

## Minutes of a meeting of the Regulatory and Appeals Committee held on Thursday, 29 February 2024 at 10.00 am in Committee Room 1 - City Hall, Bradford

Commenced 10.05 am  
Concluded 11.00 am

### Present – Councillors

LABOUR	CONSERVATIVE	GREEN
Shafiq Alipoor Lal	Brown Sullivan	Edwards

### Councillor Shafiq in the Chair

#### 34. DISCLOSURES OF INTEREST

In the interest of transparency Members disclosed the following interests in relation to the planning application pertaining to Caroline Street Car Park:

- (i) Councillor Alipoor stated that she had attended Shipley College some years ago (Shipley College were the applicants in this case).
- (ii) Councillor Edwards stated that he was a former member of the Saltaire Village Society and that and that he had also received some correspondences in relation to the application, however he had not responded to them.

***To be actioned by: Interim Director of Legal and Governance***

#### 35. MINUTES

**Resolved –**

**That the minutes of the meeting held on 30 November 2023 be signed as a correct record.**

#### 36. INSPECTION OF REPORTS AND BACKGROUND PAPERS

There were no appeals submitted to review decisions to restrict documents.

**37. MEMBERSHIP OF SUB-COMMITTEES**

There were no changes proposed to Sub-Committee membership.

**38. CAROLINE STREET CAR PARK AT THE JUNCTION OF VICTORIA ROAD AND CAROLINE STREET, SALTAIRE - 23/03171/MAF**

The Strategic Director of Place submitted a report (**Document “H”**) which set out an application for the development of a new Community, Arts and Future Technology Centre (CAHFT) on the Caroline Street car park at the junction with Victoria Road, Saltaire.

The Senior Planning Officer gave a PowerPoint presentation setting out the details of the application, showing photographs of the site and adjoining area as well as drawings and CGI depictions of the proposed building in situ. He summarised the representations that had been received, which were detailed in Document “H”.

He drew Members attention to the fact that this was brownfield site, previously developed and therefore the principle of development was acceptable. The Councils’ Conservation Officer and English Heritage were happy with the proposals deeming that the scale, layout, design and landscaping was sympathetic to the World Heritage Site and would preserve its Outstanding Universal Value (OUV). Although numerous attempts had been made to obtain a view from UNESCO, to date, they had not responded on the application.

He also drew Members’ attention to the loss of 33 parking spaces because of the proposed development, including three disabled parking bays. With the latter it was proposed they would be provided within the existing highway. The loss of the remaining spaces was not considered to be detrimental as there is capacity for these to be absorbed by the existing parking provision in Saltaire, and that the sustainable location of the site would encourage a modal shift.

The new facility was not intended to generate significant additional traffic to Saltaire, bar some traffic during college drop off and pick up times, however given its highly sustainable location most students would be able to access the site via public transport. The application was therefore recommended for approval, subject to the conditions set out in the Assistant Directors’ technical report.

During questions, the Chair ascertained what attempts had been made to contact UNESCO. In response it was stated that the statutory consultee on the application was English Heritage, who had responded, and they had made numerous attempts to contact UNESCO, together with our heritage officer, but to no avail.

In response to a question regarding the impact on residents from the loss of the existing car park, it was stated that this was primarily a public car park, and whilst there may be some displacement from its loss, there was ample parking in the area to offset this loss and existing parking restrictions to protect neighbours close to the site.

In response to a further question regarding UNESCO, it was stated that detailed information on the heritage impact assessment had been received and English Heritage as well as our own Conservation Team, who were supportive of the proposals.

In relation to a question regarding access to the allotments adjacent to the site, it was stressed that access to the allotments would be unaffected during construction and post construction, as there were multiple access points to the existing allotments.

An objector was present at the meeting and stated that he and other residents were passionate about Saltaire and its heritage, hence the number of objections were pertinent. Although the application was well intentioned, it fell short of what is needed, and given the number of empty buildings in Shipley, a new building in Saltaire was not the most viable option. That Saltaire was a tourist destination, a new college was not really what was needed in a World Heritage site setting and that it would generate additional traffic as well as a loss of a public car park.

A further objector questioned what consultation had taken place on the design aspects. In response to the issue of design consultation and viability, it was stated that a design consultation had been undertaken on the building and that the building would be partly funded through the Shipley Towns Fund and partly funded by Shipley College.

A representative from Shipley Town Council was also present and stated that this was an architecturally significant proposal in a key heritage setting and that the Town Council, though broadly supportive of the proposals would like to see a number of conditions imposed so that the proposal would not adversely impact on the World Heritage site setting.

The Planning Officer added that the proposal would lead to a 30% net biodiversity gain, would provide cycle storage provision on site, would retain community involvement, and provide extensive landscaping to the public open spaces.

The applicants' representative was present at the meeting and stated that the proposal was a culmination of many years of work and the Towns Fund bid was a crucial element in securing the funding for this project; that a public consultation exercise had been undertaken on the proposals prior to the design stage. The building would provide a unique opportunity to offer selective courses as well as a home for the Saltaire collection. In essence, this was a small-scale development in a larger landscape setting, which would enhance this part of the village and complement the existing buildings in Saltaire.

During the discussion and in response to a question on the loss of parking in the area and its impact, it was stated that there was ample residents permit parking in the area and the loss of this car park would be offset by other parking which was available in the vicinity of the site.

Members suggested that they were minded to approve the application, however the developer should pay towards the extension of the existing residential permit parking scheme, and it was therefore:

**Resolved –**

**That full planning permission be granted subject to the conditions set out in Appendix 1 to Document “H” and subject to following additions to Condition 17, to include additional road signage and extension of the residential permit parking scheme.**

***To be actioned by: Assistant Director Planning Transportation and Highways***

Chair

**Note: These minutes are subject to approval as a correct record at the next meeting of the Regulatory and Appeals Committee.**

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