

Decisions of the Area Planning Panel (Shipley) held on Thursday 18 June 2009

These decisions are published for information in advance of the publication of the Minutes

DECISIONS:

1. **LEXICON, BANKSIDE, DOCK LANE, SHIPLEY** **Shipley**

Outline application with access and scale to be considered. Demolition of an existing commercial building and construction of mixed use development including commercial and residential development and associated access roads at Lexicon, Bankside, Dock Lane, Shipley – 08/07200/OUT.

Resolved -

That the application be referred to the Regulatory and Appeals Committee with a recommendation for approval for the reasons set out in the Strategic Director, Regeneration's technical report and subject to minor amendments and the following clarification/additions:-

- (i) A Section 106/278 agreement to provide the following contributions:-
 - a) That 30% of the total number of residential units and sold to a Registered Social Landlord at a discount of 35% off its current open market value. The first priority for this housing shall go to Shipley Ward.
 - b) Provision of a contribution of up to £124,500 for recreational space or a lesser amount having regard to the number of residential units provided at Reserved Matters and the amount of space provided on site.
 - c) A contribution of a maximum of £157,664 for educational provision or a lesser amount having regard to the number of residential units provided at Reserved matters.
 - d) Enhanced bus facilities contribution – the sum of £30,000 to be used towards the provision of two new bus shelters in the vicinity of the site on Leeds Road.
 - e) Contribution of £5000 towards traffic regulation orders – both inside and outside the site.
 - f) Provision of a metro card for each residential unit for the first year of



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occupation. The cost to the developer will be 50% of the cost of the card and a 10% administration charge.

g) A contribution of £5000 toward street lighting along Dock Lane (in proximity to the railway bridge).

(ii) The following additional condition:-

That the specification of any glass used to construct the fenestration within that part of the proposed development which faces across the Leeds Liverpool Canal towards residential properties in Dockfield Road, shall be submitted to and approved in writing by the Local Planning Authority (LPA).

(iii) The following amendments to the published conditions:-

1. Condition 1 to read: Application for approval of the reserved matters by this permission for subsequent approval by the LPA shall be made not later than the expiration of three years beginning with the date of this permission.

2. Condition 12 to read: No development shall take place until plans detailing arrangements for access; layout and parking have been submitted to and approved by the LPA and thereafter implemented as approved.

3. Condition 23 to read: (at the end of the existing printed sentence)..and no other fences or means of enclosure shall be constructed under permitted development rights without the prior permission of the LPA.

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

2. **KIRKLANDS COMMUNITY CENTRE, MAIN STREET, MENSTON** Wharfedale

Regulation 3 application on behalf of Bradford Council (Early Years, Childcare and Play) to construct a single storey rear extension to provide a new children's centre comprising activity room, office space, storage and toilet facilities; external play deck; reorganisation of parking areas at front and rear and resiting of recycling area at the rear of Kirklands Community Centre, Main Street, Menston – 09/01886/REG

Resolved -

That the granting of planning permission be deferred and delegated to the Strategic Director, Regeneration in order that he may secure the following minor amendments to the current proposal:

- (i) for the north boundary fence to be completed and a fence provided on the eastern boundary;
- (ii) for the disabled parking bays to be repositioned away from the War Memorial;
- (iii) for consideration be given to the provision of a hard surface in front of the War Memorial; and
- (iv) that the car park be controlled to ensure that vehicles can not be left unattended all day long.

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

3. DECISIONS MADE BY THE SECRETARY OF STATE

APPEALS DISMISSED

(i) **93-93A BRADFORD ROAD, SHIPLEY** Shipley

Appeal against a condition attached to application 07/02915/FUL – change of use from physiotherapy and a dwelling to two 2 bed and two 1 bed flats – which stated that the lower ground floor of the premises shall only be occupied or used with and ancillary to the approved flats and at no time shall be severed and occupied as a separate independent unit – 08/01383/VOC.

(ii) **VIEWLANDS, 2 LANGFORD ROAD, BURLEY IN WHARFEDALE** Wharfedale

Erection of detached house in the back garden – 07/08850/FUL

(iii) **THE MANOR, SUTTON DRIVE, CULLINGWORTH** Bingley Rural

Erection of two detached dwelling houses with single garaging – 08/02588/FUL

(iv) **THE CROFT, BURLEY ROAD, MENSTON** Wharfedale

Change of use of part of field to the rear of The Croft to a flat lawned garden – 08/04286/COU.

Resolved –

That the decisions be noted.

NO ACTION

(Ian Wilson – 01274 434605)

4. ENFORCEMENT ENQUIRIES CLOSED BY THE PLANNING MANAGER (ENFORCEMENT & TREES) AS NOT EXPEDIENT TO PURSUE

(i) **1 PARKWOOD ROAD, SHIPLEY** Shipley

Erection of fencing – 09/00165/ENFUNA

It was considered that the breach of planning control would not cause significant amenity issues to warrant Enforcement Action.

Date Enforcement File Closed: 1 June 2009

Resolved –

That the decision be noted.

NO ACTION

(Ian Wilson – 01274 434605)

5. **71 PARKSIDE TERRACE, CULLINGWORTH**

Bingley Rural

Full planning permission is retrospectively sought for the construction of a single storey extension, adjacent to and in line with an existing older extension, to the north east elevation of 71 Parkside Terrace, Cullingworth – 09/00831/FUL.

Resolved –

That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration’s technical report and subject to the following additional conditions:

- (i) that the existing fence be removed;**
- (ii) that permitted development rights be removed for the erection of fencing at the property;**
- (iii) that the external meter box be replaced with a flush fitting box; and**
- (iv) that the applicant comply with the submitted revised plans.**

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

6. **52 SOMERSET AVENUE, BAILDON**

Baildon

An outline application including access and layout for a detached dwelling to the rear of 52 Somerset Avenue, Baildon – 09/01562/OUT.

Resolved -

That the application be refused as the proposed dwelling would cause significant detriment to the amenity and privacy of occupiers of the nearby residential dwellings due to overdevelopment and be contrary to polices UR3 and D1 of the Replacement Bradford Unitary Development Plan (2005).

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

7. **3 POLLARD STREET, COTTINGLEY, BINGLEY**

Bingley Rural

Full application for the construction of a pair of stone built two storey semi-detached dwellings with rooms in the roof space and associated off street parking and detached double garage on land at 3 Pollard Street, Cottingley, Bingley – 09/01624/FUL

Resolved -

That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration’s technical report and subject to the following additional conditions:

- (i) that the development shall commence within three years of the date of the approval; and**
- (ii) that details of the rear doors within the development be submitted to and approved by the Local Planning Authority and thereafter implemented as approved; such details to provide for the said doors to each dwelling to be openable and lockable from both the outside and the inside.**

And that Condition 9 be amended to read:

“That no construction traffic shall access the site from Hollings Street to avoid damage to Hawthorn tree (T2)”

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

8. 61 JILL KILNER DRIVE, BURLEY IN WHARFEDALE

Wharfedale

Full planning application for the installation of three roof lights at 61 Jill Kilner Drive, Burley in Wharfedale, to facilitate the conversion of the loft space to form a bedroom – 09/01563/FUL.

Resolved –

That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration’s technical report and subject to the following additional condition:

- (i) that details of the roof lights, which must be conservation type roof lights, must be submitted to and approved by the Local Planning Authority prior to installation and that the development shall be completed in accordance with the approved details.**

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

9. & 10. DON’T TELL TITUS, 6 – 7 VICTORIA ROAD, SALTAIRE

Shipley

Retrospective full planning application for installation of 2 external roller shutters on the two front doors at ‘Don’t Tell Titus’, 6-7 Victoria Road, Saltaire – 09/01239/FUL.

Retrospective Listed Building Consent application for installation of 2 external roller shutters on the two front doors at ‘Don’t Tell Titus’, 6-7 Victoria Road, Saltaire – 09/01238/LBC.

Resolved -

That the applications be deferred in order to allow negotiations to take place in respect of alternative security solutions.

ACTION: Strategic Director, Regeneration

(Ian Wilson – 01274 434605)

11. **BECKFOOT HOUSE, BECKFOOT LANE, HARDEN, BINGLEY** **Bingley Rural**

A retrospective application for the retention of a general purpose agricultural building and adjacent hard standing on land at Beckfoot House, Beckfoot Lane, Harden, Bingley – 09/01478/FUL.

Resolved -

That the application be refused for the reasons set out in the Strategic Director, Regeneration's technical report.

ACTION: Strategic Director, Regeneration (Ian Wilson – 01274 434605)

12. **ALBION GARAGE, KEIGHLEY ROAD, BINGLEY** **Bingley**

Full planning application is sought for the change of use of land from used car sales forecourt to private hire booking office at Albion Garage, Keighley Road, Bingley – 09/00252/COU

Resolved -

That the application be refused for the reasons set out in the Strategic Director, Regeneration's technical report.

ACTION: Strategic Director, Regeneration (Ian Wilson – 01274 434605)

FROM: S Hemingway
Assistant Director Corporate Services (City Solicitor)
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