

Report of the Strategic Director, Regeneration to the meeting of Area Planning Panel (Shipley) to be held on 29 July 2010.

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Subject:

Manywells Industrial Estate, Manywells Brow, Cullingworth

Summary statement:

The report of the Strategic Director, Regeneration (Document "E") explains that at the Area Planning Panel (Shipley) on 10 March 2010 Members resolved that authority be delegated to grant outline planning permission 09/04432/OUT subject to conditions and the signing of a Section 106 legal agreement. Members are requested to note the current situation and resolve the completion of the Section 106 Agreement.

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Improvement Area:

Regeneration and Economy



2006-2007
Improving Rural Services
Empowering Communities



2008-2010
CITY OF BRADFORD

Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



1. Summary

Outline application with means of access to be considered for the construction of mixed use development at Manywells Industrial Estate, Many wells Brow, Cullingworth - 09/04432/OUT

2. Background

At the Area Planning Panel (Shipley) held on 10 March 2010 Members resolved that authority be delegated to the Strategic Director, Regeneration to grant outline planning permission 09/04432/OUT subject to conditions and the signing of a S106 legal agreement.

Bullet point (2) of the resolution stated that “should the section 106 Agreement not be signed within 3 months of the date of the Panel’s decision, that authority be delegated to the Strategic Director, Regeneration to refuse to grant planning permission on the grounds that the applicants have failed to demonstrate that the essential requirements of the planning permission can be delivered”.

This report is essentially to advise Members that the S106 legal agreement has not been completed to date. Details of the technicalities of delivering the affordable housing contribution in the legal agreement still need to be completed. Unfortunately, due to the personal circumstances of the lead housing officer involved in the negotiations, a meeting between appropriate officers and the developers’ agent could not be scheduled until 12 August.

3. Recommendations

It is recommended that Members note the current situation and resolve that the S106 legal agreement should be completed by the end of August once all specialist housing officers are able to give full input into the S106 process.