

Report of the Strategic Director of Regeneration to the meeting of the Area Planning Panel (KEIGHLEY AND SHIPLEY) to be held on 15 June 2016

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	(1)
Decisions made by the Secretary of State - Dismissed	(5)
Decisions made by the Secretary of State - Part Allowed	(1)

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Portfolio:
Housing, Planning & Transport

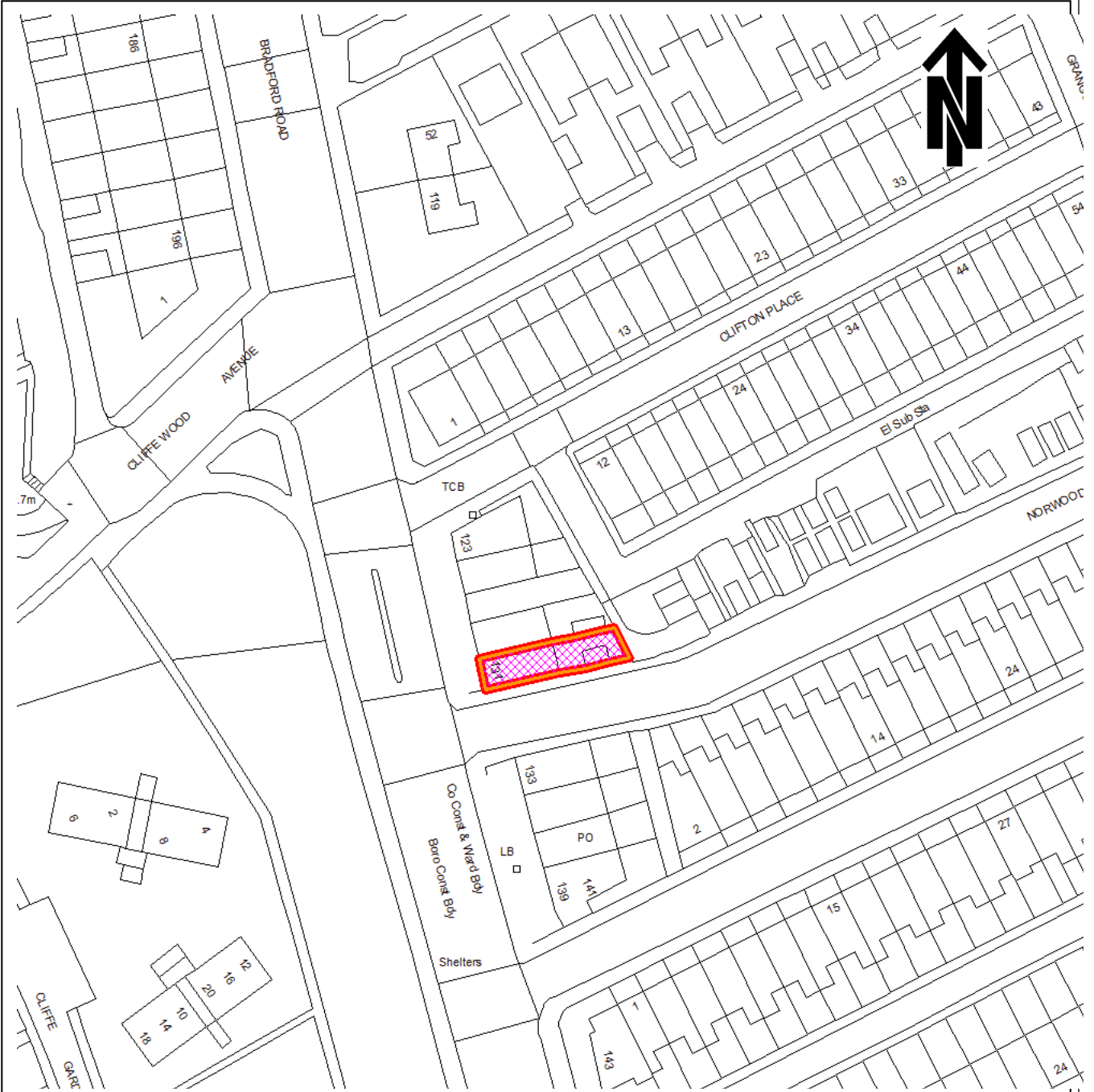
Overview & Scrutiny Committee Area:
Regeneration and Economy



Area Planning Panel (Keighley and Shipley)

16/00062/ENFUNA

15 June 2016



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LOCATION:

ITEM NO. : (a) **131 Bradford Road
Shipley**

15 June 2016

Item Number: (a)
Ward: SHIPLEY
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00062/ENFUNA

Site Location:
131 Bradford Road, Shipley, BD18 3TB

Breach of Planning Control:
Metal framed canopy structure and shelving/racking.

Circumstances:
It was brought to the attention of the Local Planning Authority that a new metal framed structure with associated shelving/racking had been constructed at the property for which planning permission was required but had not been sought.

The new occupier of the property was advised on site that the structure was unauthorised and was also contacted in writing requesting action be taken to rectify the breach of planning control. A retrospective planning application for its retention was subsequently refused.

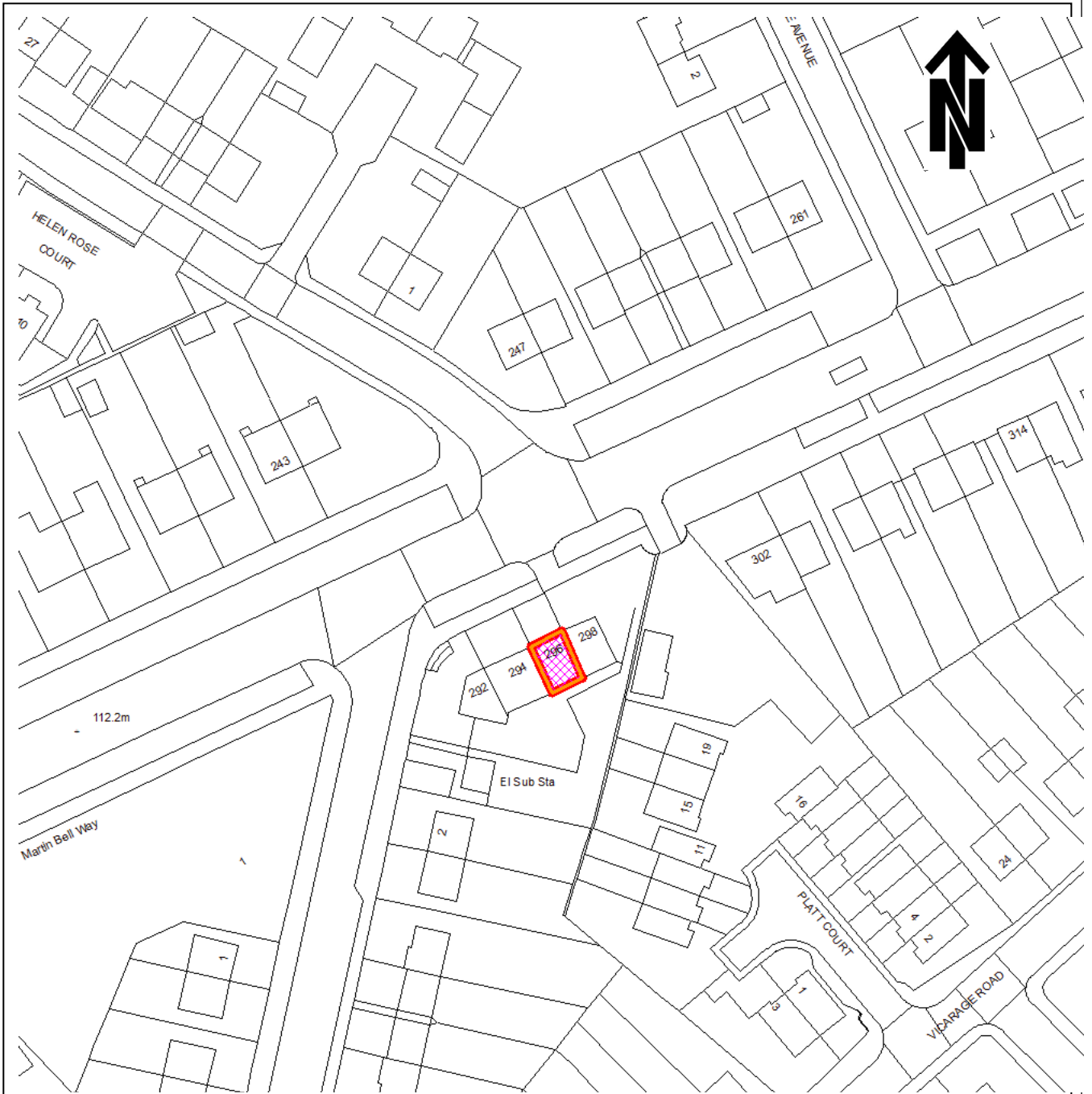
The unauthorised metal framed canopy structure due to its poor design, the use of inappropriate materials and its prominent position dominating the principle elevation of the existing property is considered to introduce a most incongruous feature which is significantly detrimental to the visual amenity of the existing property and wider surrounding area contrary to Policies UDP3, UR3 and D1 of the Replacement Unitary Development Plan and national policy set out in the National Planning Policy Framework

The Planning Manager (Enforcement and Trees) had authorised the issuing of an Enforcement Notice under delegated powers, on 17 March 2016.

Area Planning Panel (Keighley/Shipley)

16/00086/ENFUNA

15 June 2016



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LOCATION:

**ITEM NO. : (b) 296 Leeds Road
Shipley**

15 June 2016

Item Number: (b)
Ward: WINDHILL AND WROSE
Recommendation:
THAT THE REPORT BE NOTED

Enforcement Reference:
16/00086/ENFUNA

Site Location:
296 Leeds Road, Shipley, BD18 1EZ

Breach of Planning Control:
Unauthorised roller shutter.

Circumstances:
In February 2016 it was noted that an externally mounted roller shutter 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 18 April 2016 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 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 A Shopkeepers Guide to Securing their Premises Supplementary Planning Document.

DECISIONS MADE BY THE SECRETARY OF STATE

Appeal Allowed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
(c)	Ilkley (ward 14)	Ben Rhydding Post Office 56 Wheatley Lane Ilkley LS29 8PW Change of use from dwelling with retail/post office use to full dwelling with demolition of existing shop front display window and doorway - Case No: 15/05263/FUL Appeal Ref: 16/00025/APPFL2

Appeal Dismissed

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
(d)	Wharfedale (ward 26)	3 Croft Rise Menston Ilkley LS29 6LU Construction of two storey extension to the side - Case No: 15/05827/HOU Appeal Ref: 16/00002/APPHOU
(e)	Wharfedale (ward 26)	Block Of 4 Lock Up Garages Great Pasture Burley In Wharfedale Ilkley LS29 7DD Conversion of workshop and garage to a domestic dwelling - Case No: 15/02213/FUL Appeal Ref: 16/00012/APPFL2
(f)	Worth Valley (ward 29)	Land North Of 13 Hebden Bridge Road Oxenhope Keighley Construction of two detached dormer bungalows with improvements to access, provision of public footway and improvements to existing open space area (Revised Drawings) - Case No: 15/00931/FUL Appeal Ref: 16/00008/APPFL2

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
(g)	Worth Valley (ward 29)	The Old Mill House 6 Drakes End Oakworth Keighley BD22 7RH Change of use of land and construction of domestic double garage - Case No: 15/03851/FUL Appeal Ref: 16/00022/APPFL2
(h)	Bingley (ward 02)	White Lodge Bradford Road Bingley BD16 1EG Construction of one detached dwelling - Case No: 15/07421/FUL Appeal Ref: 16/00035/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

<u>ITEM No.</u>	<u>WARD</u>	<u>LOCATION</u>
(i)	Wharfedale (ward 26)	40 Main Street Burley In Wharfedale Ilkley LS29 7DN Replacement of one window to kitchen - allowed on appeal. Internal alterations including removal of ground floor masonry walls forming entrance hallway, construction of new dividing wall, replacement of stairs - dismissed on appeal. - Case No: 15/03281/LBC Appeal Ref: 15/00137/APPLB2