

Report of the Strategic Director of Regeneration and Culture to the meeting of the Area Planning Panel (KEIGHLEY AND SHIPLEY) to be held on 16 February 2016

N

Summary Statement - Part Two

Miscellaneous Items

	<u>No. of Items</u>
Requests for Enforcement/Prosecution Action (page 45)	(9)
Decisions made by the Secretary of State – Dismissed (page 63)	(2)

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Portfolio:

Change Programme, Housing and Planning

Improvement Committee Area:

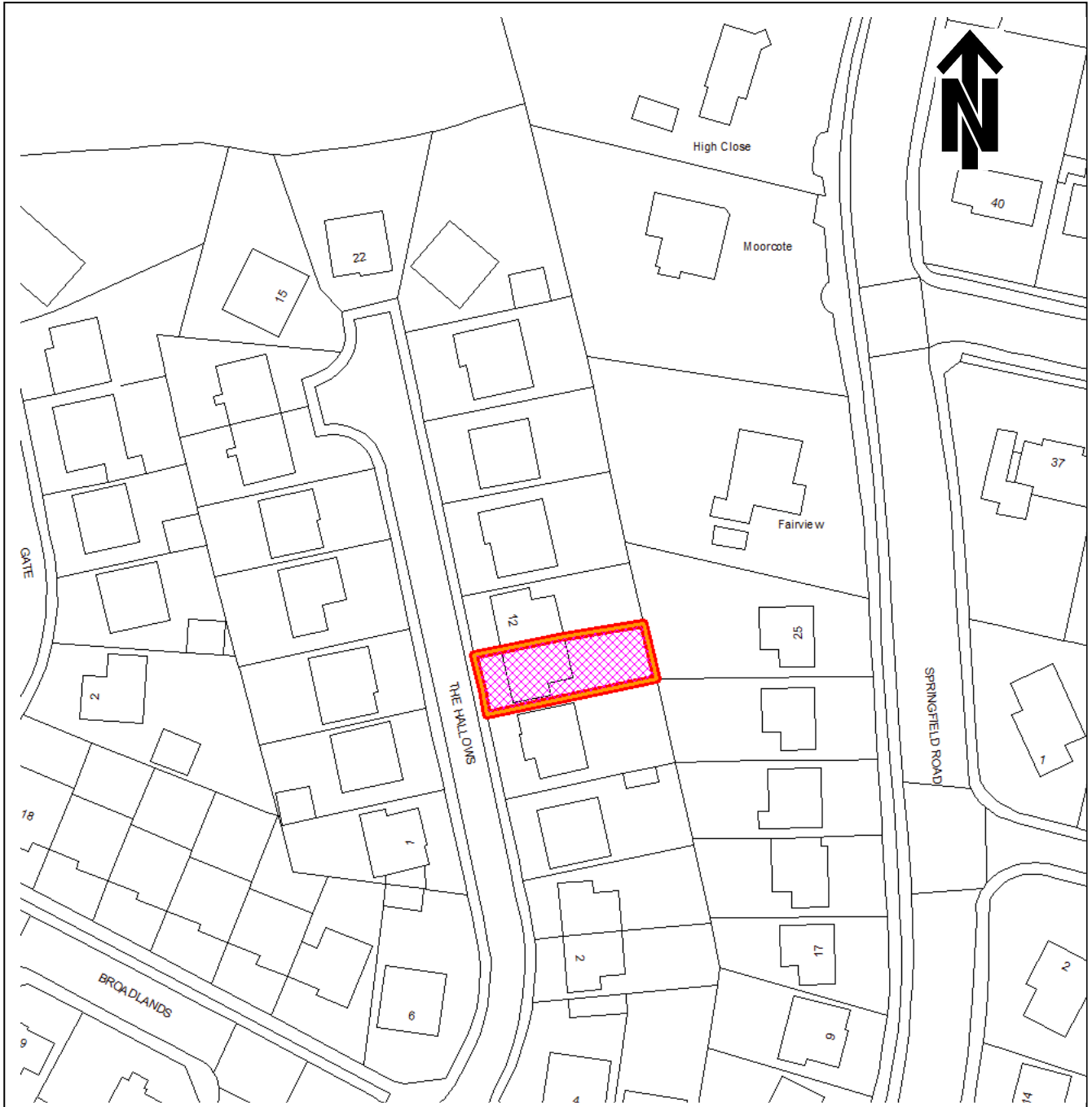
Regeneration and Economy



Area Planning Panel (Keighley/Shipley)

15/00609/ENFUNA

16 February 2016



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<p>ITEM NO. : 4</p>	<p>LOCATION: 10 The Hallows Keighley</p>
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16 February 2016

Item Number: 4
Ward: KEIGHLEY CENTRAL
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00609/ENFUNA

Site Location:
10 The Hallows, Highfield, Keighley, BD20 6HY.

Breach of Planning Control:
Construction of raised timber decking to the rear of the property.

Circumstances:
It was brought to the attention of the Local Planning Authority that a raised timber decking platform had been constructed to the rear of the above property for which planning permission had not been sought. The development was challenged as unauthorised and the owner advised to take action to rectify the breach of planning control. No application was submitted and the raised timber decking platform remains in situ.

The construction of the raised timber decking is detrimental to the residential amenity of the occupiers of neighbouring residential properties because due to its elevated position it introduces overlooking to the private amenity areas and windows of adjoining residential properties.

The Planning Manager (Enforcement and Trees) therefore authorised the issuing of an Enforcement Notice under delegated powers, on 26 January 2016.

Area Planning Panel (Keighley/Shipley)

14/00371/ENFUNA

16 February 2016



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ITEM NO. : 5	LOCATION: 280 Bradford Road Riddlesden Keighley
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16 February 2016

Item Number: 5
Ward: Keighley East
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00371/ENFUNA

Site Location:
280 Bradford Road, Riddlesden, BD20 5JU

Breach of Planning Control:
Construction of raised timber decking to the rear of the property.

Circumstances:
It was brought to the attention of the Local Planning Authority that a raised timber decking platform had been constructed to the rear of the above property for which planning permission had not been sought. The development was challenged as unauthorised and the owner advised to take action to rectify the breach of planning control. No application was submitted and the raised timber decking platform remains in situ.

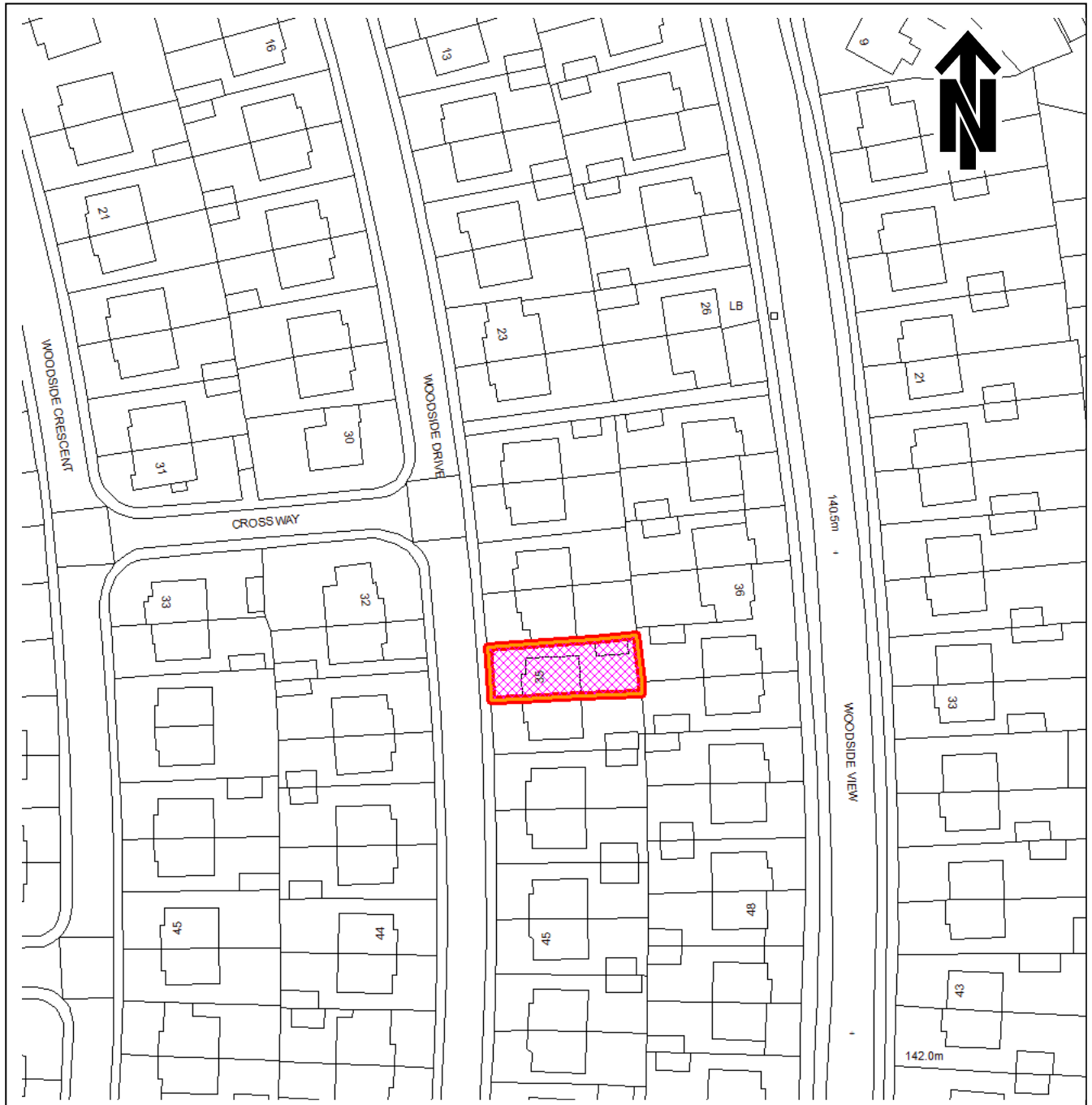
The construction of the raised timber decking is detrimental to the residential amenity of the occupiers of neighbouring residential properties because due to its elevated position it introduces overlooking to the private amenity areas and windows of adjoining residential properties.

The Planning Manager (Enforcement and Trees) therefore authorised the issuing of an Enforcement Notice under delegated powers, on 26 January 2016.

Area Planning Panel (Keighley/Shipley)

14/00534/ENFUNA

16 February 2016



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<p>ITEM NO. : 6</p>	<p>LOCATION: 35 Woodside Drive Cottingley Bingley</p>
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16 February 2016

Item Number: 6
Ward: Bingley Rural
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00534/ENFUNA

Site Location:
35 Woodside Drive, Cottingley, Bingley, BD16 1RG

Breach of Planning Control:
Construction of white UPVC clad dormer window to the rear elevation of the property.

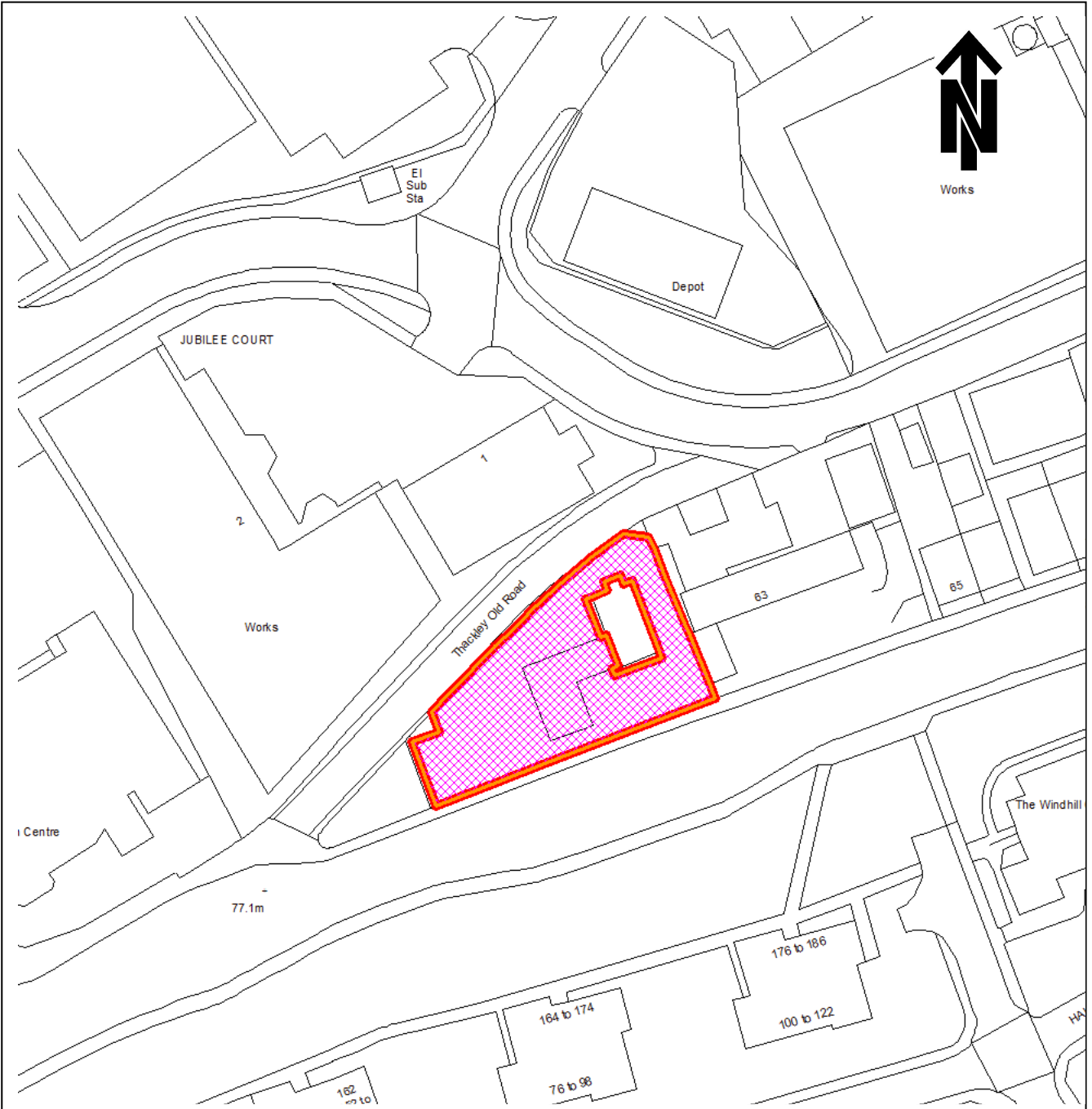
Circumstances:
It was brought to the attention of the Local Planning Authority that a dormer window had been constructed at the above property for which planning permission had not been sought. The development was challenged as unauthorised and the owner advised to take action to rectify the breach of planning control. To date no application has been submitted and a recent site inspection confirms the dormer window remains in situ and unauthorised.

The dormer window is considered to be significantly detrimental to the visual amenity of the existing property and wider surrounding area. The Planning Manager (Enforcement and Trees) therefore authorised the issuing of an Enforcement Notice under delegated powers, on 26 January 2016.

Area Planning Panel (Keighley/Shipley)

15/00050/ENFUNA

16 February 2016



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ITEM NO. : 7	LOCATION: 61 Leeds Road Shipley
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16 February 2016

Item Number: 7
Ward: WINDHILL AND WROSE
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00050/ENFUNA

Site Location:
61 Leeds Road, Shipley, BD18 1BZ

Breach of Planning Control:
Breach of conditions 2 and 3 of planning permission 15/00876/FUL.

Circumstances:
In May 2015 the Council granted planning permission for the use of the property for car sales and valeting. Conditions 2 and 3 of the planning permission require the site to be laid out as per the approved layout plan.

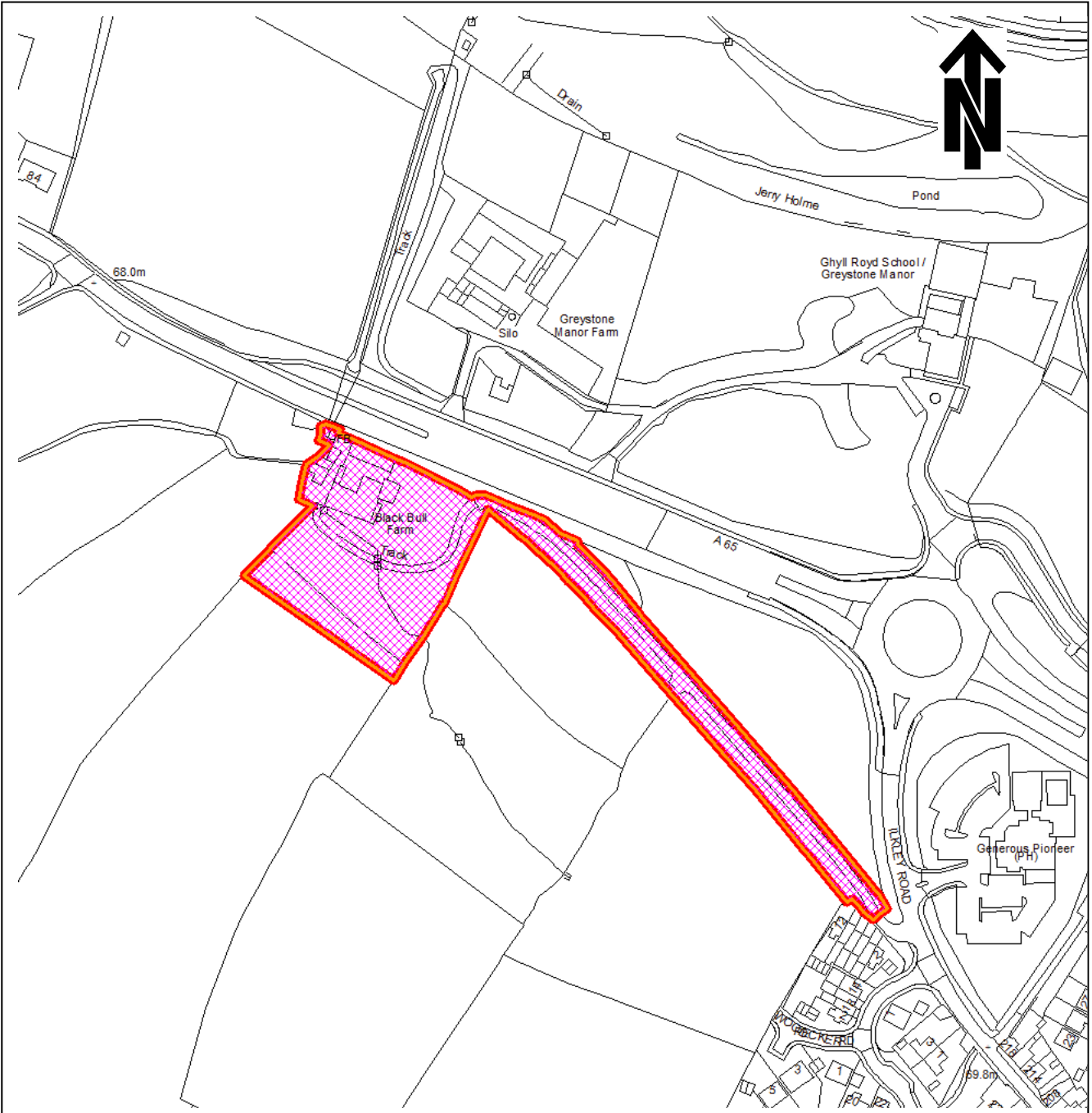
The site has not been laid out as required by conditions 2 and 3 of the planning permission and the occupier of the property has been requested to rectify the breach of planning control.

The conditions of the planning permission continue to be breached and on 17 December 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice (Breach of Condition). It is considered expedient to instigate Enforcement (Legal) Action as the breach of conditions is detrimental to highway safety, contrary to Policies TM11 and TM19a of the Council's adopted Replacement Unitary Development Plan.

Area Planning Panel (Keighley/Shipley)

15/00272/ENFUNA

16 February 2016



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<p>ITEM NO. : 8</p>	<p>LOCATION: Black Bull Farm Ilkley Road Burley In Wharfedale</p>
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16 February 2016

Item Number: 8
Ward: Wharfedale
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00272/ENFUNA

Site Location:
Black Bull Farm, Ilkley Road, Burley In Wharfedale, LS29 7HN.

Breach of Planning Control:
Mixed use of the land.

Circumstances:
It was brought to the attention of the Local Planning Authority that the above former agricultural land was being used as a mixed use including residential garden, storage of a caravan and a contractor's storage yard. The use was investigated and subsequently identified as unauthorised.

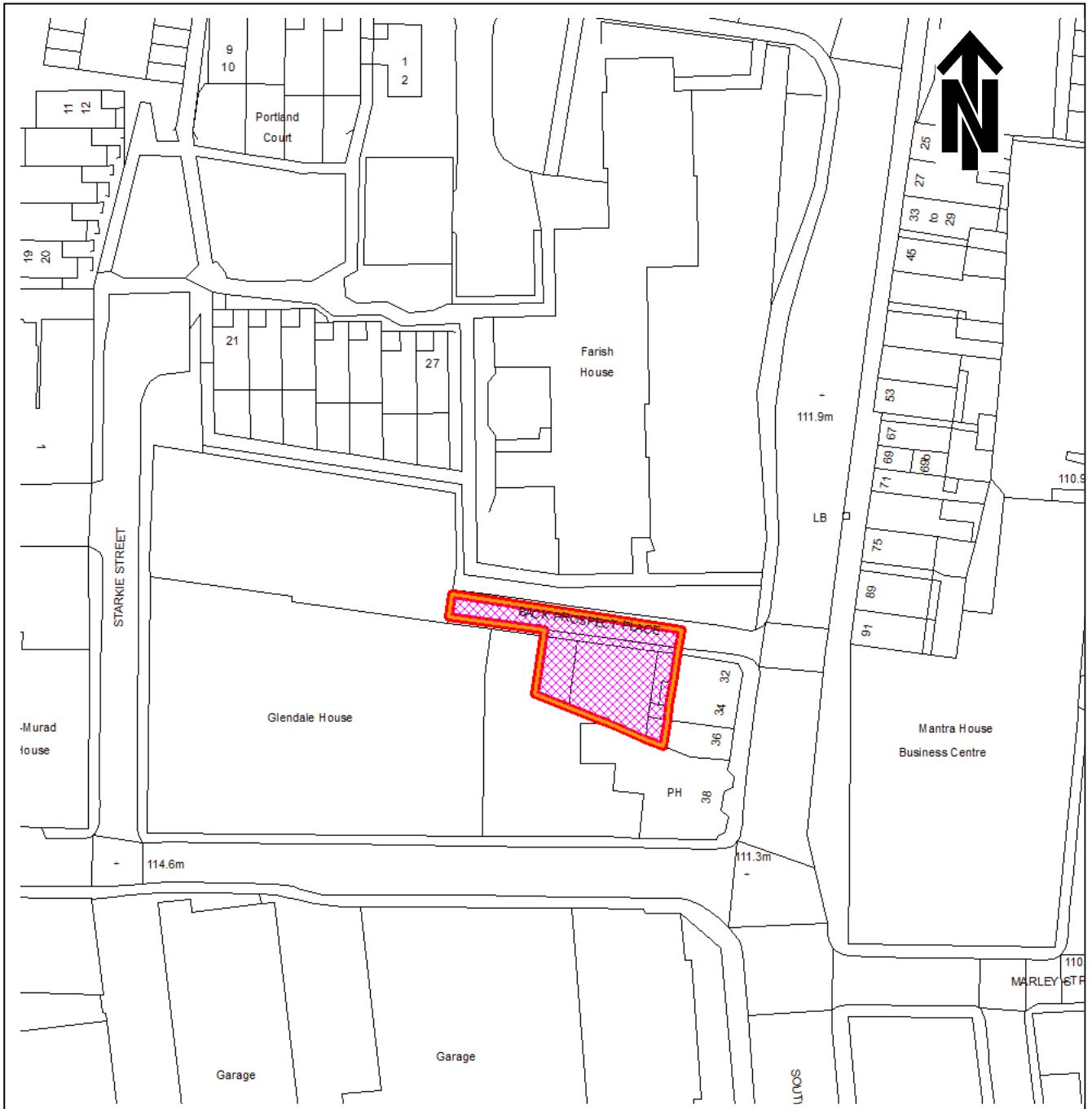
The unauthorised mixed use is located on former agricultural land adjacent to residential properties and is inappropriate within the designated Green Belt.

The Planning Manager (Enforcement and Trees) therefore authorised the issuing of an Enforcement Notice under delegated powers, on 27 January 2016.

Area Planning Panel (Keighley/Shipley)

12/00451/ENFUNA

16 February 2016



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ITEM NO. : 9	LOCATION: Fair Deal Beds Unit 2 Back Prospect Place Keighley
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16 February 2016

Item Number: 9
Ward: KEIGHLEY CENTRAL
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
12/00451/ENFUNA

Site Location:
Land at Back Prospect Place Keighley

Breach of Planning Control:
The unauthorised change of use of land for the storage of two metal containers.

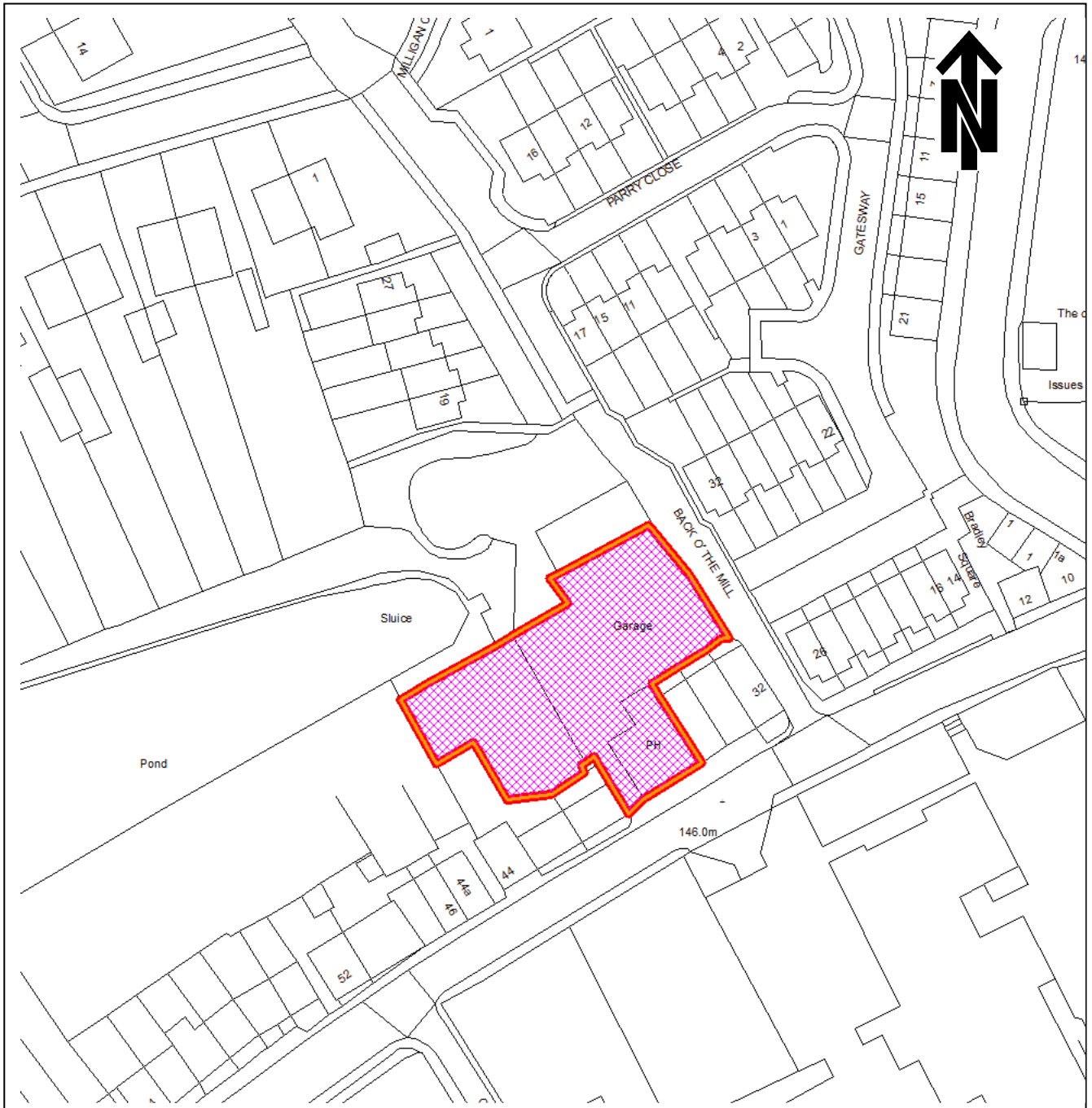
Circumstances:
It was brought to the attention of the Local Planning Authority that two metal storage containers had been sited on the above land for which planning permission was required. The siting of the containers was challenged as unauthorised and the owner advised to take action to rectify the breach of planning control. To date no application has been submitted and a recent site inspection confirms the containers remain in situ and unauthorised.

The siting of the metal containers is considered to be detrimental to visual and residential amenity. The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 26 January 2016.

Area Planning Panel (Keighley and Shipley)

14/00101/ENFUNA

16 February 2016



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ITEM NO. : 10	LOCATION: Golden Fleece 38 Long Lane Harden
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16 February 2016

Item Number: 10
Ward: BINGLEY RURAL
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
14/00101/ENFUNA

Site Location:
The Golden Fleece, 38 Long Lane, Harden, Bingley, BD16 1HP

Breach of Planning Control:
Construction of an outbuilding.

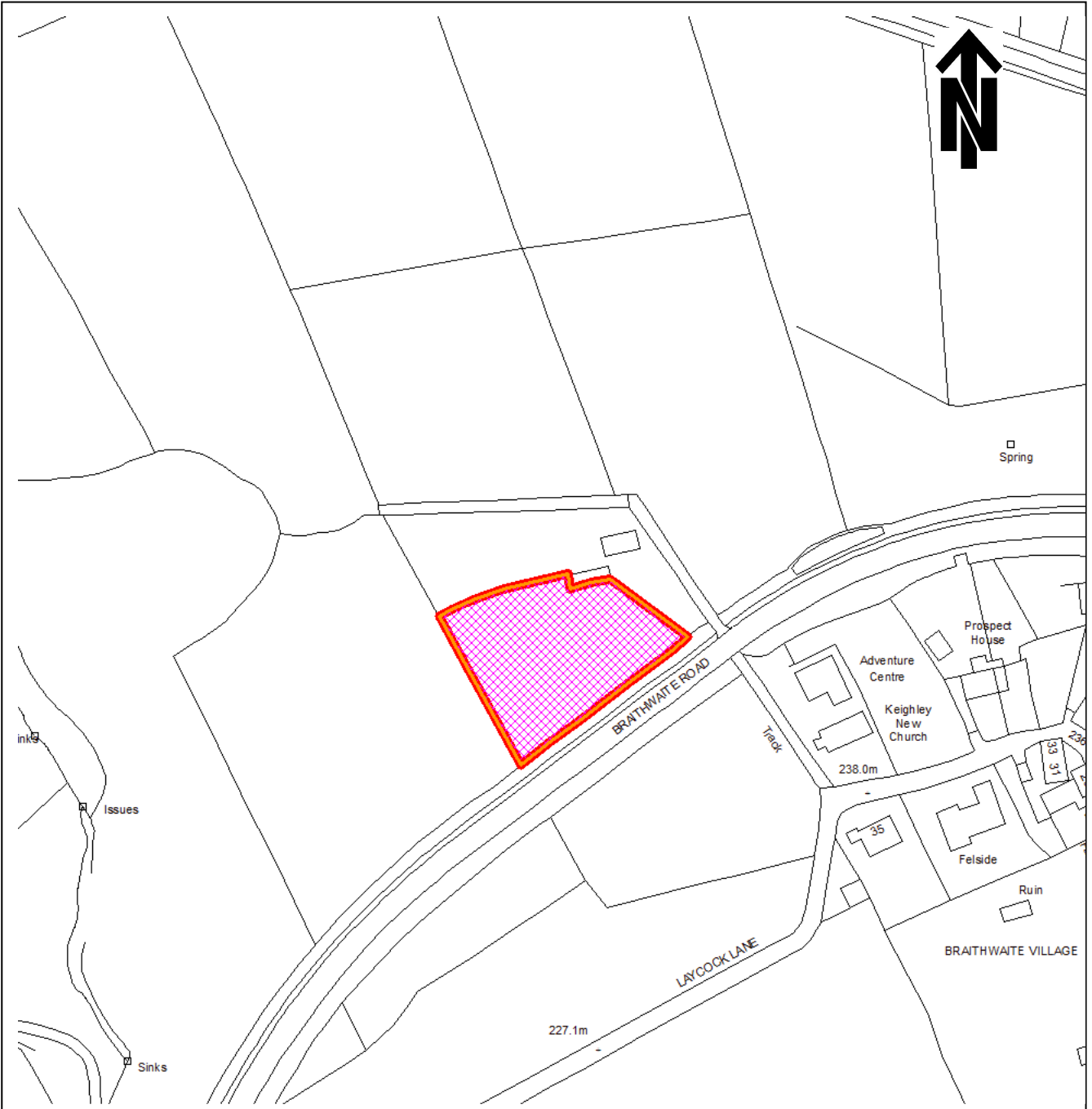
Circumstances:
It was brought to the attention of the Local Planning Authority that a single storey white plastic and glass outbuilding had been constructed at the above property. The outbuilding was challenged as unauthorised and the owner advised to take action to rectify the breach of planning control. An application to retain the outbuilding was submitted and refused and an appeal against the refusal of planning permission was dismissed. A recent site inspection confirms the outbuilding remains in situ.

The outbuilding is considered to be detrimental to both visual and residential amenity. The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 26 January 2016.

Area Planning Panel (Keighley/Shipley)

16/00060/215EH

16 February 2016



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ITEM NO. : 11	LOCATION: Non Addressable At Grid Ref 403745 441545 Braithwaite Road Keighley
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16 February 2016

Item Number: 11
Ward: KEIGHLEY WEST
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00060/215EH

Site Location:
Land known as Church View Stables, Braithwaite Road Laycock, Keighley.

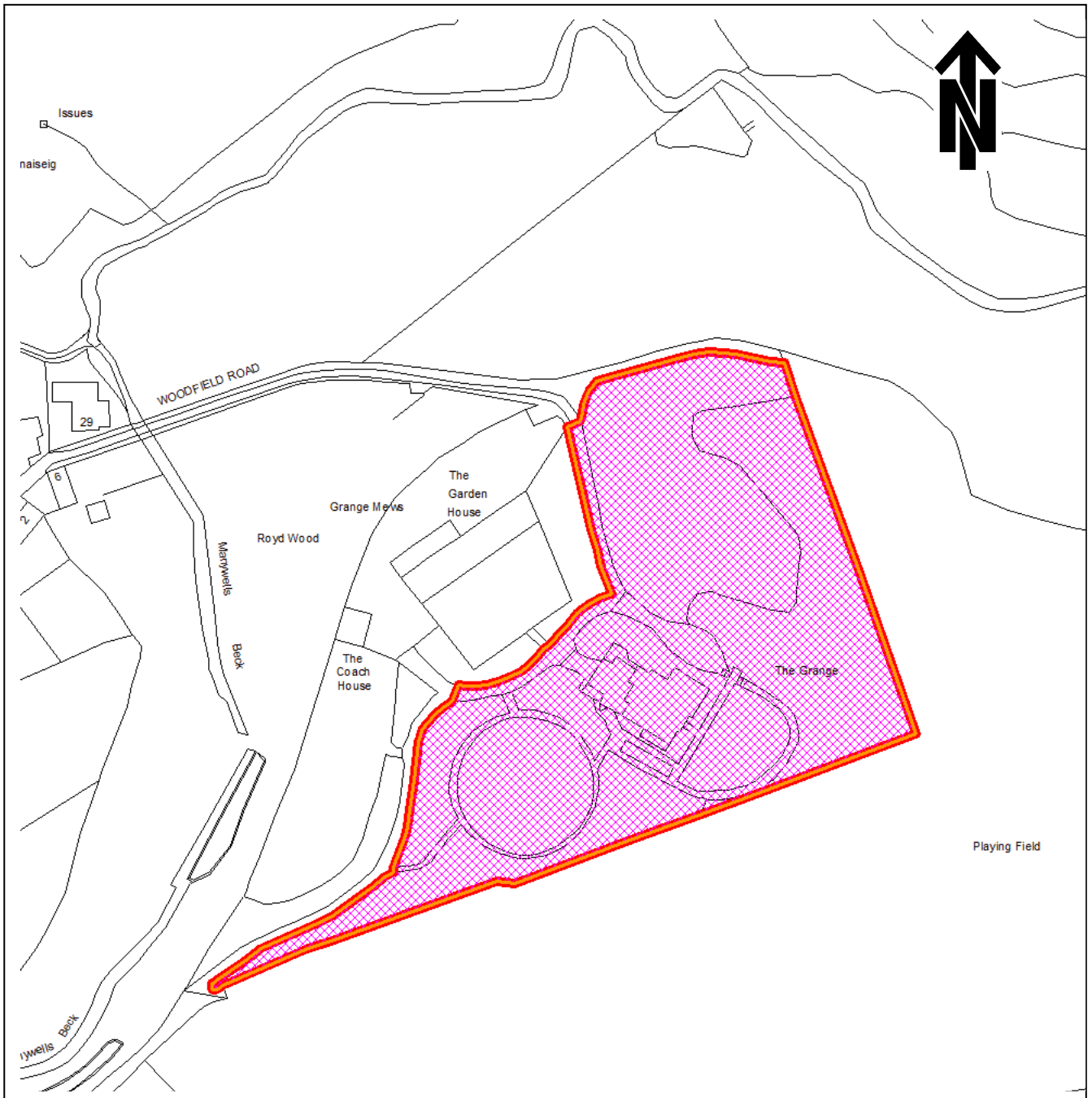
Breach of Planning Control:
Unauthorised storage of waste materials including rubble, wood, plastic, tyres, bath tub plastic etc thereby adversely affecting the amenity of the surrounding area.

Circumstances:
Via the Council's Environmental Health Department a section 215 Notice has been authorised to clear the site of all the unauthorised materials and leave the land in a clean and tidy condition.

Area Planning Panel (Shipley/Keighley)

15/00756/ENFAPP

16 February 2016



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<p>ITEM NO. : 12</p>	<p>LOCATION: The Grange Woodfield Road Cullingworth</p>
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16 February 2016

Item Number: 12
Ward: BINGLEY RURAL
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
15/00756/ENFAPP

Site Location:
The Grange, Woodfield Road, Cullingworth, Bingley, BD13 5JL

Breach of Planning Control:
Unauthorised outbuilding.

Circumstances:
It was brought to the attention of the Local Planning Authority that substantial works were being carried out within the grounds of the above mentioned property including the construction of a large outbuilding. A site visit was carried out and it was noted that a garage building under construction did not have planning permission and did not fall within the limits of permitted development.

The unauthorised building, due to its size and location has a significant adverse impact on the surrounding area and the openness of the green belt therefore constituting inappropriate development within the green belt. The unauthorised development is contrary to policies GB1, UDP3 and UR3 of the Replacement Unitary Development Plan and The National Planning Policy Framework.

The Planning Manager authorised the issuing of an Enforcement Notice under delegated powers, on 26 January 2016.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeals Allowed

There are no Appeal Allowed Decisions to report this month

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
13	Keighley West (ward 17)	59 Staveley Road Keighley BD22 7BX Remove existing garage and replace with a two bedroomed dwelling to the side - Case No: 15/00908/FUL Appeal Ref: 15/00128/APPFL2
14	Keighley West (ward 17)	Agricultural Building Tarn Lane Laycock Keighley Conversion of existing steel portal frame structure with concrete block walls into one single-storey habitable dwelling - Case No: 15/03344/PAR Appeal Ref: 15/00127/APPPN2

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