

Agenda for a meeting of the Regulatory and Appeals Committee to be held on Thursday, 1 September 2016 at 10.00 am in Committee Room 1 - 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 Committee Room 1 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.

From:

Parveen Akhtar
City Solicitor
Agenda Contact: Sheila Farnhill
Phone: 01274 432268
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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 28 April 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 TO THE SOUTH OF WELBURN, BRADFORD ROAD, BURLEY-IN-WHARFEDALE Wharfedale

1 - 24

The Assistant Director – Planning, Transportation and Highways will submit a report (**Document “S”**) in relation to a planning application for the construction of 14 dwellings, with a new access road and associated works, on land to the south of Welburn, Bradford Road, Burley in Wharfedale – 16/05635/MAF.

Recommended –

- (1) That the application be approved for the reasons and subject to the conditions set out in the Assistant Director - Planning, Transportation and Highways’ 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) The payment of a contribution of £67,436 for the purpose of educational infrastructure improvements; £29,428 for primary level to be used at Burley & Woodhead CE, Burley Oaks and Menston Primary Schools and £38,008 for secondary level to be used at Ilkley Grammar School.
- (ii) The payment of a contribution of £14,856 for the provision or enhancement of existing recreational facilities and/or infrastructure at Menston Recreation Ground or Grange Park, Burley in Wharfedale,
- (iii) The payment of a contribution of £10,500 towards the implementation of measures to mitigate recreational pressure on the South Pennine Moors Special Protection Area (SPA)/ Special Area of Conservation (SCA) to be directed, in the first instance, towards the development of a section of the Wharfedale Greenway and Cycleway,

the legal planning obligation to contain such other ancillary provisions as the Strategic Director, Regeneration (after consultation with the City Solicitor) considers appropriate.

(John Eyles – 01274 434380)

7. LAND AT 407 LITTLE HORTON LANE, BRADFORD
Little Horton

25 - 40

A report will be presented by the Assistant Director – Planning, Transportation and Highways (**Document “T”**) in relation to an application for the construction of 14 dwellings on land at 407 Little Horton Lane, Bradford – 15/06447/MAF.

Recommended –

- (1) That the application be approved for the reasons and subject to the conditions set out in the Assistant Director - Planning, Transportation and Highways’ 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:

Payment of all costs associated with the implementation of a Traffic Regulation Order(s) to reduce on-street parking on Stowell Mill Street, Park Lane and Little Horton Lane,



the legal planning obligation to contain such other ancillary provisions as the Strategic Director, Regeneration (after consultation with the City Solicitor) considers appropriate.

(John Eyles – 01274 434380)

8. **LAND TO THE REAR OF 589 LEEDS ROAD, THACKLEY,
BRADFORD**
Idle and Thackley

41 - 62

The report of the Assistant Director - Planning, Transportation and Highways (**Document “U”**) considers an outline application, with all matters reserved other than access, for the residential development of land to the rear of 589 Leeds Road, Thackley, Bradford – 16/00543/MAO.

Recommended –

- (1) That the application be approved for the reasons and subject to the conditions set out in the Assistant Director - Planning, Transportation and Highways’ 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) The payment of a contribution of £42,815 for the purpose of educational infrastructure improvements; £18,686 for primary level to be used at Greengates, Idle CE, Parkland, St Anthony’s Catholic, Thackley and Thorpe Primary Schools and £24,132 for secondary level to be used at Immanuel College and Titus Salt School.
 - (ii) The payment of a contribution of £14,048 for the enhancement of existing recreational facilities and/or infrastructure within Buck Wood,

the legal planning obligation to contain such other ancillary provisions as the Strategic Director, Regeneration (after consultation with the City Solicitor) considers appropriate.

(John Eyles – 01274 434380)

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

