

Decisions of the Area Planning Panel (Bradford) held on Wednesday 16 December 2015

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

DECISIONS:

1. **623 HARROGATE ROAD, BRADFORD**

Idle & Thackley

A full planning application for the construction of one detached dwelling at 623 Harrogate Road, Bradford - 15/03837/FUL

Resolved –

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

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

2. **80 - 82 MANNINGHAM LANE, BRADFORD**

Manningham

Change of use from A2 (offices) to A3 (restaurant/café) including installation of new shop front and extraction flue at 80-82 Manningham Lane, Bradford - 15/03785/FUL

Resolved –

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

And that a footnote be placed on the application reminding the applicant that planning permission would be required for the installation of roller shutters.

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)



3. **HARBOURNE EPH, BREARCLIFFE DRIVE, BRADFORD**

Royds

A full planning application for the development of a therapeutic, education and care facility, comprising a learning centre, two residential homes, a multi-use games area (MUGA) and external play areas at Harbourne, Brearcliffe Drive, Bradford - 15/01814/FUL

Resolved –

That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration and Culture’s technical report and also subject to the removal of condition 16 and the addition of the following condition:

- (i) **No part of the development shall be brought into use until best endeavours to implement a Traffic Regulation Order for parking restrictions around the entrance to the facility has been undertaken by the Highway Authority with all costs borne by the applicant. A drawing indicating the extents and full details of the Traffic Regulation Order shall be submitted to and approved in writing by the Local Planning Authority.**

Reason: In order to ensure that a safe access is maintained in the interest of highway safety and to accord with policy TM19A of the Replacement Unitary Development Plan.

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

4. **LAND NORTH OF 39 AND 47 PARK CRESCENT,
BRADFORD**

Bolton & Undercliffe

A full planning application for one dwelling at land to the north of 39 and 47 Park Crescent, Bradford. This is a resubmission of application 14/05299/FUL, proposing amendments to that planning permission - 15/05733/FUL

Resolved –

That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration and Culture’s technical report and also subject to the removal of duplicated conditions 10 and 11.

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)



5. **ST PAUL'S CE PRIMARY SCHOOL, ST PAUL'S AVENUE,
BRADFORD**

Wibsey

Full planning permission is sought for the construction of play areas, car park and installation of fencing at St Paul's Church of England Primary School, St Paul's Avenue, Bradford - 15/03273/FUL

Resolved –

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

And that a footnote be placed on the application drawing the developer's attention to his duty of care to protected species under separate non-planning legislation.

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

6. **UNITARIAN CHURCH HALL, BROADWAY AVENUE,
BRADFORD**

Little Horton

An outline application for the demolition of a church hall and the construction of five three storey dwellings at Broadway Avenue, Bradford. The application seeks permission for access, appearance, layout and scale - 15/00903/OUT

Resolved –

That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Regeneration and Culture's technical report and also subject to the removal of condition 1 and the insertion of the following conditions:

- (i) **Application for approval of the matters reserved by this permission for subsequent approval by the Local Planning Authority shall be made not later than the expiration of three years beginning with the date of this notice.**

Reason: To accord with the requirements of Section 92 of the Town and Country Planning Act, 1990. (as amended).

- (ii) **Before any development is begun plans showing the landscaping must be submitted to and approved in writing by the Local Planning Authority.**

Reason: To accord with the requirements of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.



- (iii) The development to which this notice relates must be begun not later than the expiration of two years from the date of the approval of the matters reserved by this permission for subsequent approval by the Local Planning Authority, or in the case of approval of such matters on different dates, the date of the final approval of the last of such matters to be approved.

Reason: To accord with the requirements of Section 92 of the Town and Country Planning Act, 1990 (as amended).

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

7. 1D MOOR PARK DRIVE, BRADFORD

Bradford Moor

A full application for the demolition of an existing madrassa and the construction of a replacement madrassa at 1D Moor Park Drive, Bradford - 15/03255/FUL

Resolved –

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

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

8. 32 ARNFORD CLOSE, BRADFORD

Bowling & Barkerend

A full planning application for the change of use of the existing dwelling house to a class D1 Islamic education centre at 32 Arnford Close, Bradford - 15/03993/FUL

Resolved –

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

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)



9. **9 CARTER STREET, BRADFORD**

Bowling & Barkerend

A full retrospective planning application for the change of use of the property from an office to a dwelling house at 9 Carter Street, Bradford - 15/05484/FUL

Resolved –

That the application be approved for the following reason:

The proposed residential use of the building within an Employment Zone would be acceptable for existing and future residents and would not prejudice the operation of the surrounding industrial and commercial uses and would therefore not be contrary to policies UR3, D1 and E6 of the Replacement Unitary Development Plan.

ACTION: Strategic Director, Regeneration and Culture

(Mohammed Yousuf – 01274 434605)

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

(i) **10 THE AVENUE, CLAYTON, BRADFORD**

Clayton & Fairweather Green

Construction of two outbuildings to side and front of property - 14/00987/ENFAPP

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 10 November 2015.

(ii) **12 GROVE ROAD, SHIPLEY**

Heaton

Construction of detached outbuilding - 14/00730/ENFAPP

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 18 November 2015.

(iii) **12 MELBOURNE GROVE, BRADFORD**

Bradford Moor

Unauthorised single storey front extension - 14/01118/ENFUNA

The unauthorised single storey front extension remains in place and on 10 November 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(iv) **205-207 GREAT HORTON ROAD, BRADFORD**

City

Unauthorised roller shutters - 15/00718/ENFUNA

On 10 November 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.



(v) **25 LEEDS OLD ROAD, BRADFORD**

Bradford Moor

Unauthorised roller shutters - 15/00347/ENFUNA

The unauthorised externally mounted roller shutters remain in place and on 29 October 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(vi) **278 ALLERTON ROAD, BRADFORD**

Thornton & Allerton

Unauthorised cladding of shop front - 13/00018/ENFUNA

The unauthorised timber cladding remains in place and on 29 October 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(vii) **31 SANDERSON AVENUE, BRADFORD**

Wibsey

Unauthorised business use - 15/00282/ENFCOU

On 5 November 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(viii) **342 GREAT HORTON ROAD, BRADFORD**

City

Unauthorised roller shutters - 15/00818/ENFUNA

On 10 November 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(ix) **46-48 DUCKWORTH LANE, BRADFORD**

Toller

Unauthorised roller shutters - 14/00999/ENFUNA

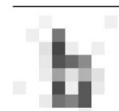
The unauthorised externally mounted roller shutters remain in place and on 26 October 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(x) **48 BRANTWOOD ROAD, BRADFORD**

Heaton

Construction of raised decking to rear of property - 15/00788/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 10 November 2015.



(xi) **5 ACRE LANE, BRADFORD**

Eccleshill

Unauthorised structure - 14/00778/ENFUNA

The unauthorised static caravan type structure remains in place at the property and on 10 November 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

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

Bradford Moor

Unauthorised extractor flues - 14/00269/ENFUNA

Retrospective planning application 15/00327/FUL for the extractor flues was refused by the Council in March 2015. An appeal against the Council's decision was dismissed by The Planning Inspectorate in July 2015.

The unauthorised extractor flues remain in place and on 27 October 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

Resolved –

That the decisions be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)

11. **DECISIONS MADE BY THE SECRETARY OF STATE**

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

APPEALS ALLOWED

(i) **1 THIRD AVENUE, BRADFORD**

Bradford Moor

Retrospective application for front porch - Case No: 15/01387/HOU

Appeal Ref: 15/00109/APPHOU

(ii) **13 UPLANDS CRESCENT, BRADFORD**

Queensbury

Construction of extension to front and rear - Case No: 15/01847/HOU

Appeal Ref: 15/00089/APPHOU

(iii) **3 HAWES TERRACE, BRADFORD**

Wibsey

Retrospective planning application for front dormers and rear outbuilding not constructed in accordance with Planning Permission 12/05086/HOU - Case No: 15/02076/HOU

Appeal Ref: 15/00111/APPHOU



(iv) **LAND SOUTH OF 66 TO 72 POPLAR GROVE, BRADFORD** **Royds**

Demolition of existing dwelling and construction of nine new dwellings (mixture of 4-5 bedrooms) with access road - Case No: 14/04402/OUT

Appeal Ref: 15/00080/APPFL2

APPEALS DISMISSED

(v) **1 DYEHOUSE FOLD, OAKENSHAW, BRADFORD** **Wyke**

Construction of a two-storey side extension and retaining wall to the front and side of the dwelling - Case No: 15/00568/HOU

Appeal Ref: 15/00066/APPHOU

(vi) **10 THE AVENUE CLAYTON, BRADFORD** **Clayton & Fairweather Green**

Construction of two new outbuildings for use as storage and sun house - Case No: 15/01181/HOU

Appeal Ref: 15/00091/APPHOU

(vii) **205 MANNINGHAM LANE, BRADFORD** **Manningham**

Retrospective application for the construction of three roller shutters - Case No: 15/00945/FUL

Appeal Ref: 15/00075/APPMC1

(viii) **205 MANNINGHAM LANE, BRADFORD** **Manningham**

Retrospective application for three fascia signs and one hoarding - Case No: 15/00944/ADV

Appeal Ref: 15/00076/APPAD1

(ix) **308 HARROGATE ROAD, BRADFORD** **Eccleshill**

Appeal against Enforcement Notice - Case No: 13/01011/ENFUNA

Appeal Ref: 15/00035/APPENF

(xi) **327 GIRLINGTON ROAD, BRADFORD** **Toller**

Installation of one fascia sign - Case No: 15/00429/ADV

Appeal Ref: 15/00101/APPAD1



(xii) **5 ACRE LANE, ECCLESHILL, BRADFORD**

Eccleshill

Retrospective application for granny annexe to rear of property - custom built static caravan - Case No: 15/00108/HOU

Appeal Ref: 15/00090/APPHOU

(xiii) **FORMER 524 GREAT HORTON ROAD, BRADFORD**

City

Appeal against Works to Listed Building - Case No: 12/00822/ENFLBC

Appeal Ref: 14/00120/APPENF

(xiv) **LAND ADJACENT 78, 80 & 82 SILVERHILL ROAD, BRADFORD** **Bradford Moor**

Change of use from public highway to garden curtilage - Case No: 14/04105/FUL

Appeal Ref: 15/00103/APPFL2

Resolved –

That the decisions be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)

FROM: D Pearson
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