

# Report of the Strategic Director of Regeneration and Culture to the meeting of the Area Planning Panel (KEIGHLEY AND SHIPLEY) to be held on 09 December 2015

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## Summary Statement - Part Two

### Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action – page 49	(3)
Decisions made by the Secretary of State – Allowed – page 55	(6)
Decisions made by the Secretary of State – Dismissed – page 56	(8)

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Julian Jackson  
Assistant Director (Planning, Transportation and Highways)

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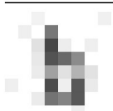
Email: [mohammed.yousuf@bradford.gov.uk](mailto:mohammed.yousuf@bradford.gov.uk)

**Portfolio:**

Change Programme, Housing and Planning

**Improvement Committee Area:**

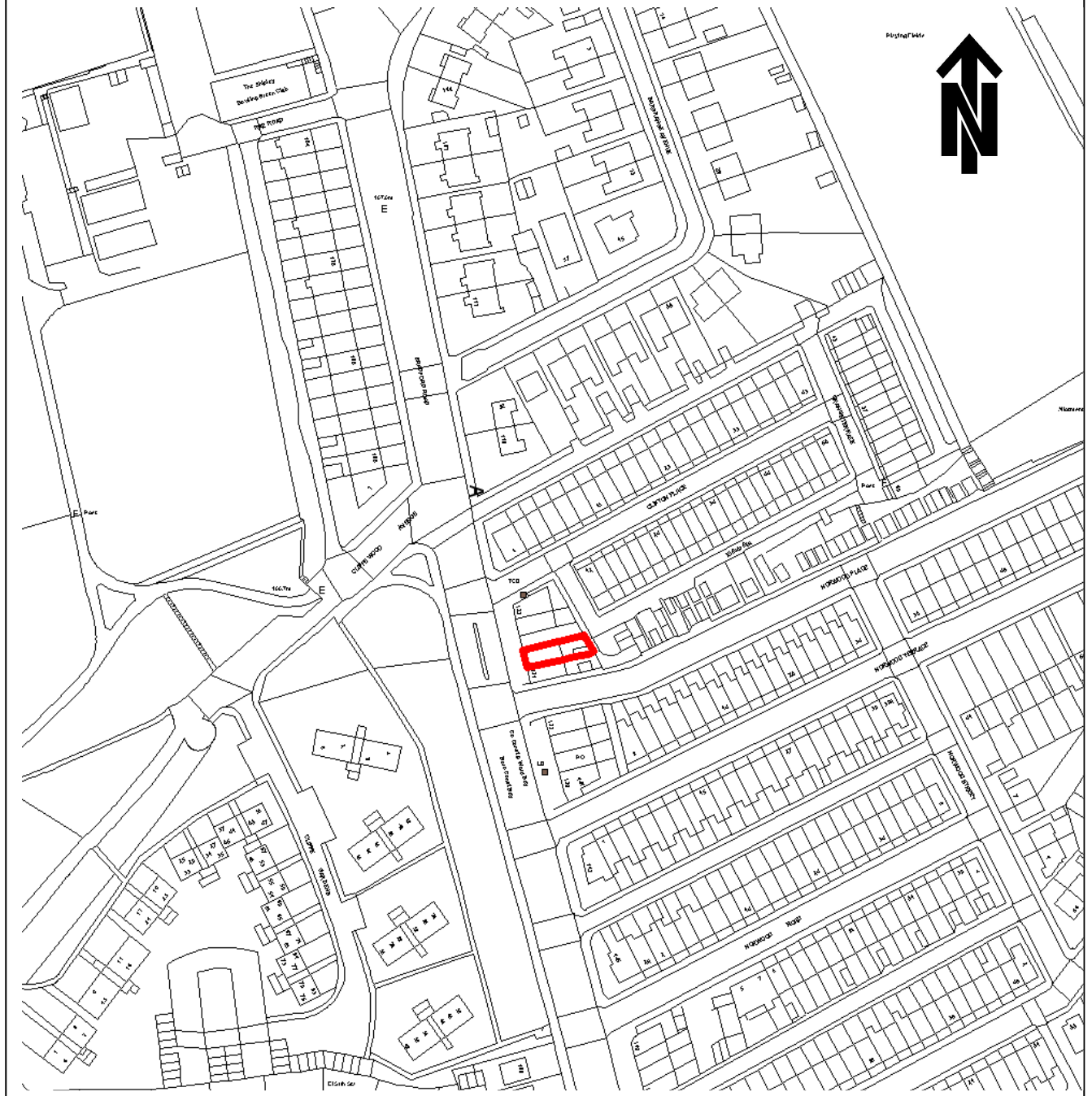
Regeneration and Economy



**Area Planning Panel (Keighley & Shipley)**

**12/00395/ENFCON**

9 December 2015



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ITEM NO. : 7	LOCATION: <b>129 Bradford Road</b> <b>Shipley BD18 3TB</b>
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**9 December 2015**

**Item Number: 7**  
**Ward: SHIPLEY**  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
**12/00395/ENFCON**

**Site Location:**  
129 Bradford Road, Shipley, BD18 3TB.

**Breach of Planning Control:**

Breach of condition 3 of planning permission 09/02153/COU as stated below:

*The premises the subject of this decision shall not be open for business between the hours of 2300 and 1100 and no customer shall be served or otherwise make use of the premises between these hours.*

**Circumstances:**

In response to a complaint received by the Local Planning Authority it has been established that the hot food takeaway is operating outside of the approved hours.

No action has been taken to resolve the matter.

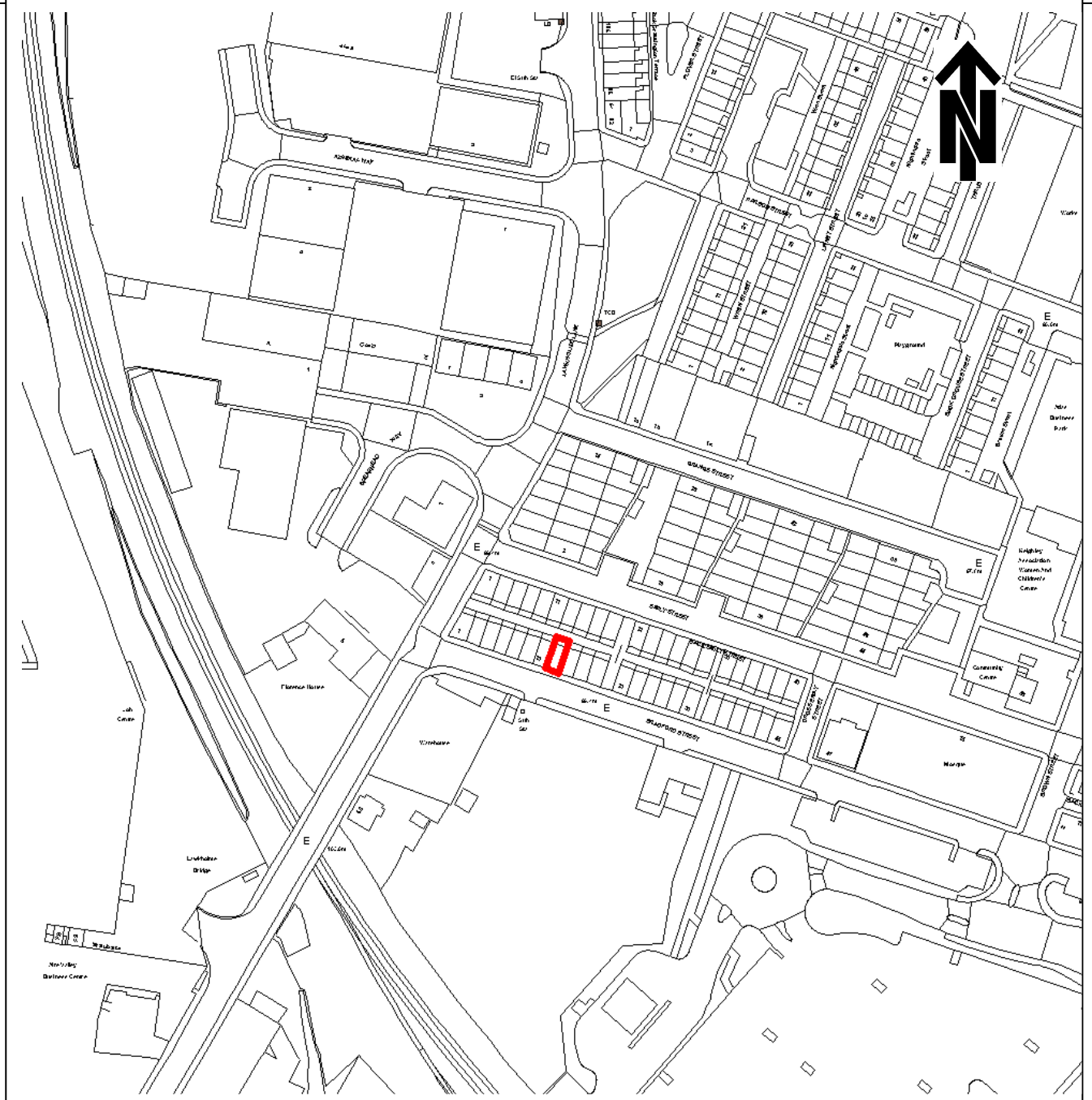
On 27 August 2015 The Planning Manager (Enforcement and Trees) authorised enforcement action requiring the occupier/owner of the premises to comply with the requirements of the condition.

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Area Planning Panel (Keighley & Shipley)

15/00071/ENFUNA

9 December 2015



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ITEM NO. : 8	LOCATION: 15 Bradford Street Keighley BD21 3EB
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**9 December 2015**

**Item Number: 8**  
**Ward: KEIGHLEY CENTRAL**  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
15/00071/ENFUNA

**Site Location:**  
15 Bradford Street, Keighley, BD21 3EB.

**Breach of Planning Control:**  
Construction of a rear extension of timber and plastic construction with timber panels and timber fencing.

**Circumstances:**  
It was brought to the attention of the Local Planning Authority that a single storey timber and plastic extension had been constructed at the above property. The works were challenged as unauthorised and the owner advised to take action to rectify the breach of planning control. To date no application has been submitted and a recent site inspection confirms the unauthorised works remain in situ and unauthorised.

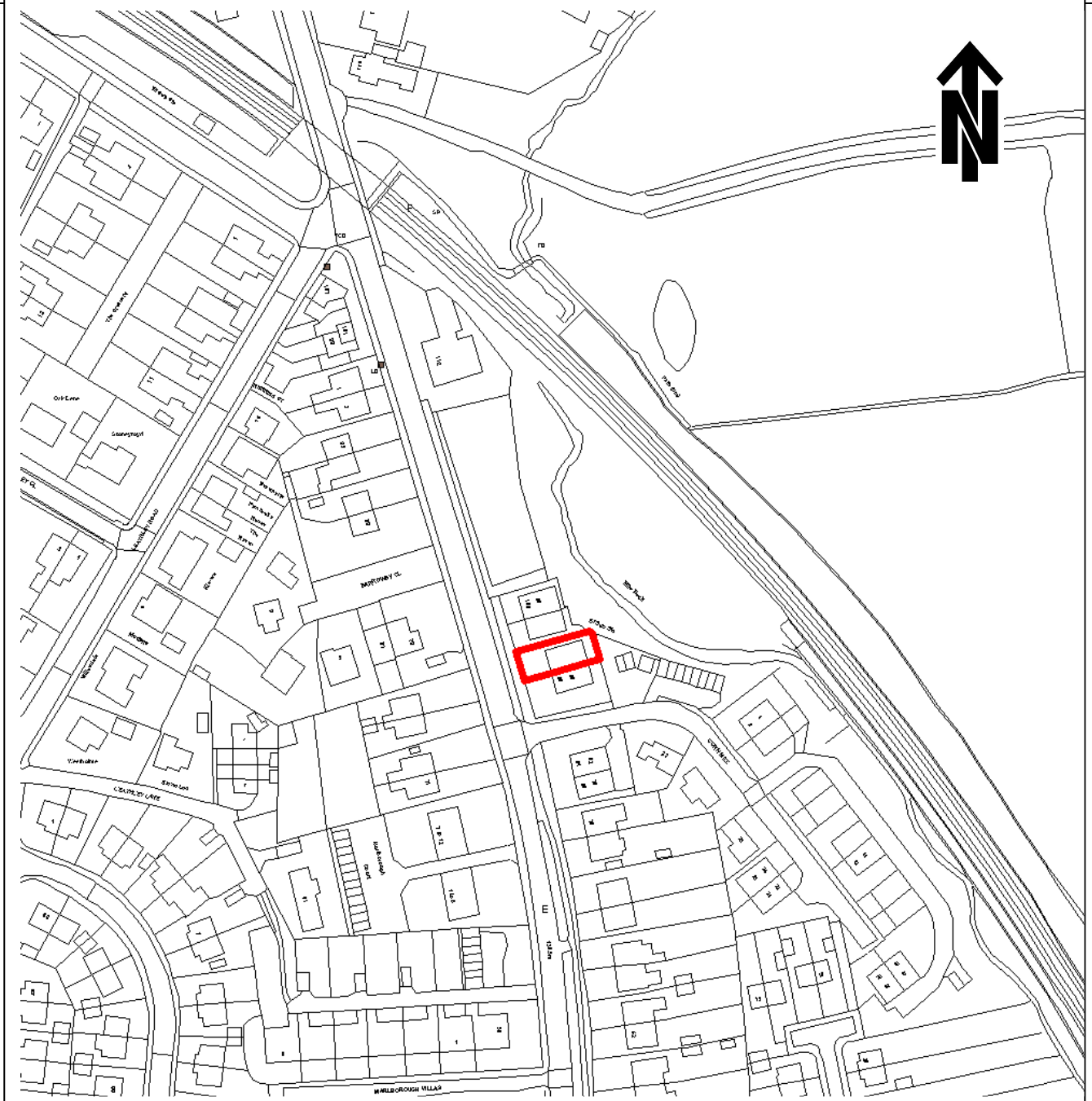
The unauthorised development is considered to be detrimental to visual amenity. The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 11 November 2015.

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Area Planning Panel (Keighley & Shipley)

15/00214/ENFCOU

9 December 2015



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LOCATION:

ITEM NO. : 9	90 Bradford Road Menston Ilkley LS29 6BX
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**9 December 2015**

**Item Number: 9**  
**Ward: WHARFEDALE**  
**Recommendation:**  
**THAT THE REPORT BE NOTED**

**Enforcement Reference:**  
15/00214/ENFCOU

**Site Location:**  
90 Bradford Road, Menston, LS29 6BX.

**Breach of Planning Control:**  
Change of use from residential to mixed use of residential and the non-residential storage and sale of motor vehicles.

**Circumstances:**  
It was brought to the attention of the Local Planning Authority that the above property was being used for the storage and sale of motor vehicles. A letter was sent to the identified occupier of the property requesting an such use cease however it has been confirmed that the unauthorised use continues.

The unauthorised use is contrary to policies UR3, P7 and TM19A of the Councils Replacement Unitary Development Plan.

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 1 October 2015.

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## DECISIONS MADE BY THE SECRETARY OF STATE

### Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
10	Shipley (ward 22)	10 Market Square Shipley West Yorkshire BD18 3QB  Change of use from retail to amusement centre (to include use of amusements by mean of gambling machines, betting and or bingo) and a tanning/beauty salon - Case No: 15/00207/FUL  Appeal Ref: 15/00073/APPFL2
11	Wharfedale (ward 26)	19 Burley Road Menston Ilkley West Yorkshire LS29 6PG  Hip to gable alterations with loft conversion and rear extensions - Case No: 14/05344/HOU  Appeal Ref: 15/00077/APPHOU
12	Keighley East (ward 16)	32 Grange Road Riddlesden Keighley West Yorkshire BD20 5AE  Construction of front dormer window and front porch - Case No: 15/00100/HOU  Appeal Ref: 15/00086/APPHOU
13	Craven (ward 09)	Jaytail Farm Holden Lane Silsden West Yorkshire BD20 5RL  Installation of one 50kw wind turbine - Case No: 14/03590/FUL  Appeal Ref: 14/00136/APPFL2
14	Keighley West (ward 17)	Land South Of Stranmour Occupation Lane Keighley West Yorkshire  Construction of 124 residential dwellings, public open space, landscaping, access, parking and ancillary works - Case No: 14/02541/MAF  Appeal Ref: 15/00070/APPFL2



<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
14	Keighley East (ward 16)	Land To North Of Back Shaw Lane Hainworth Shaw Keighley West Yorkshire  Construction of agricultural building for the housing of livestock, with new access and farm track - Case No: 14/05220/FUL  Appeal Ref: 15/00062/APPCN2
15	Ilkley (ward 14)	Pomona House Slates Lane Ilkley West Yorkshire LS29 0DY  Construction of porch to front elevation - Case No: 15/00820/HOU  Appeal Ref: 15/00088/APPHOU

### Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
16	Keighley Central (ward 15)	206 Highfield Road Keighley West Yorkshire BD21 2RL  Double storey side and rear extension with rear part split into single storey - Case No: 15/01706/HOU  Appeal Ref: 15/00104/APPHOU
17	Shipley (ward 22)	73 Bingley Road Saltaire Shipley West Yorkshire BD18 4SB  Repair chimney stack to eastern side of the building - Case No: 14/01791/LBC  Appeal Ref: 14/00140/APPLB2
18	Shipley (ward 22)	73 Bingley Road Shipley West Yorkshire BD18 4SB  Appeal against Enforcement Notice - Case No: 14/00579/ENFLBC  Appeal Ref: 15/00025/APPENF

<b><u>ITEM No.</u></b>	<b><u>WARD</u></b>	<b><u>LOCATION</u></b>
19	Windhill And Wrose (ward 28)	89 Owlet Road Shipley West Yorkshire BD18 2EN  Retrospective application for raised decking to the front of dwelling - Case No: 15/00586/HOU  Appeal Ref: 15/00087/APPHOU
20	Worth Valley (ward 29)	Bronte Park Nursing Home Bridgehouse Lane Haworth Keighley West Yorkshire BD22 8QE  Retrospective application for the installation of 2 flues to outbuilding to support installation of a Biomass wood pellet boiler - Case No: 15/00657/FUL  Appeal Ref: 15/00078/APPFL2
21	Craven (ward 09)	Delph Farm Coates Lane Silsden West Yorkshire BD20 9HH  Construction of rural workers dwelling - Case No: 14/04109/FUL  Appeal Ref: 15/00064/APPFL2
22	Bingley (ward 02)	Four Bays Keighley Road Bingley West Yorkshire BD16 2AA  Construction of one dwelling - Case No: 14/05412/OUT  Appeal Ref: 15/00079/APPOU2
23	Wharfedale (ward 26)	Land At Grid Ref 415298 446591 Sun Lane Burley In Wharfedale Ilkley West Yorkshire  Change of use of Catton Woods from agricultural to use a paintballing leisure facility. Construction of fence. - Case No: 14/03567/FUL  Appeal Ref: 15/00081/APPFL2

## **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