

Decisions of the Area Planning Panel (Bradford) held on Wednesday 10 February 2016

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

DECISIONS:

1. **224 PARKSIDE ROAD, BRADFORD**

Little Horton

A full application for the demolition of a garage and the construction of a three storey detached building to provide a community and education centre at 224 Parkside Road, West Bowling, Bradford - 15/03193/FUL

Resolved –

That the application be referred to the Regulatory and Appeals Committee for determination as the Panel could not make a considered decision on the proposal in light of the requirement for further advice on highway safety issues.

ACTION: Strategic Director, Regeneration

(Mohammed Yousuf – 01274 434605)

2. **PRINCE OF WALES INN, 457 ALLERTON ROAD, BRADFORD**

Thornton & Allerton

A full planning application for conversion of a public house into a restaurant, new shop frontage, external stairs, 1st floor rear extension, new roof and conversion of one flat to two at the former Prince of Wales Public House, 457 Allerton Road, Allerton, Bradford - 15/04931/FUL

Resolved –

That the application be refused for the following reason:

The proposal fails to provide suitable and sufficient accommodation within the site for the parking of vehicles in connection with the residential element of the development. Consequently there would be increased manoeuvring and parking of vehicles within the highway to the detriment of the safe and free-flow of traffic. For this reason the proposal fails to comply with policies TM2, TM12 and TM19A of the Council's adopted Replacement Unitary Development Plan.

ACTION: Strategic Director, Regeneration

(Mohammed Yousuf – 01274 434605)



3. **16 CANFORD ROAD, BRADFORD**

Thornton & Allerton

Construction of single-storey rear extension at 16 Canford Road, Bradford -
15/06864/HOU

Resolved –

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

The applicant has failed to serve the appropriate notice on adjacent land/property owners (i.e. Certificate B) as required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 under Articles 13 and 14.

ACTION: Strategic Director, Regeneration

(Mohammed Yousuf – 01274 434605)

4. **19 OAKS DRIVE, BRADFORD**

Clayton & Fairweather Green

A full planning application for the construction of a detached dwelling in the rear garden of the property at 19 Oaks Drive, Lower Grange, Bradford - 15/02339/FUL

Resolved –

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

ACTION: Strategic Director, Regeneration

(Mohammed Yousuf – 01274 434605)

5. **DAR-UL-ALOOM JAMIA MOHAMMADIA,
92 - 96 LAPAGE STREET, BRADFORD**

Bradford Moor

A full planning application for the construction of a first floor rear extension to the Dar-UI-Aloom Jamia Mohammadia Mosque at 96 Lapage Street, Bradford Moor, Bradford - 15/06962/FUL

Resolved –

That the application be approved for the following reason:

The proposed development would be acceptable in scale and massing. Its proximity to shared boundaries would not result in a physically dominating relationship nor create increased overshadowing and loss of light to the amenity of neighbouring residential properties, therefore, it would comply with policies D1 and UR3 of the Replacement Unitary Development Plan.



And that the application be subject to the following conditions:

- (i) The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act, 1990 (as amended).

- (ii) The development hereby permitted shall be constructed of facing and roofing materials to match the existing building as specified on the submitted application.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with Policies UR3 and D1 of the Replacement Unitary Development Plan.

- (iii) The first floor windows in the south- and east-facing elevations of the extension hereby permitted shall be glazed in opaque glass prior to the first occupation of the extension and thereafter retained.

Reason: To prevent overlooking or loss of privacy to adjacent occupiers and to accord with policies UR3 and D1 of the Replacement Unitary Development Plan.

ACTION: Strategic Director, Regeneration

(Mohammed Yousuf – 01274 434605)

6. REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION

- (i) **19 GREENWAY ROAD, WEST BOWLING, BRADFORD** Little Horton

Construction of rear extension - 15/00309/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 30 December 2015.

- (ii) **51 ROPER LANE, QUEENSBURY, BRADFORD** Queensbury

Construction of raised timber platform - 15/00370/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 30 December 2015.

- (iii) **NORTHFIELD WORKS, CARLISLE TERRACE, BRADFORD** Manningham

Unauthorised canopy structure - 15/00997/ENFUNA

The unauthorised canopy structure remains in place and on 4 January 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.



(iv) **ASHFIELD MILLS, LEEDS ROAD, BRADFORD**

Idle & Thackley

Unauthorised Class A1 retail use - 15/00118/ENFCOU

On 8 January 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

Resolved –

That the decisions be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)

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

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

APPEAL ALLOWED

(i) **12 BINGLEY ROAD, BRADFORD**

Heaton

Construction of rear dormer window with hip to gable extension - Case No: 15/03836/HOU

Appeal Ref: 15/00144/APPHOU

APPEALS DISMISSED

(ii) **11 REDBURN AVENUE, SHIPLEY**

Heaton

Appeal against Enforcement Notice - Case No: 12/00347/ENFAPP

Appeal Ref: 15/00068/APPENF

(iii) **19 UPPER RUSHTON ROAD, BRADFORD**

Bradford Moor

Retrospective application for single storey extension to accommodate kitchen and shower room for disabled person - Case No: 15/02580/HOU

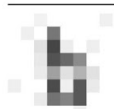
Appeal Ref: 15/00141/APPHOU

Resolved –

That the decisions be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)



8. **PETITION TO NOTE**

(i) **LAND OFF DUNNOCK AVENUE, CLAYTON HEIGHTS,
BRADFORD**

Queensbury

The Local Planning Authority received a petition in relation to a new Tree Preservation Order (TPO). The new order covers part of the area originally protected under TPO reference 446. This new order was made on 4 June 2015 and confirmed, within the timescales set down in the TPO legislation, by the Development Services Manager on 27 November 2015.

The issues raised by the petition were fully considered by the Tree Officer before making the recommendation to confirm the order.

Resolved –

That the decision be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)

FROM: D Pearson
Interim City Solicitor
City of Bradford Metropolitan District Council

Committee Secretariat Contact: Claire Tomenson – 01274 432457

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