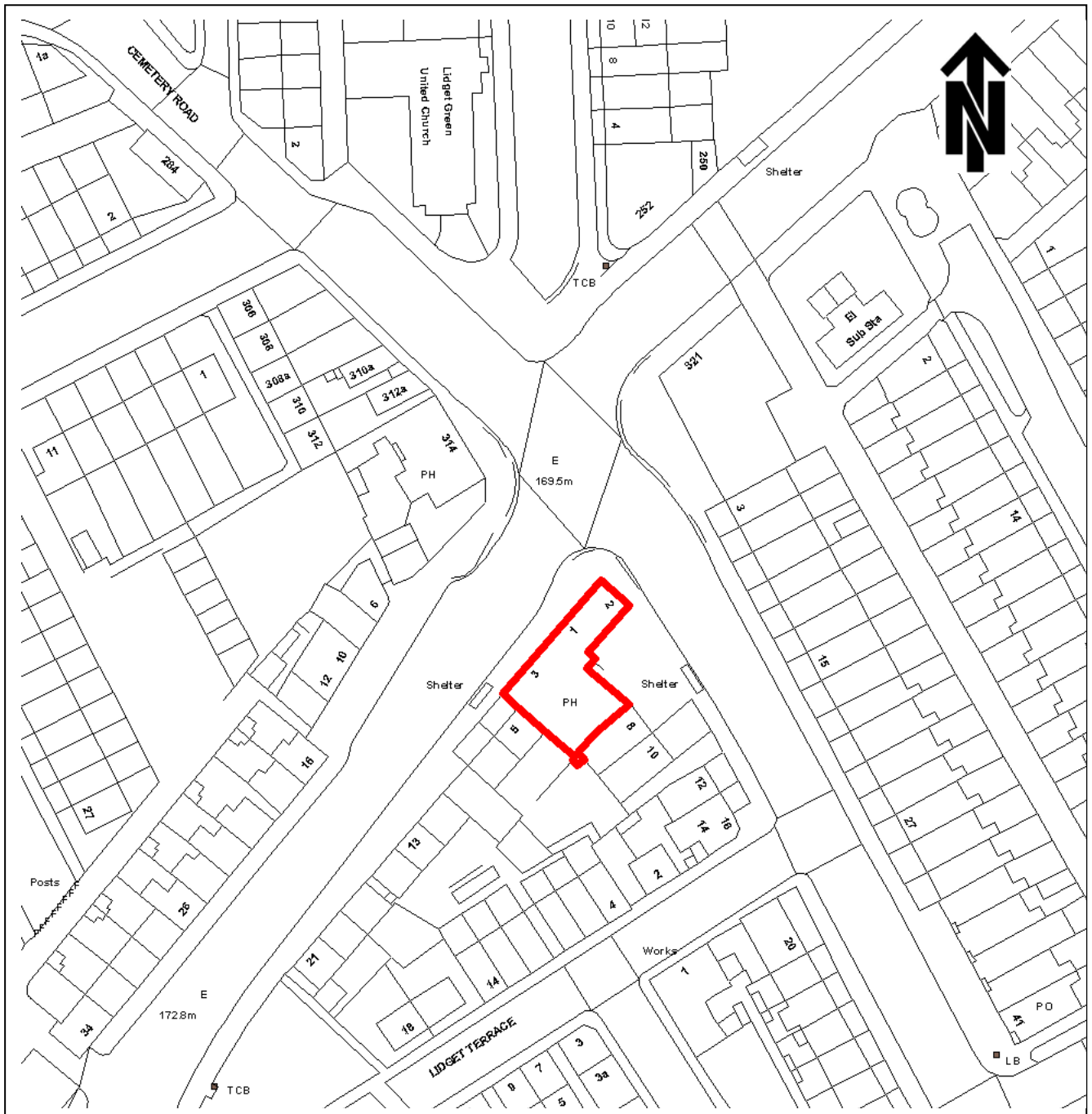
Overview & Scrutiny Committee Area:
Regeneration and Economy



Area Planning Panel (Bradford)

12/00431/ENFADV

14 October 2015



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<p>ITEM NO. : 11</p>	<p>LOCATION: The Oddfellows Arms 1 - 3 Clayton Road Bradford</p>
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14 October 2015

Item Number: 11
Ward: GREAT HORTON
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
12/00431/ENFADV

Site Location:
Former public house premises 1-3 Clayton Road, Bradford, BD7 2LT

Breach of Planning Control:
Unauthorised advertisements.

Circumstances:
In June 2012 the Local Planning Authority received enquiries regarding the display of advertisements on the Grade II Listed Building.

An inspection was made and it was noted that banner type advertisements were being displayed on the building, for which Listed Building Consent had not been granted.

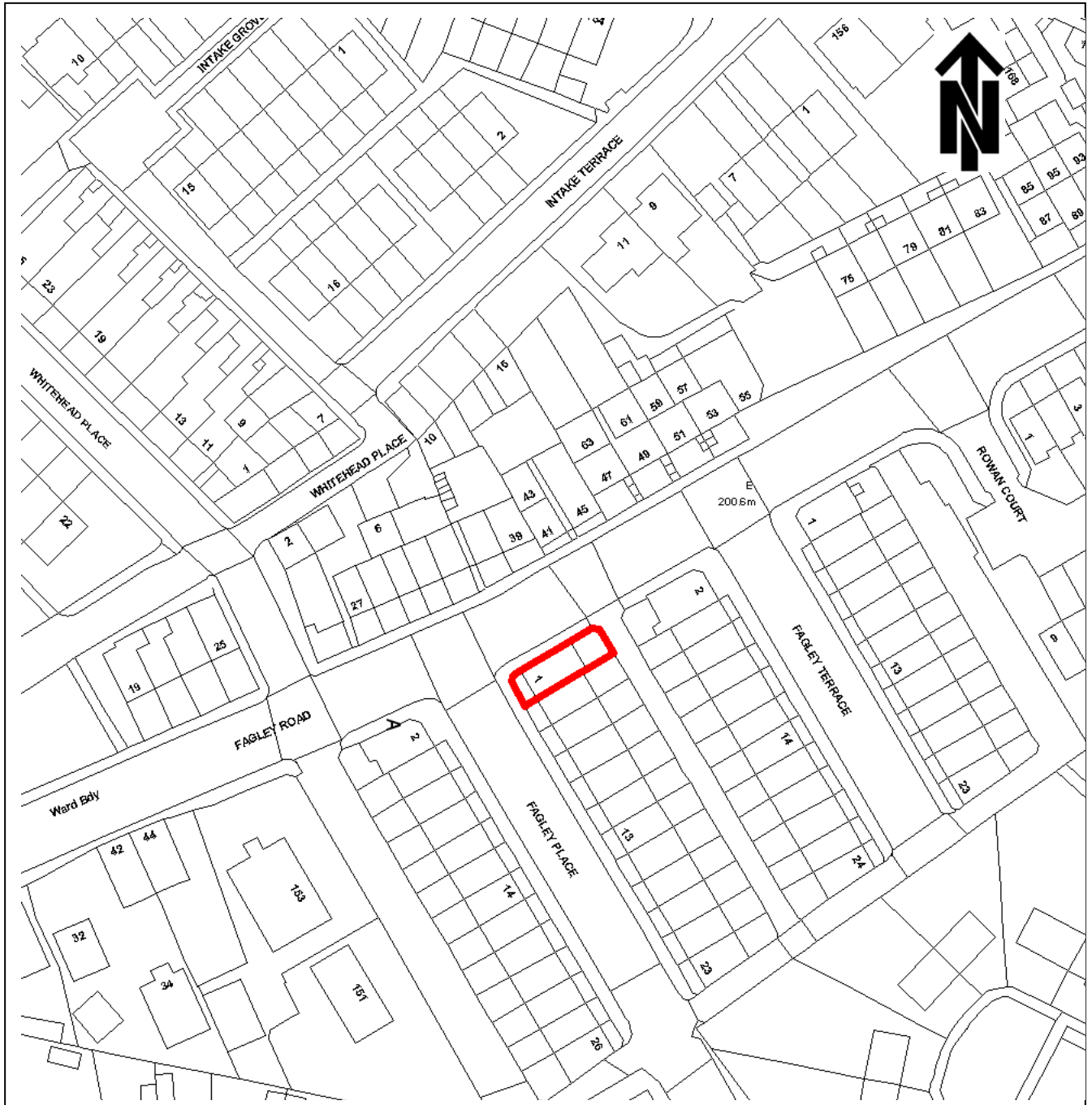
The advertiser has been requested to rectify the breach of planning control, however no action has been taken to date.

The unauthorised advertisements continue to be displayed and on 8 September 2015 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 advertisements are inappropriate to the Listed Building, contrary to Policies BH6 and BH7 of the Council's adopted Replacement Unitary Development Plan.

Area Planning Panel (Bradford)

14/01145/ENFUNA

14 October 2015



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<p>ITEM NO. : 12</p>	<p>LOCATION: 1 Fagley Place Bradford</p>
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14 October 2015

Item Number: 12
Ward: BRADFORD MOOR
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/01145/ENFUNA

Site Location:
1 Fagley Place, Bradford, BD1 3EB

Breach of Planning Control:
Unauthorised roller shutters.

Circumstances:
In December 2014 it was noted that externally mounted roller shutters had been installed on the property, for which planning permission had not been granted.

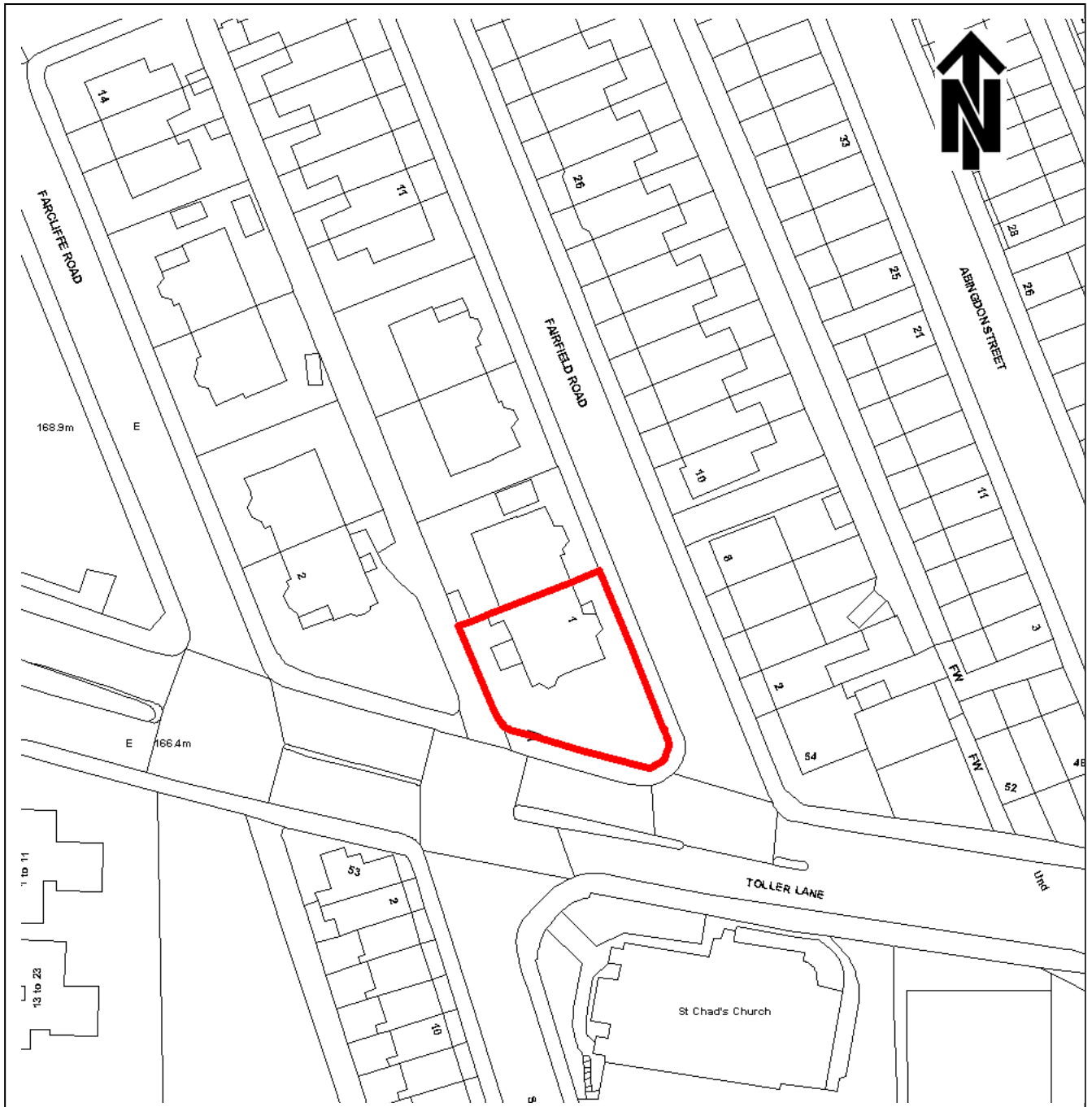
A planning application for the installation of roller shutters at the property (reference 13/02118/FUL) had been refused by the Council in August 2013. Two further planning applications for the roller shutters (15/00526/FUL and 15/02152/FUL) have since been refused.

The unauthorised roller shutters remain in place and on 8th September 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised externally mounted roller shutters are detrimental to visual amenity by virtue of their design and appearance, contrary to Policies D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan, the Council's adopted Shopfront Design Guide and the Council's adopted A Shopkeepers Guide to Securing their Premises Supplementary Planning Document.

Area Planning Panel (Bradford)

15/00235/ENFCOU

14 October 2015



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<p>ITEM NO. : 13</p>	<p>LOCATION: 1 Fairfield Road Bradford</p>
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14 October 2015

Item Number: 13
Ward: TOLLER
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00235/ENFCOU

Site Location:
1 Fairfield Road, Bradford, BD8 8QQ

Breach of Planning Control:
Unauthorised vehicle storage.

Circumstances:
In March 2015 the Local Planning Authority received an enquiry regarding the use of the property for vehicle storage.

Inspections have shown that land within the curtilage of the property is being used for the storage of un-roadworthy motor vehicles.

The owner of the property has been requested to cease the unauthorised use of the land, however no action has been taken to date.

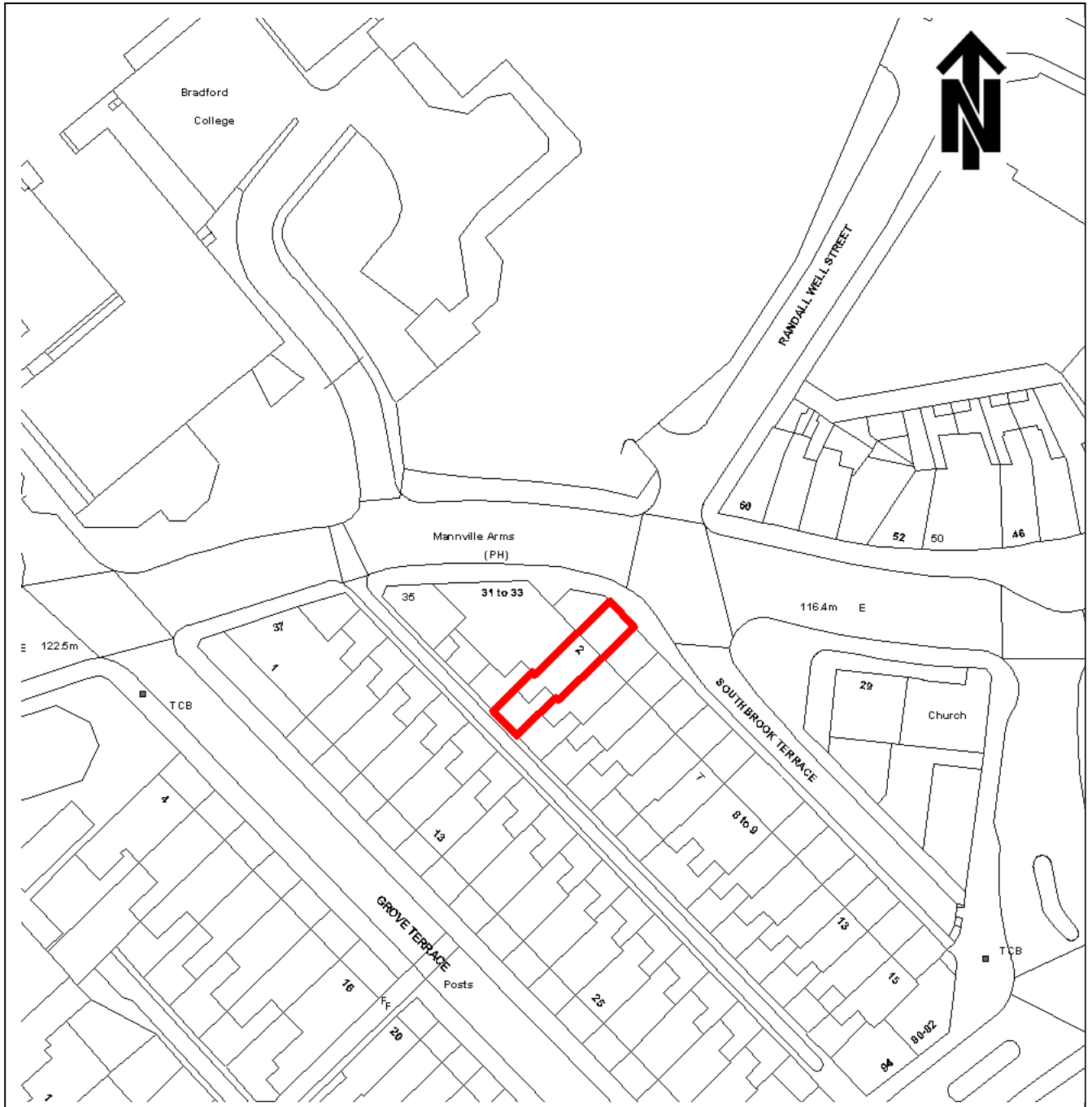
On 26th August 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised storage of un-roadworthy vehicles at the property is detrimental to residential and visual amenity, contrary to Policies D1 and UR3 of the Council's adopted Replacement Unitary Development Plan.

Area Planning Panel (Bradford)

15/00726/ENFLBC

14 October 2015



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ITEM NO. : 14	LOCATION: 2 Southbrook Terrace Bradford
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14 October 2015

Item Number: 14
Ward: CITY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00726/ENFLBC

Site Location:
2 Southbrook Terrace, Bradford, BD7 1AB

Breach of Planning Control:
Unauthorised advertisements.

Circumstances:
In March 2015 it was noted that a number of banner type advertisements were being displayed on the front elevation of the property, which is a Grade II Listed Building.

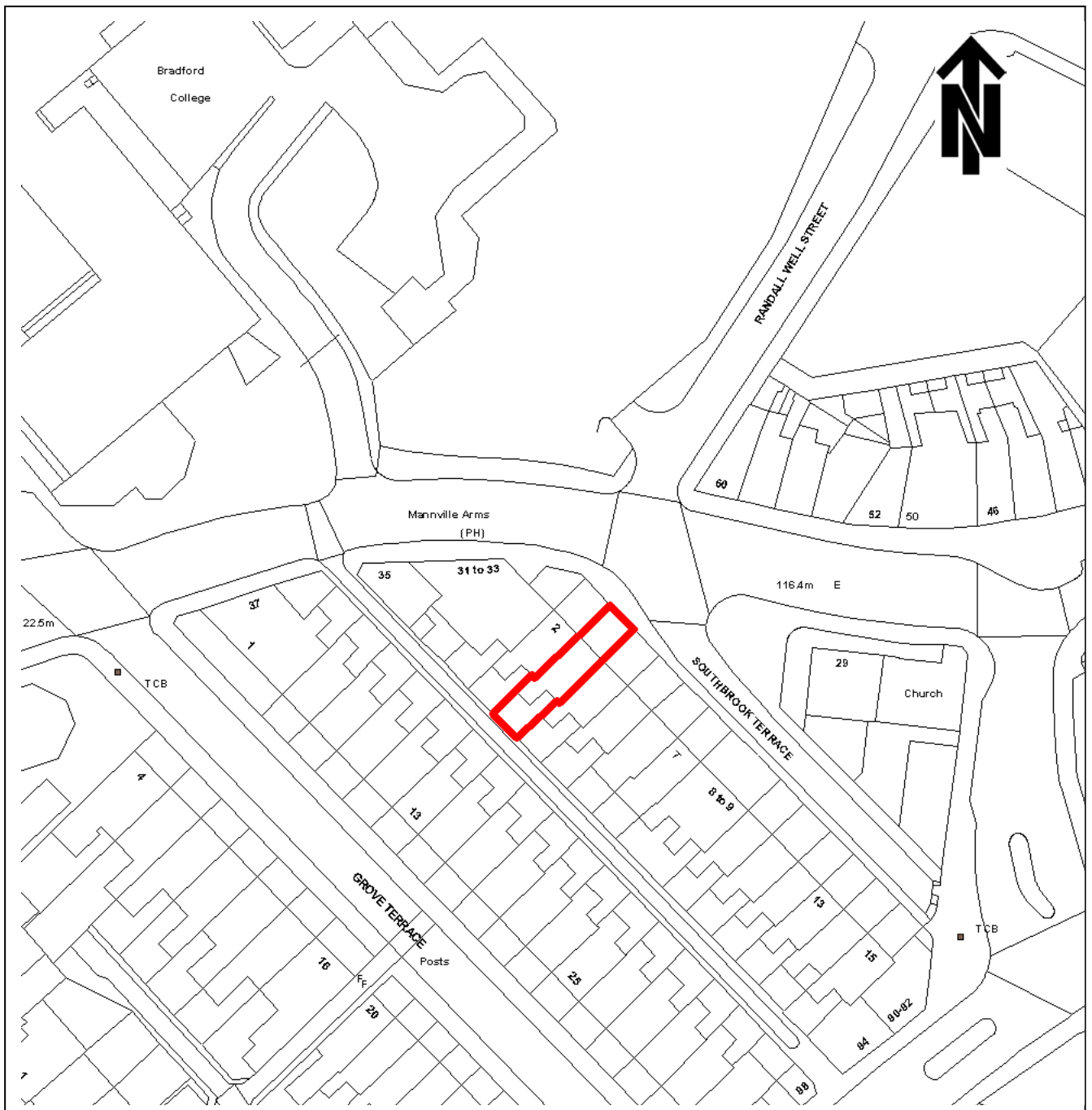
The Council had no record of Listed Building Consent or advertisement consent having been granted for the advertisements.

The unauthorised advertisements remain in place and on 26th August 2015 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 advertisements are detrimental to the appearance and character of the Listed Building, contrary to Policies BH6 and BH7 of the Council's adopted Replacement Unitary Development Plan

Area Planning Panel (Bradford)

14/00554/ENFLBC

14 October 2015



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ITEM NO. : 15	LOCATION: 3 Southbrook Terrace Bradford
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14 October 2015

Item Number: 15
Ward: CITY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00554/ENFLBC

Site Location:
3 Southbrook Terrace, Bradford, BD7 1AB

Breach of Planning Control:
Unauthorised advertisements.

Circumstances:
In July 2014 it was noted that a number of advertisements were being displayed on the front elevation of the property, which is a Grade II Listed Building.

The Council had no record of Listed Building Consent or advertisement consent having been granted for the advertisements.

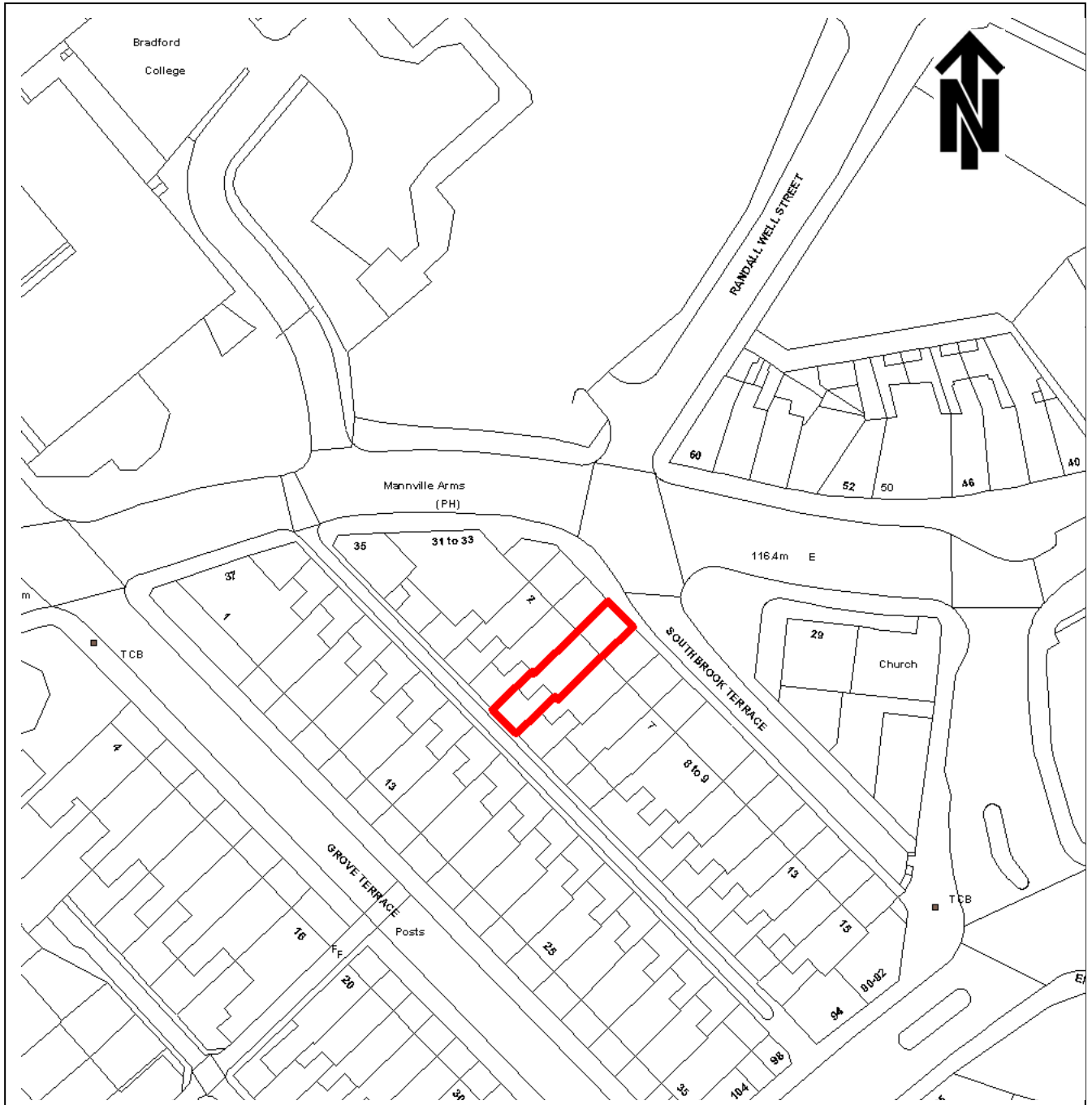
Application reference 14/03669/ADV to retain the advertisements was refused by the Council in November 2014. No appeal has been made against the Council's decision.

The unauthorised advertisements remain in place and on 26th August 2015 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 advertisements are detrimental to the appearance and character of the Listed Building, contrary to Policies BH6 and BH7 of the Council's adopted Replacement Unitary Development Plan.

Area Planning Panel (Bradford)

14/00555/ENFLBC

14 October 2015



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ITEM NO. : 16	LOCATION: 4 Southbrook Terrace Bradford
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14 October 2015

Item Number: 16
Ward: CITY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00555/ENFLBC

Site Location:
4 Southbrook Terrace, Bradford, BD7 1AB

Breach of Planning Control:
Unauthorised advertisements

Circumstances:
In July 2014 it was noted that a number of advertisements were being displayed on the front elevation of the property, which is a Grade II Listed Building.

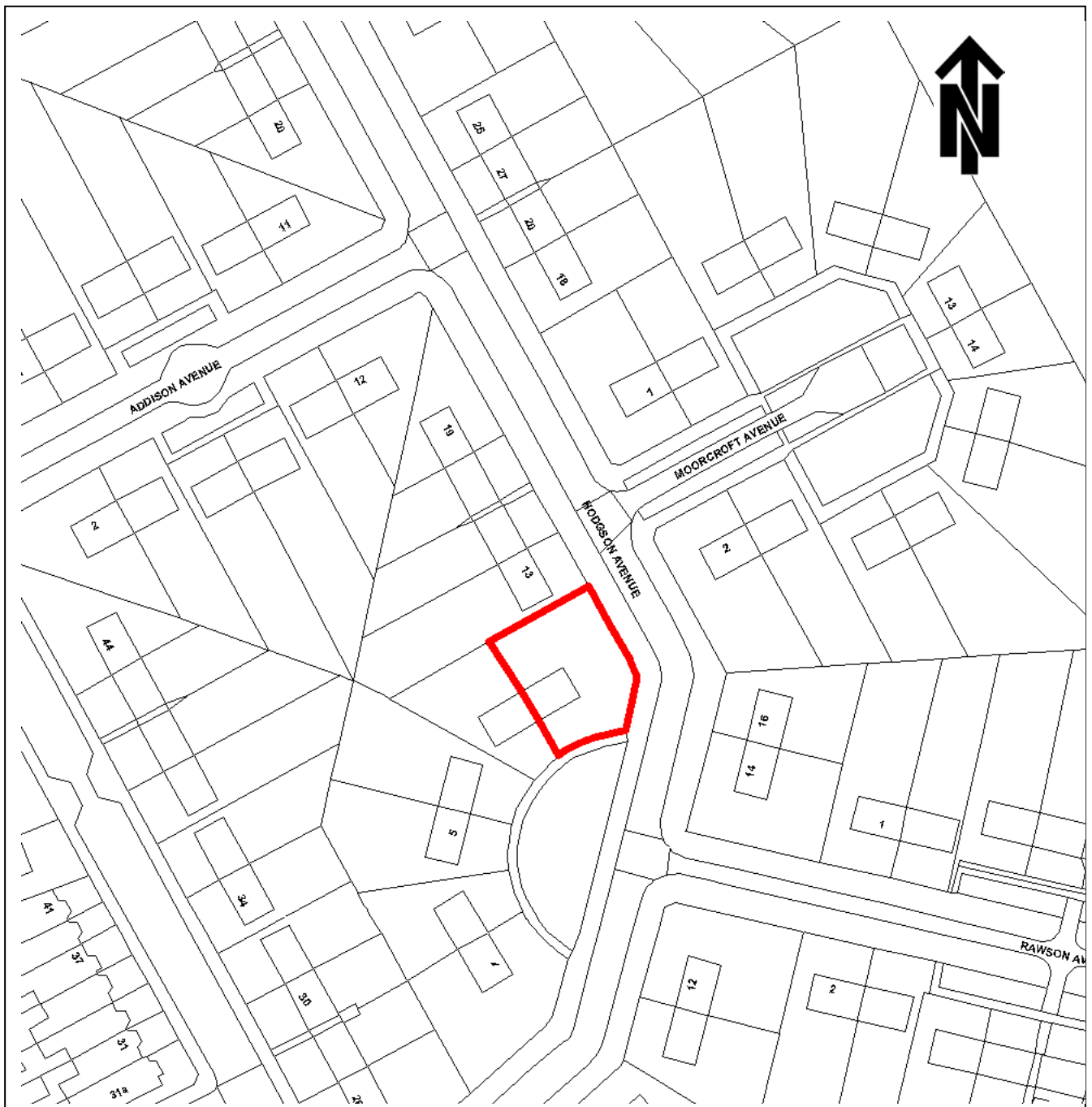
The Council had no record of Listed Building Consent or advertisement consent having been granted for the advertisements.

The unauthorised advertisements remain in place and on 26th August 2015 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 advertisements are detrimental to the appearance and character of the Listed Building, contrary to Policies BH6 and BH7 of the Council's adopted Replacement Unitary Development Plan.

Area Planning Panel (Bradford)

14/00467/ENFCOU

14 October 2015



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<p>ITEM NO. : 17</p>	<p>LOCATION: 11 Hodgson Avenue Bradford</p>
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14 October 2015

Item Number: 17
Ward: BRADFORD MOOR
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00467/ENFCOU

Site Location:
11 Hodgson Avenue Bradford BD3 7HN

Breach of Planning Control:
Unauthorised vehicle storage.

Circumstances:
In June 2014 the Local Planning Authority received an enquiry regarding the use of the property for vehicle recovery and storage.

Inspections have shown that the garden area of the property is being used for the storage of motor vehicles.

The owner of the property has been requested to cease the unauthorised use, however no action has been taken to date.

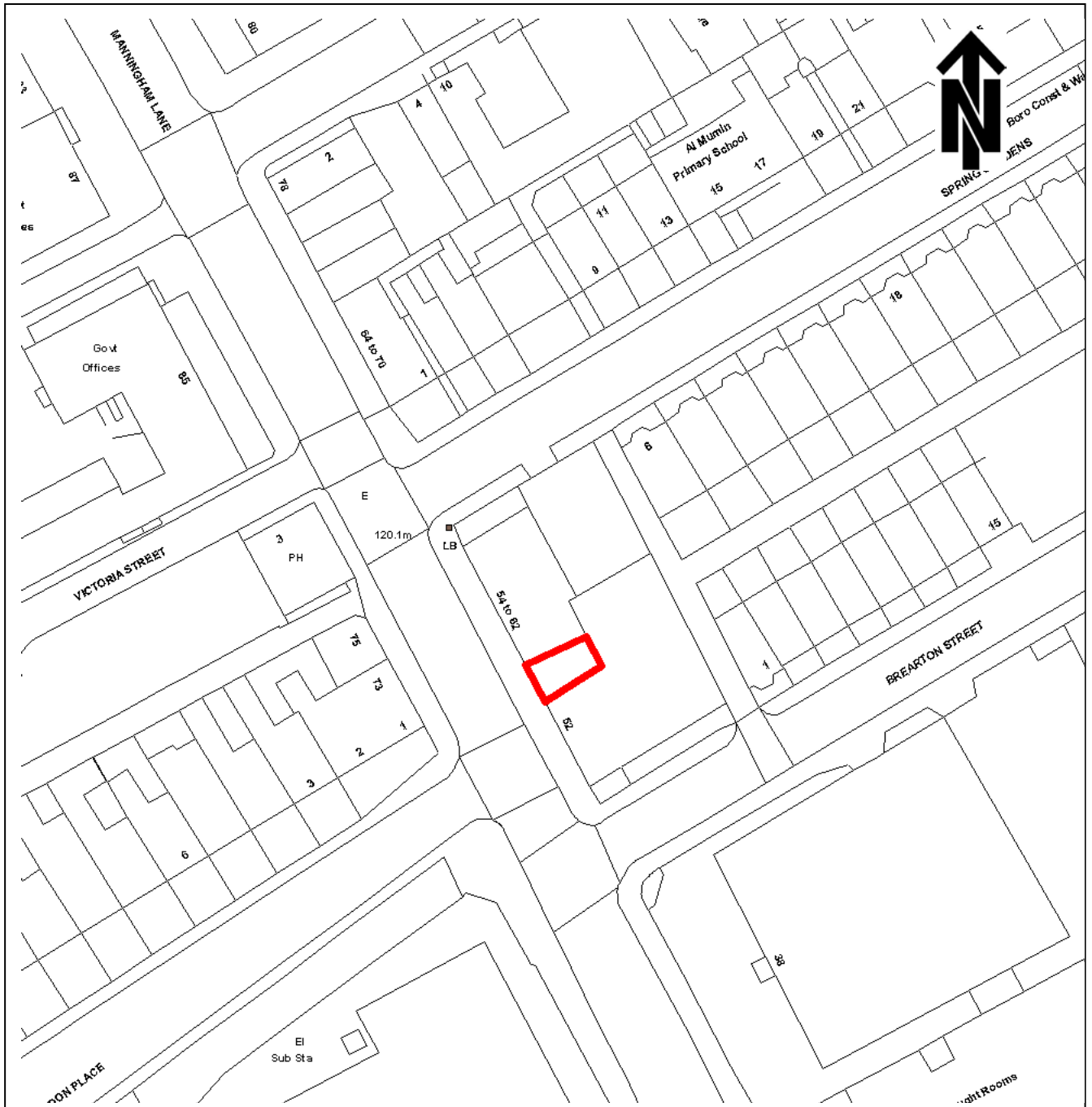
On 7 September 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised storage of motor vehicles at the property is detrimental to residential and visual amenity, contrary to Policies D1 and UR3 of the Council's adopted Replacement Unitary Development Plan.

Area Planning Panel (Bradford)

15/00676/ENFUNA

14 October 2015



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ITEM NO. : 18	LOCATION: 56 Manningham Lane Bradford
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14 October 2015

Item Number: 18
Ward: CITY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00676/ENFUNA

Site Location:
56 Manningham Lane, Bradford, BD1 3EB

Breach of Planning Control:
Unauthorised roller shutter.

Circumstances:
In July 2015 it was noted that an externally mounted roller shutter had been installed on the front elevation of the property, for which planning permission had not been granted.

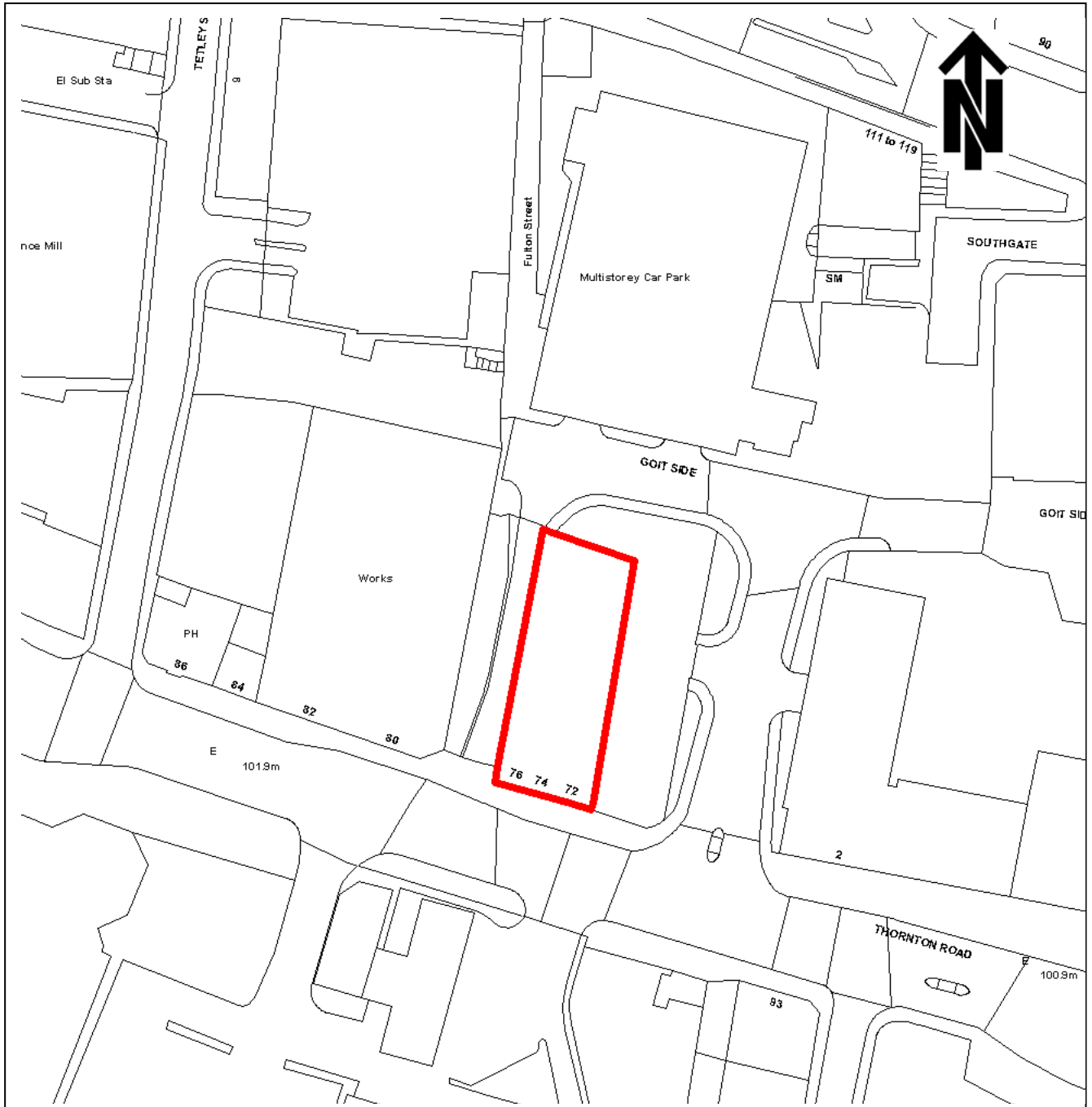
The owner/occupier of the property has been requested to take action to rectify the breach of planning control, however no action has been taken to date.

On 11 September 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action the unauthorised externally mounted roller shutter is detrimental to visual amenity by virtue of its design and appearance, contrary to Policies D1, D11, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan, the Council's adopted Shopfront Design Guide and the Council's adopted A Shopkeepers Guide to Securing their Premises Supplementary Planning Document.

Area Planning Panel (Bradford)

15/00543/ENFUNA

14 October 2015



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<p>ITEM NO. : 19</p>	<p>LOCATION: 72 - 76 Thornton Road Bradford</p>
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14 October 2015

Item Number: 19
Ward: CITY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00543/ENFUNA

Site Location:
72-76 Thornton Road, Bradford, BD1 2DG

Breach of Planning Control:
Unauthorised installation of two extractor flues, seven heat exchange units and two roller shutters.

Circumstances:
In May 2015 the Local Planning Authority received an enquiry regarding alterations to the external appearance of the property, which stands within the Goitside Conservation Area.

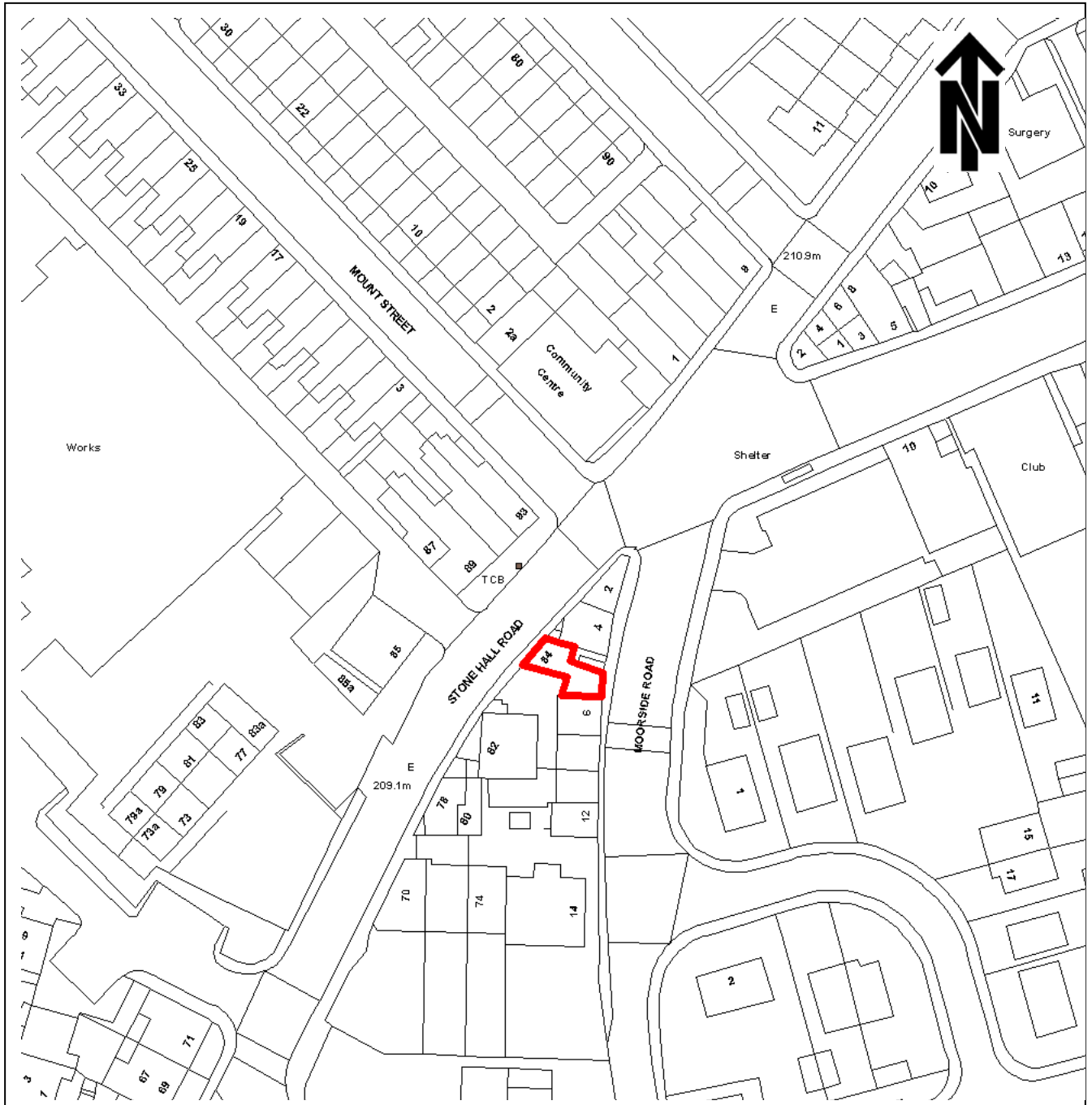
An inspection was made and it was noted that extractor flues, heat exchange units and roller shutters had been installed to the west facing elevation of the property, for which the Local Planning Authority had no record of planning permission having been granted.

No action has been taken to rectify the breach of planning control within the given timescale and on 7 September 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised extractor flues, heat exchange units and roller shutters are detrimental to visual amenity by virtue of their design and appearance, contrary to Policies BH7, D1, D11, UDP3 and UR3 of the adopted Replacement Unitary Development Plan.

Area Planning Panel (Bradford)

15/00025/ENFUNA

14 October 2015



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ITEM NO. : 20	LOCATION: Outbuilding At 84 Stone Hall Road Bradford
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14 October 2015

Item Number: 20
Ward: ECCLESHILL
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00025/ENFUNA

Site Location:
Outbuilding at 84 Stone Hall Road, Bradford, BD2 2ES

Breach of Planning Control:
Unauthorised roller shutter.

Circumstances:
In January 2015 the Local Planning Authority received an enquiry regarding the installation of a roller shutter at the property.

An inspection was made and it was noted that an externally mounted roller shutter had been installed on the front elevation of the outbuilding, for which planning permission had not been granted.

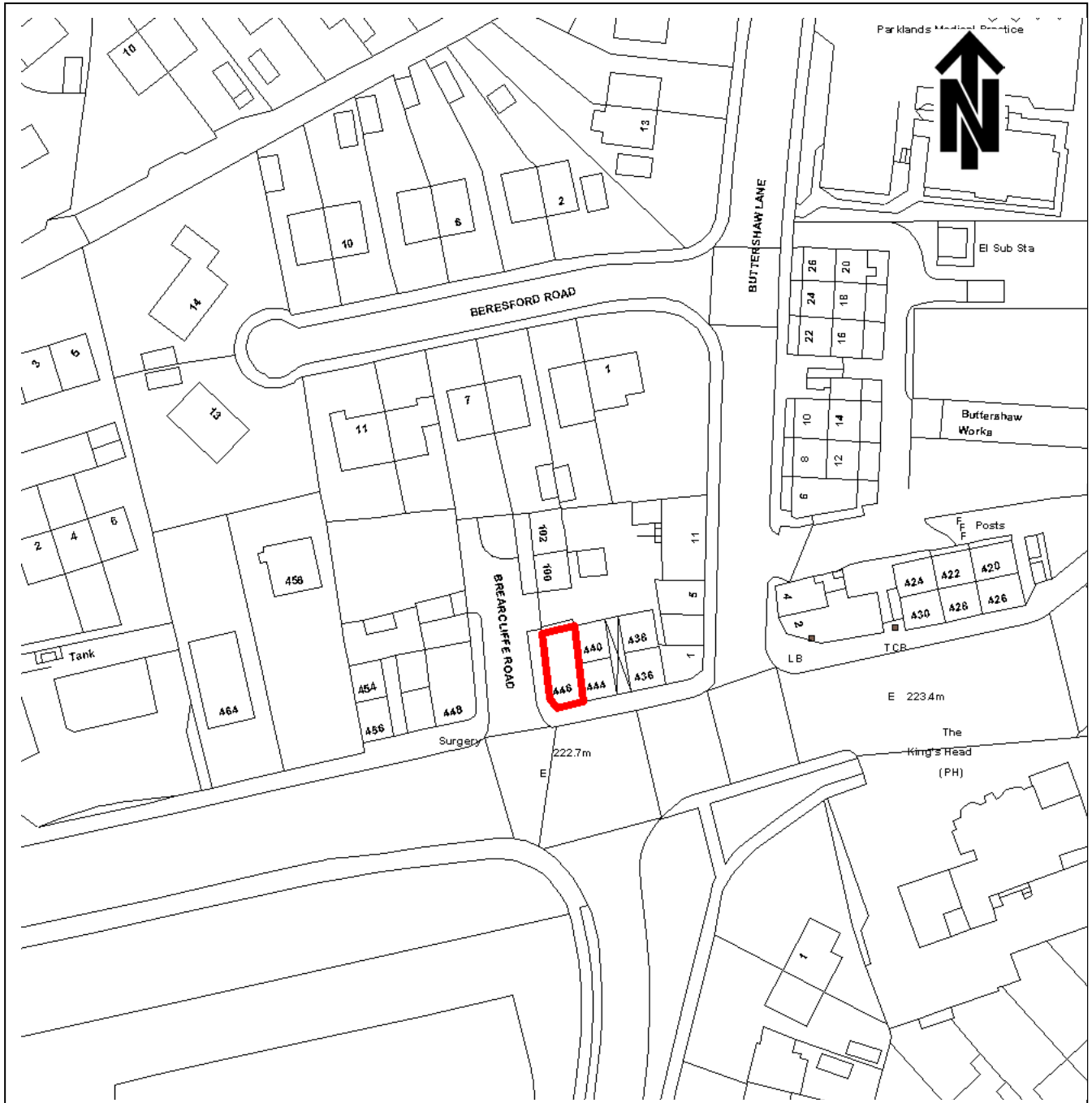
The owner/occupier of the property has been requested to take action to rectify the breach of planning control, however no action has been taken to date.

On 8 September 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action the unauthorised externally mounted roller shutter is detrimental to visual amenity by virtue of its design and appearance, contrary to Policies D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan, the Council's adopted Shopfront Design Guide and the Council's adopted A Shopkeepers Guide to Securing their Premises Supplementary Planning Document.

Area Planning Panel (Bradford)

15/00069/ENFUNA

14 October 2015



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ITEM NO. : 21	LOCATION: 442 - 446 Halifax Road Bradford
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14 October 2015

Item Number: 21
Ward: ROYDS
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00069/ENFUNA

Site Location:
442-446 Halifax Road, Bradford, BD6 2LA

Breach of Planning Control:
Unauthorised roller shutters.

Circumstances:
In January 2015 the Local Planning Authority received an enquiry regarding the installation of roller shutters at the property.

An inspection was made and it was noted that three externally mounted roller shutters had been installed at the property, for which planning permission had not been granted.

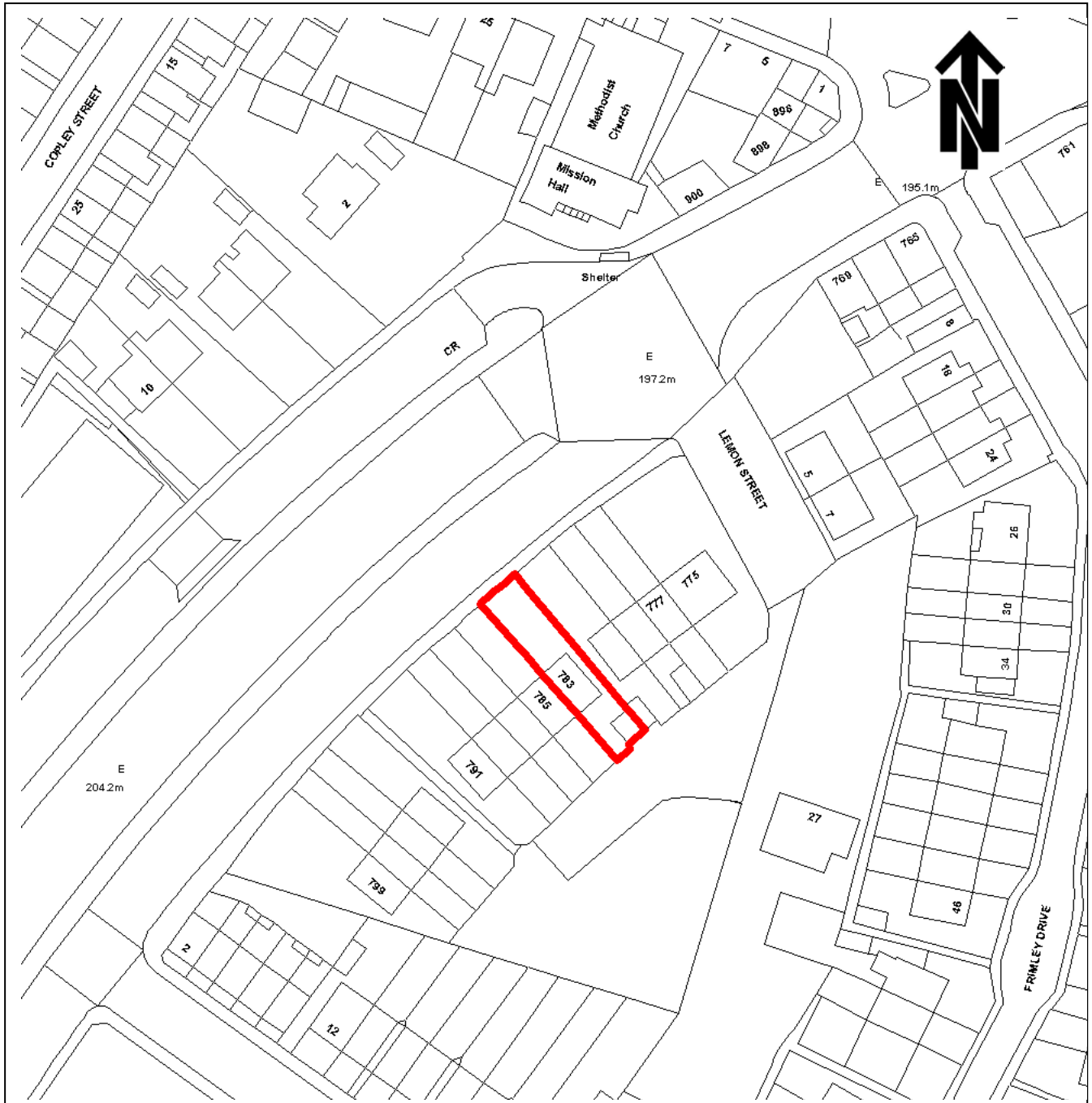
The owner/occupier of the property has been requested to take action to rectify the breach of planning control, however no action has been taken to date.

On 7 September 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice. It is considered expedient to instigate Enforcement (Legal) Action the unauthorised externally mounted roller shutters are detrimental to visual amenity by virtue of their design and appearance, contrary to Policies D1, D10, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan, the Council's adopted Shopfront Design Guide and the Council's adopted A Shopkeepers Guide to Securing their Premises Supplementary Planning Document.

Area Planning Panel (Bradford)

14/00594/ENFAPP

5 October 2015



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ITEM NO. : 22	LOCATION: 783 Little Horton Lane Bradford
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14 October 2015

Item Number: 22
Ward: WIBSEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00594/ENFAPP

Site Location:
783 Little Horton Lane, Bradford, BD5 9ER

Breach of Planning Control:
Unauthorised front and rear extensions.

Circumstances:
In July 2014 the Local Planning Authority received an enquiry regarding development work at the property.

An inspection was made and it was noted that a single storey front extension and a two-storey rear extension had been built, for which planning permission had not been granted.

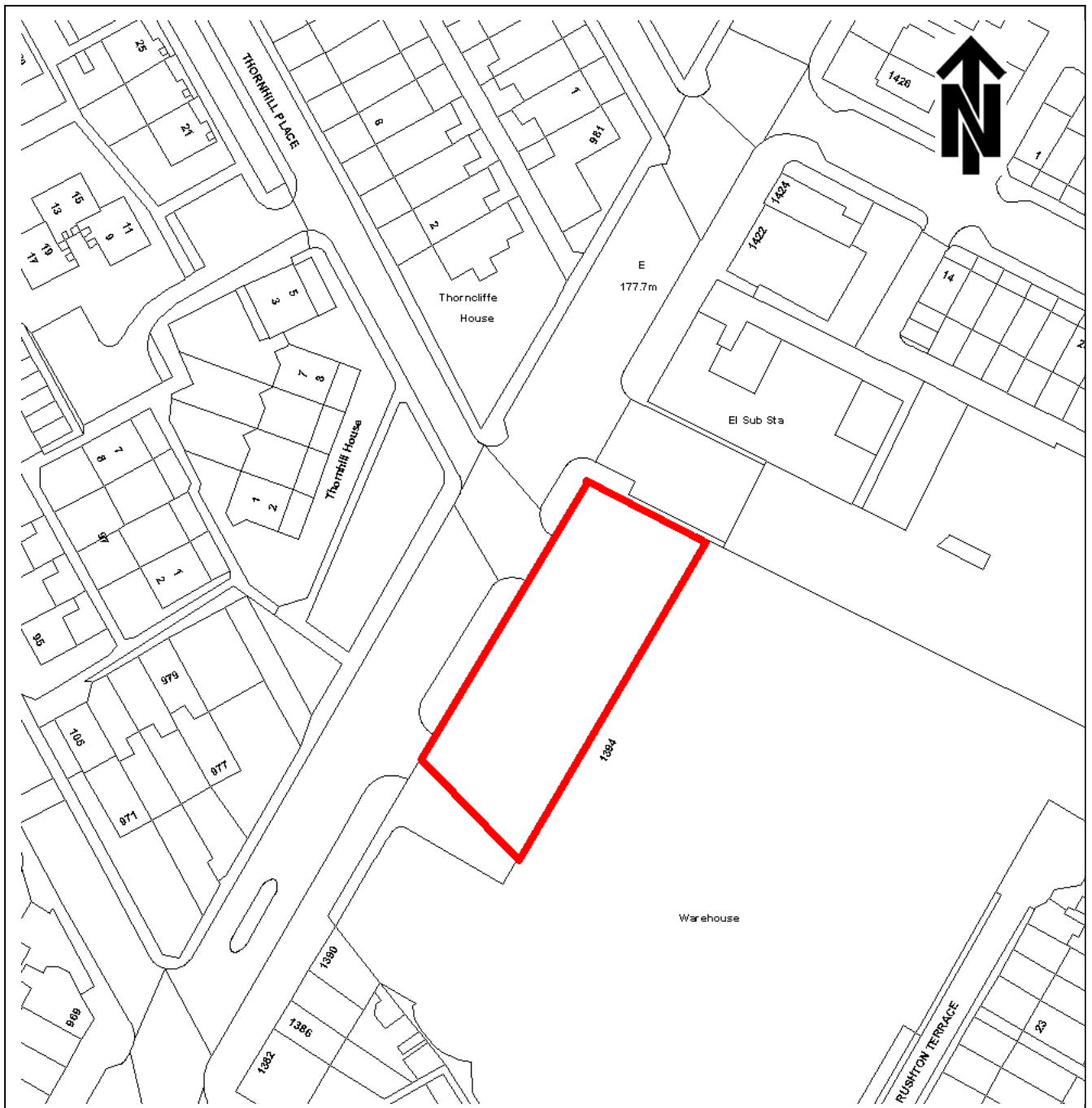
The owner/occupier of the property has been requested to take action to rectify the breach of planning control, however no action has been taken to date.

On 7 September 2015 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 extensions are detrimental to visual amenity by virtue of their design and appearance, contrary to Policies D1, UR3 and UDP3 of the Council's adopted Replacement Unitary Development Plan and the Council's adopted Householder Supplementary Planning Document.

Area Planning Panel (Bradford)

15/00867/ENFUNA

14 October 2015



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ITEM NO. : 23	LOCATION: Hand Car Wash At 1394 Leeds Road Bradford
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14 October 2015

Item Number: 23
Ward: BRADFORD
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00867/ENFUNA

Site Location:
Land at 1392-1394 Leeds Road, Bradford, BD3 7AE

Breach of Planning Control:
Unauthorised canopy structure.

Circumstances:
In July 2014 retrospective planning permission was granted by the Council for a hand car wash to be operated on the land.

It was noted during a subsequent inspection that a yellow coloured canopy structure had been erected at the car wash, for which the Local Planning Authority had no record of planning permission having been granted.

The owner and occupier of the land have been requested to take action to rectify the breach of planning control, however no action has been taken to date.

On 26 August 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

It is considered expedient to instigate Enforcement (Legal) Action as the unauthorised canopy structure is detrimental to visual amenity by virtue of its design and appearance, contrary to Policies D1, D11 and UR3 of the Council's adopted Replacement Unitary Development Plan.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

There are no Appeal Allowed Decisions to report this month

Appeals Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
24	Bolton and Undercliffe (ward 04)	1 High House Avenue Bradford BD2 4ER Construction of two storey side extension, front porch and extend existing rear extension – Case No: 15/00530/HOU Appeal Ref: 15/00071/APPHOU
25	Bowling and Barkerend (ward 05)	11 Lowther Street Bradford BD2 4RA Front entrance porch – Case No: 15/01005/HOU Appeal Ref: 15/00084/APPHOU
26	Queensbury (ward 20)	29 Foxhill Grove Queensbury Bradford BD13 2JN Construction of dormer window to front elevation – Case No: 15/00663/HOU Appeal Ref: 15/00085/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

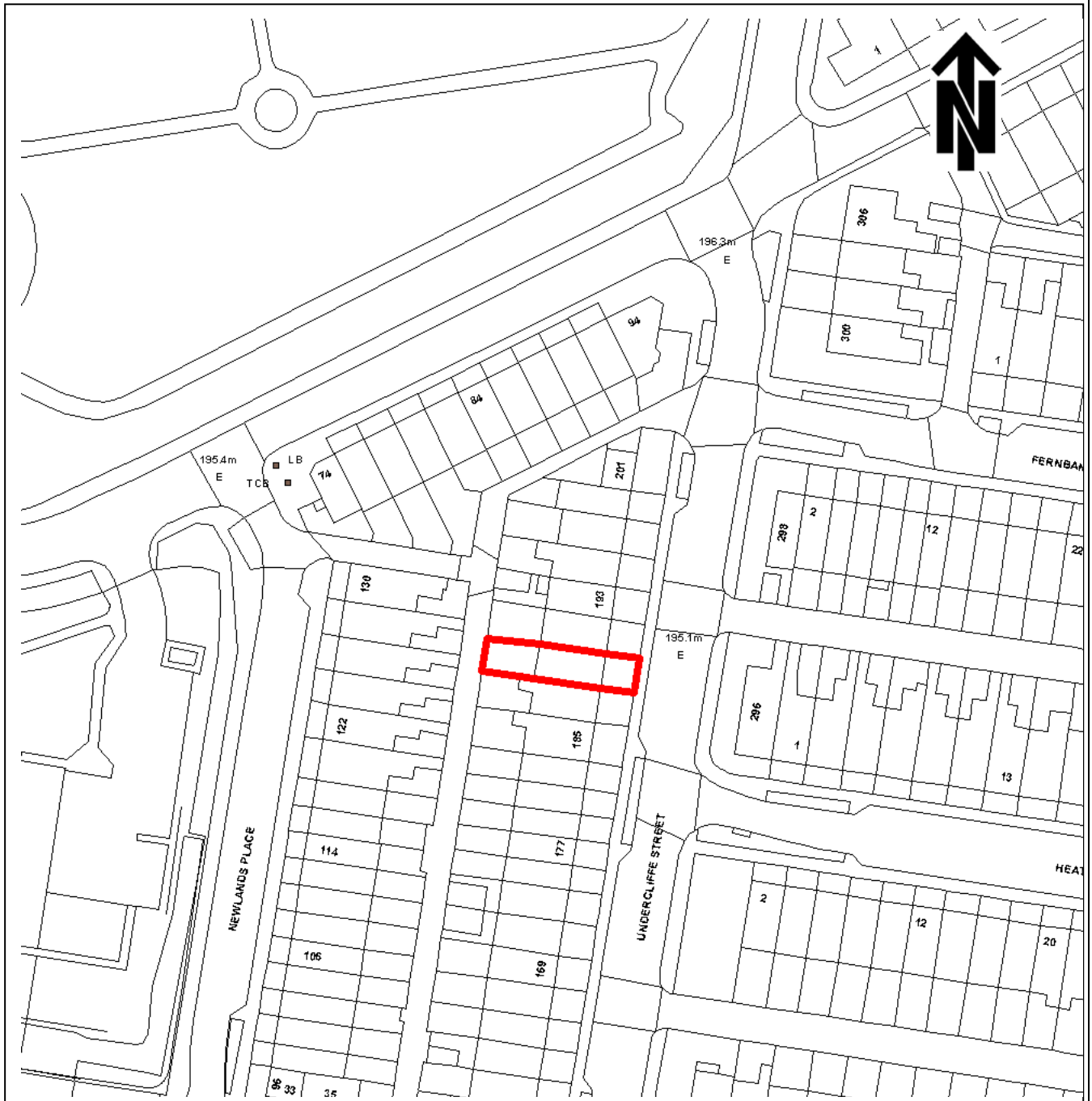
Appeal Allowed in Part/Part Dismissed

There are no Appeals Allowed in Part/Part Dismissed to report this month

Area Planning Panel (Bradford)

15/00616/ENFUNA

14 October 2015



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ITEM NO. : 27	LOCATION: 189 Undercliffe Street Bradford
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14 October 2015

Item Number: 27
Ward: BOWLING AND BARKEREND
Recommendation:
THAT THE PETITION BE NOTED

Enforcement Reference:
15/00616/ENFUNA

Site Location:
189 Undercliffe Street, Bradford, BD3 0PH

Details:

The Local Planning Authority has received a petition regarding a rear extension to the above property.

The petition relates to an allegation that the rear extension is not being built in accordance with the planning permission.

An inspection will be made in due course to ascertain the situation.
