

Agenda for a meeting of the Regulatory and Appeals Committee to be held on Thursday, 4 August 2016 at 10.00 am in City Hall, Bradford

Members of the Committee – Councillors

CONSERVATIVE	LABOUR	LIBERAL DEMOCRAT
Barker Brown	Warburton Lee Abid Hussain Wainwright	Griffiths

Alternates:

CONSERVATIVE	LABOUR	LIBERAL DEMOCRAT
<i>Ellis Miller</i>	<i>Azam S Hussain Lal Watson</i>	<i>R Ahmed</i>

Notes:

- This agenda can be made available in Braille, large print or tape format on request by contacting the Agenda contact shown below.
- The taking of photographs, filming and sound recording of the meeting is allowed except if Councillors vote to exclude the public to discuss confidential matters covered by Schedule 12A of the Local Government Act 1972. Recording activity should be respectful to the conduct of the meeting and behaviour that disrupts the meeting (such as oral commentary) will not be permitted. Anyone attending the meeting who wishes to record or film the meeting's proceedings is advised to liaise with the Agenda Contact who will provide guidance and ensure that any necessary arrangements are in place. Those present who are invited to make spoken contributions to the meeting should be aware that they may be filmed or sound recorded.
- If any further information is required about any item on this agenda, please contact the officer named at the foot of that agenda item.
- **A legal briefing for all Members will take place at 0915 in the Banqueting Hall on the day of the meeting.**
- Applicants, objectors, Ward Councillors and other interested persons are advised that the Committee may visit any of the sites that appear on this Agenda during the day of the meeting, without prior notification. The Committee will then reconvene in the meeting room after any visits in order to determine the matters concerned.
- At the discretion of the Chair, representatives of both the applicant(s) and objector(s) may be allowed to speak on a particular application for a maximum of five minutes in total.
- **INTERESTED PARTIES ARE ASKED TO NOTE THAT ITEMS ** AND ** WILL NOT BE CONSIDERED BEFORE **.**

From:

Parveen Akhtar
City Solicitor
Agenda Contact: Sheila Farnhill
Phone: 01274 432268
E-Mail: sheila.farnhill@bradford.gov.uk

To:



A. PROCEDURAL ITEMS

1. ALTERNATE MEMBERS (Standing Order 34)

The City Solicitor will report the names of alternate Members who are attending the meeting in place of appointed Members.

2. DISCLOSURES OF INTEREST

(Members Code of Conduct - Part 4A of the Constitution)

To receive disclosures of interests from Members and co-opted members on matters to be considered at the meeting. The disclosure must include the nature of the interest.

An interest must also be disclosed in the meeting when it becomes apparent to the Member during the meeting.

Notes:

- (1) *Members may remain in the meeting and take part fully in discussion and voting unless the interest is a disclosable pecuniary interest or an interest which the Member feels would call into question their compliance with the wider principles set out in the Code of Conduct. Disclosable pecuniary interests relate to the Member concerned or their spouse/partner.*
- (2) *Members in arrears of Council Tax by more than two months must not vote in decisions on, or which might affect, budget calculations, and must disclose at the meeting that this restriction applies to them. A failure to comply with these requirements is a criminal offence under section 106 of the Local Government Finance Act 1992.*
- (3) *Members are also welcome to disclose interests which are not disclosable pecuniary interests but which they consider should be made in the interest of clarity.*
- (4) *Officers must disclose interests in accordance with Council Standing Order 44.*



3. MINUTES

Recommended –

That the minutes of the meeting held on 10 March 2016 be signed as a correct record.

(Sheila Farnhill – 01274 432268)

4. INSPECTION OF REPORTS AND BACKGROUND PAPERS

(Access to Information Procedure Rules – Part 3B of the Constitution)

Reports and background papers for agenda items may be inspected by contacting the person shown after each agenda item. Certain reports and background papers may be restricted.

Any request to remove the restriction on a report or background paper should be made to the relevant Strategic or Assistant Director whose name is shown on the front page of the report.

If that request is refused, there is a right of appeal to this meeting.

Please contact the officer shown below in advance of the meeting if you wish to appeal.

(Sheila Farnhill - 01274 432268)

B. BUSINESS ITEMS

5. MEMBERSHIP OF SUB-COMMITTEES

The Committee will be asked to consider recommendations, if any, to appoint Members to Sub-Committees of the Committee.

(Sheila Farnhill – 01274 432268)

6. LAND AT HARROGATE ROAD, BRADFORD

1 - 30

Idle and Thackley

Previous reference: Minute 22 (2015/16)

The Assistant Director – Planning, Transportation and Highways will present a report (Document “N”) in relation to a Reserved Matters application seeking approval for details of appearance, landscaping, layout and scale in respect of the residential development of land to the east of Harrogate Road/north of Carr Bottom Road, Greengates, Bradford – 16/02834/MAR.

The report explains that the Committee resolved to grant outline



planning permission for the development, and approval for the means of access, on 23 July 2015 (Application No. 14/05285/MAO) subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure a number of planning obligations. The proposed number of houses has been reduced by 25 and the development will now provide 105 units.

Consequently the application also includes a proposal to reduce the level of affordable housing to be provided on-site from 20 units to 16 and seeks an amendment to the Section 106 legal agreement in this regard.

Recommended –

- (1) That the application for Reserved Matters be approved for the reasons and subject to the conditions set out in the Assistant Director – Planning, Transportation and Highway’s technical report.**
- (2) That authority be delegated to the Assistant Director – Planning, Transportation and Highways to enter into a Deed of Variation of the original Section 106 legal obligation attached to Planning Permission 14/05285/MAO to amend the affordable housing obligation as shown below whilst retaining all the other obligations: On-site affordable housing provision of 16 units.**

(John Eyles – 01274 434380)

7. LAND AT MAYFIELD ROAD, ILKLEY
Ilkley

31 - 82

A report will be submitted by the Assistant Director – Planning, Transportation and Highways in relation to a full planning application for the construction of 44 retirement living apartments, 56 assisted living units, 77 bedroom care home, 2896 m2 office building, two extensions to Spooner Industries Ltd totalling 1520 m2 and children's nursery 376m2 together with associated parking and landscaping works at Land at Mayfield Road and Railway Road, Ilkley - 15/07583/MAF

Recommended –

That the application be approved for the reasons and subject to the conditions as set out in the Assistant Director – Planning, Transportation and Highway’s technical report.

(John Eyles – 01274 434380)



8. **TRAFALGAR STREET, BRADFORD**
City

83 - 104

The Assistant Director – Planning Transportation and Highways will submit a report (**Document “P”**) in respect of an outline application for the construction of a mixed-use development scheme comprising apartments and wedding venue with conferencing facilities and associated car parking on land at Trafalgar Street car park, Snowden Street, Bradford – 16/02316/MAO.

The report explains that the proposal is in outline form with only details of the access and layout submitted for consideration at this stage.

Recommended –

- (1) That the application be approved for the reasons and subject to the conditions set out in the Assistant Director - Planning, Transportation and Highway's technical report.**

- (2) That the grant of planning permission be subject also to the completion of a legal planning obligation under Section 106 of the Town and Country Planning Act 1990, or such other lawful mechanism for securing the heads of terms as may be agreed in consultation with the City Solicitor, in respect of:**
 - (i) Recreation – The payment of a commuted sum of £41,261 towards enhancing the recreational infrastructure at Thurnscoe Road Play Area and Lupton Street Play Area and contribution towards delivery of CBMDC's Playing Pitch Strategy in the area.**
 - (ii) Education – The payment of a commuted sum of £77,067, broken down into £33,629.40p at primary sector level and £43,437.60p at secondary sector level, to enhance the educational infrastructure**
 - (iii) Affordable housing – The provision 25 affordable homes in the form of 19x1 bedroom apartments and 6x2 bedroom apartments.**
 - (iv) Highways – The cost of amending the existing Traffic Regulation Order on Trafalgar Street (approx. £7000/£8000).**

(John Eyles – 01274 434380)



9. **ENFORCEMENT NOTICE - BRAITHWAITE EDGE QUARRY, BLACK HILL LANE, KEIGHLEY** 105 -
Keighley West 108

Previous references: Minutes 9 (2014/15) and 38 (2015/16)

The report of the Assistant Director – Planning, Transportation and Highways (**Document “Q”**) provides information for Members in respect of the authorisation of an Enforcement Notice in relation to unauthorised development of land at the Former Braithwaite Edge Quarry, Black Hill Lane, Keighley – 16/00325/ENFCON.

Recommended -

That the enforcement action being undertaken in respect of the unauthorised development of land at the Former Braithwaite Edge Quarry, Black Hill Lane, Keighley be noted.

(John Eyles - 01274 434380)

THIS AGENDA AND ACCOMPANYING DOCUMENTS HAVE BEEN PRODUCED, WHEREVER POSSIBLE, ON RECYCLED PAPER

