

## Decisions of the Area Planning Panel (Bradford) held on Wednesday 14 October 2015

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

---

### DECISIONS:

1. **133 CARR BOTTOM AVENUE, LITTLE HORTON, BRADFORD** Wibsey

Householder application for the construction of a dormer window to the front - 15/03440/HOU.

**Resolved -**

That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration's technical report.

**ACTION:** *Strategic Director, Regeneration*

2. **ASHFIELD HOUSE, 269 THORNTON ROAD, THORNTON, BRADFORD** Thornton and Allerton

Full planning application for the change of use of a nursing home to form four separate flats and retention of existing house as residential dwelling - 15/01966/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.

**ACTION:** *Strategic Director, Regeneration*



3. **ASHFIELD HOUSE, 269 THORNTON ROAD, THORNTON, BRADFORD** Thornton and Allerton

Application for listed building consent for the change of use of a nursing home to form four separate flats and retention of existing house as residential dwelling - 15/02769/LBC.

**Resolved -**

**That the application for Listed Building Consent be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration's technical report.**

***ACTION: Strategic Director, Regeneration***

4. **HORSFALL ATHLETIC STADIUM, CEMETERY ROAD, LOW MOOR, BRADFORD** Royds

Full planning application for installation of a standing and a seating unit with associated fencing - 15/03441/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.**

***ACTION: Strategic Director, Regeneration***

5. **8 WALMER VILLAS, MANNINGHAM, BRADFORD** Manningham

Full planning application for the demolition of existing garages and the construction of a pair of semi-detached dwellings on land to the rear - 15/03003/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.**

***ACTION: Strategic Director, Regeneration***

6. **LAND TO THE SOUTH OF FAIR ROAD, WIBSEY, BRADFORD** Wibsey

Full planning application to create a new car park on recreational open space - 15/03060/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.**

***ACTION: Strategic Director, Regeneration***



7. **434 HUDDERSFIELD ROAD, WYKE, BRADFORD**

Wyke

Full planning application for the change of use of the site from a private hire office and car tinting workshop to hand car wash with car valeting in existing building to the rear of the site - 15/02801/FUL.

**Resolved -**

**That the application be refused for the following reason:**

**The proposed uses (hand car wash and valeting), in close proximity to residential properties on Saddler Street and Abel Street, will result in adverse implications for the amenities of existing residents due to the nature of the activities likely to occur as a result of the proposals and the general nuisance, noise and disturbance caused by the activities at the site. The proposal is therefore contrary to policies UR3 and P7 of the Replacement Unitary Development Plan.**

***ACTION: Strategic Director, Regeneration***

8. **50 AND 52 HARLOW ROAD, LIDGET GREEN, BRADFORD**

Great Horton

Retrospective householder planning application for single-storey extensions to the rear - 15/03232/HOU.

**Resolved -**

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

***ACTION: Strategic Director, Regeneration***

9. **LAND ADJACENT TO 9 BACK HEIGHTS ROAD,  
THORNTON, BRADFORD**

Thornton and  
Allerton

Full planning application for the construction of a detached dwelling - 15/02781/FUL.

**Resolved -**

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

***ACTION: Strategic Director, Regeneration***



10. **THE OLD WATER HOUSE, LOW LANE, QUEENSBURY, BRADFORD** Queensbury

Householder planning application for the construction of a first floor extension to a detached dwelling - 15/03216/HOU.

**Resolved -**

**That the application be referred to the Regulatory and Appeals Committee for determination as the site is located within the Green Belt and the Panel does not propose to refuse it but was unable to identify within the proceedings the very special circumstances necessary to justify approval.**

**ACTION:** *Strategic Director, Regeneration*

(Mohammed Yousuf – 01274 434605)

11. **REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION**

(i) **FORMER PUBLIC HOUSE PREMISES 1-3 CLAYTON ROAD, BRADFORD** Great Horton

Unauthorised advertisements - 12/00431/ENFADV

(ii) **1 FAGLEY PLACE, BRADFORD** Bradford Moor

Unauthorised roller shutters - 14/01145/ENFUNA.

(iii) **1 FAIRFIELD ROAD, BRADFORD** Toller

Unauthorised vehicle storage - 15/00235/ENFCOU.

(iv) **2 SOUTHBROOK TERRACE, BRADFORD** City

Unauthorised advertisements - 15/00726/ENFLBC.

(v) **3 SOUTHBROOK TERRACE, BRADFORD** City

Unauthorised advertisements - 14/00554/ENFLBC.

(vi) **4 SOUTHBROOK TERRACE, BRADFORD** City

Unauthorised advertisements - 14/00555/ENFLBC.

(vii) **11 HODGSON AVENUE BRADFORD** Bradford Moor

Unauthorised vehicle storage - 14/00467/ENFCOU.



(viii) **56 MANNINGHAM LANE, BRADFORD**

City

Unauthorised roller shutter - 15/00676/ENFUNA.

(ix) **72-76 THORNTON ROAD, BRADFORD**

City

Unauthorised installation of two extractor flues, seven heat exchange units and two roller shutters - 15/00543/ENFUNA.

(x) **84 STONE HALL ROAD, BRADFORD**

Eccleshill

Unauthorised roller shutter - 15/00025/ENFUNA.

(xi) **442-446 HALIFAX ROAD, BRADFORD**

Royds

Unauthorised roller shutters - 15/00069/ENFUNA.

(xii) **783 LITTLE HORTON LANE, BRADFORD**

Wibsey

Unauthorised front and rear extensions - 14/00594/ENFAPP.

(xiii) **LAND AT 1392-1394 LEEDS ROAD, BRADFORD**

Bradford Moor

Unauthorised canopy structure - 15/00867/ENFUNA.

**Resolved –**

**That the decisions be noted.**

**NO ACTION**

(Mohammed Yousuf – 01274 434605)

## 12. DECISIONS MADE BY THE SECRETARY OF STATE

The Panel noted the following appeal decisions taken by the Secretary of State:

### APPEALS DISMISSED

(i) **1 HIGH HOUSE AVENUE, BRADFORD**

Bolton and Undercliffe

Construction of two storey side extension, front porch and extend existing rear extension –  
Case No: 15/00530/HOU.  
Appeal Ref: 15/00071/APPHOU.

(ii) **11 LOWTHER STREET, BRADFORD**

Bowling and Barkerend

Front entrance porch – Case No: 15/01005/HOU  
Appeal Ref: 15/00084/APPHOU



(iii) **29 FOXHILL GROVE QUEENSBURY, BRADFORD**

**Queensbury**

Construction of dormer window to front elevation – Case No: 15/00663/HOU  
Appeal Ref: 15/00085/APPHOU

(iv) **58 LEEDS OLD ROAD, BRADFORD**

**Bradford Moor**

Retrospective application for installation of extractor flue to side - Case No: 15/00327/FUL  
Appeal Ref: 15/00053/APPFL2

**Resolved –**

**That the decisions be noted.**

***NO ACTION***

13. **189 UNDERCLIFFE STREET, BRADFORD**

**Bowling and  
Barkerend**

Petition in respect of a rear extension to the above property - 15/00616/ENFUNA.

**Resolved –**

**That the decisions be noted.**

***NO ACTION***

(Mohammed Yousuf – 01274 434605)

---

FROM: S Hemingway  
City Solicitor  
City of Bradford Metropolitan District Council

Committee Secretariat Contact: Sheila Farnhill – 01274 432268

i:\decsheets2015-16\areaplanpanel/plb14Oct

