

DECISIONS OF THE AREA PLANNING PANEL (BRADFORD) HELD ON WEDNESDAY 20 JANUARY 2016

THESE DECISIONS ARE PUBLISHED FOR INFORMATION IN ADVANCE OF THE PUBLICATION OF THE MINUTES

DECISIONS:

1. **10 RANSDALE GROVE, BRADFORD**

Little Horton

A householder planning application for the construction of a single storey side extension and a part two-storey, part single storey rear extension at 10 Ransdale Grove, Bradford - 15/06183/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

(Mohammed Yousuf – 01274 434605)

2. **1A LEYLANDS LANE, BRADFORD**

Heaton

A full planning application for retention of Use Class D1 to ground floor and change of use from one residential unit to three at first and second floor at 1A Leylands Lane, Heaton, Bradford - 15/06928/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

(Mohammed Yousuf – 01274 434605)



3. **21 SYRINGA AVENUE, SANDY LANE, BRADFORD** **Thornton & Allerton**

An application for the construction of a part two storey side and rear extension and single storey rear extension at 21 Syringa Avenue, Sandy Lane, Bradford - 15/06912/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

(Mohammed Yousuf – 01274 434605)

4. **37 WESTWOOD AVENUE, BRADFORD** **Bolton & Undercliffe**

A full planning application for the construction of a first floor to a bungalow, with extensions to the side and rear at 37 Westwood Avenue, Five-Lane Ends, Bradford - 15/05482/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

(Mohammed Yousuf – 01274 434605)

5. **DUKE OF YORK INN, DEAN LANE HEAD,
OLD ALLEN ROAD, THORNTON, BRADFORD** **Thornton & Allerton**

A full application for the change of use from a public house to three dwellings at the Duke of York Inn, Dean Lane Head, Old Allen Road, Thornton, Bradford - 15/03021/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 also subject to the amendment of condition 9 and 11 as follows:

Condition 9:

Notwithstanding any details shown on the approved plans, before the development hereby permitted commences details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority.

Specifically but not exclusively, the details shall include:

- 1. ground percolation tests,**
- 2. the location of septic tanks and cess pits, their capacity and filter size, current and proposed method of disposal of final effluent, and**
- 3. calculations of foul and surface water disposal.**

The scheme so approved shall thereafter be implemented in full prior to the first occupation of the development.

Reason: For the avoidance of doubt to ensure the adequate provision of sewage treatment facilities for the development and to accord with policies UR3 and NR16 of the Replacement Unitary Development Plan.

Condition 11:

Before the development is brought into use, the off-street car parking facility for Unit 2 and Unit 3 shall be laid out, hard surfaced, sealed and drained within the curtilage of the site in accordance with the approved drawings and parking provision for Unit 1 shall also be provided. The gradient shall be no steeper than 1 in 15 except where otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to accord with Policy TM12 of the Replacement Unitary Development Plan.

ACTION: Strategic Director, Regeneration

(Mohammed Yousuf – 01274 434605)

**6. DUKE OF YORK INN, DEAN LANE HEAD,
OLD ALLEN ROAD, THORNTON, BRADFORD**

Thornton & Allerton

A listed building application for the change of use from a public house to three dwellings at the Duke of York Inn, Dean Lane Head, Old Allen Road, Thornton, Bradford - 15/03022/LBC

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

(Mohammed Yousuf – 01274 434605)

7. LAND NORTH OF 25 PROSPECT STREET, WOODSIDE, BRADFORD Royds

Construction of a detached dwelling at land north of 25 Prospect Street, Woodside, Bradford - 15/01523/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 also subject to the following additional condition:

- (i) Before the development hereby permitted commences a dilapidation survey of Prospect Street shall be submitted in writing to and approved by the Local Planning Authority. The developer shall make good, to a recognised road construction standard and the satisfaction of the Local Planning Authority, any subsequent damage, including that made by associated third parties, to the highway resulting from or associated with the development of the application site.**

Reason: To ensure reasonable maintenance of the existing means of access in the interests of highway safety and to accord with Policy TN19A of the Replacement Unitary Development Plan.

ACTION: Strategic Director, Regeneration

(Mohammed Yousuf – 01274 434605)

**8. SHIRES BUSINESS PARK, BECKSIDE ROAD, GREAT HORTON, City
BRADFORD**

A full planning application for change of use of part of the building from Use Classes B1/B2/B8 to Use Class D2 (indoor football pitches) at the former Shires Ltd building, Becksid Road, Great Horton, Bradford - 15/05994/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

(Mohammed Yousuf – 01274 434605)

9. 236 HEATON ROAD, BRADFORD Manningham

Change of use of ground floor of dwelling to estate agency (A2), single-storey rear extension and conversion of existing roofspace to bedrooms including front and rear dormer windows at 236 Heaton Road, Bradford - 15/06909/FUL

Resolved –

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

ACTION: Strategic Director, Regeneration

(Mohammed Yousuf – 01274 434605)

10. 37 HEIGHTS LANE, DAISY HILL, BRADFORD Heaton

A full planning application for the construction of a new dwelling within the curtilage of 37 Heights Lane, Daisy Hill, Bradford - 15/02901/FUL

Resolved –

That the application be approved for the following reason:

The proposed dwelling would be acceptable in principle and the design would be in keeping with the surrounding area and as no other planning matters had been raised it would therefore 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) Before construction of any of the buildings that comprise part of the development hereby permitted commences above damp-proof level, arrangements shall be made with the Local Planning Authority for the inspection of all facing (to comprise natural stone) and roofing materials to be used. The development shall be constructed of the materials subsequently approved in writing by the Local Planning Authority.**

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) Before any part of the development hereby permitted is brought into use, the off-street car parking facility shall be constructed of porous materials, or made to direct run-off water from a hard surface to a permeable or porous area within the curtilage of the site, and laid out with a gradient no steeper than 1 in 15.**

Reason: In the interests of highway safety, drainage and to accord with policies UR3, TM12 and NR16 of the Replacement Unitary Development Plan.

- (iv) Before the development hereby permitted commences, details of a scheme for separate foul and surface water drainage, including existing water courses, culverts, land drains and any balancing works or off-site works, have been submitted to and approved in writing by the Local Planning Authority. Surface water must first be investigated for potential disposal through use of sustainable drainage techniques and the developer must submit to the Local Planning Authority a report detailing the results of such an investigation together with the design for disposal of surface water using such techniques or proof that they would be impractical. The scheme so approved shall thereafter be implemented in full before the first occupation of the development.**

Reason: To ensure proper drainage of the site and to accord with policies UR3 and NR16 of the Replacement Unitary Development Plan.

- (v) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any subsequent equivalent legislation) no further windows or other openings shall be formed in the north or south side elevations of the development hereby approved without prior written permission of the Local Planning Authority.**

Reason: To safeguard the privacy and amenity of occupiers of neighbouring properties and to accord with policies UR3 and D1 of the Replacement Unitary Development Plan.

ACTION: Strategic Director, Regeneration

(Mohammed Yousuf – 01274 434605)

11. REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION

(i) 195 LUMB LANE, BRADFORD

Manningham

Unauthorised roller shutters - 14/00960/ENFUNA

On 24 November 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(ii) 2A BEECHWOOD DRIVE, WIBSEY, BRADFORD

Wibsey

Unauthorised construction of dwelling house - 14/01076/ENFAPP

The Planning Manager (Enforcement and Trees) therefore authorised the issuing of an Enforcement Notice under delegated powers on 8 September 2015.

(iii) 27 ENFIELD PARADE, BRADFORD

Wibsey

Without planning permission the construction of a single storey extension with overhanging roof structure to the rear of the premises - 14/00690/ENFUNA

The Planning Manager (Enforcement and Trees) under delegated powers authorised enforcement action on 21 September 2015 requiring the demolition of the extension and removal of the resulting materials.

(iv) 29 NORTHSIDE TERRACE, BRADFORD

Great Horton

Unauthorised vehicle repairs and storage - 15/00660/ENFCOU

On 16 October 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(v) 570 MANCHESTER ROAD, BRADFORD

Little Horton

Unauthorised roller shutter - 14/00906/ENFUNA

On 24 November 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(vi) 64 GAIN LANE, BRADFORD

Bradford Moor

Unauthorised single storey side extension - 15/00361/ENFUNA

The unauthorised single storey side extension remains in place and on 16 December 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(vii) 79 KENLEY PARADE, BRADFORD

Great Horton

Change of use from residential to mixed use of residential and teaching establishment - 13/00313/ENFCOU

The Planning Manager authorised the issuing of an Enforcement Notice under delegated powers on 30 September 2015.

(viii) **8 HAWTHORNE AVENUE, BRADFORD**

Bradford Moor

Unauthorised structure - 14/00529/ENFUNA

The unauthorised structure remains in place and on 30 September 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(ix) **93 DUCHY DRIVE, BRADFORD**

Heaton

Without planning permission the construction of a dormer window extension to the rear of the property - 13/00302/ENFUNA

The Planning Manager (Enforcement and Trees) under delegated powers authorised enforcement action on 3 November 2015 requiring that either:

- The side window of the dormer window be obscurely glazed and fixed and the materials of the dormer window to match the roof of the dwelling; or
- Demolish the dormer window extension repairing any damage to the property. Demolition of the extension and removal of the resulting materials.

(x) **A BALDWIN & COMPANY BUILDERS LTD, SOUTHFIELD LANE, Great Horton BRADFORD**

A car sales business operating from a former car park to the rear retail premises at 121 Southfield Lane and fronting onto the residential cul de sac of Halton Place - 15/00803/ENFUNA

On 22 December 2015 the Area Planning Manager authorised enforcement action to require the use to cease.

(xi) **LAND NORTH OF 17 HAREHILL ROAD, BRADFORD**

Idle & Thackley

Breach of conditions 5, 6 and 7 of planning permission 14/01151/FUL - 15/00316/ENFCO

On 8 December 2015 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice (Breach of Condition).

(xii) **THE FOCUS CENTRE, INGLEBY ROAD, BRADFORD**

Great Horton

Containerised storage facility within the rear car park of the mill building which involves the siting of multiple extra-large storage containers on block work piers with associated walling - 15/00111/ENFCOU

On 22 December 2015 the Area Planning Manager authorised enforcement action to require the development to be removed.

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) **174 WESTGATE, BRADFORD**

City

Appeal against Enforcement Notice - Case No: 14/00500/ENFUNA

Appeal Ref: 15/00052/APPENF

(ii) **2 COMO GROVE, BRADFORD**

Toller

Conversion of loft with additional dormer windows and change roof from hipped to gable -
Case No: 15/01101/HOU

Appeal Ref: 15/00118/APPHOU

(iii) **206 SOUTHFIELD LANE, BRADFORD**

Great Horton

Appeal against Discontinuance Notice - Case No: 14/00845/ENFADV

Appeal Ref: 14/00138/APPDIS

(iv) **220 - 222 CITY ROAD, BRADFORD**

Manningham

Retrospective application for the display of advertisements to exterior of building - Case No:
14/05097/LBC

Appeal Ref: 15/00048/APPLB2

(v) **220 CITY ROAD, BRADFORD**

Manningham

Retrospective application for display of signage to external walls and within window openings
- Case No: 14/05098/ADV

Appeal Ref: 15/00049/APPAD2

(vi) **387 LITTLE HORTON LANE, BRADFORD**

Little Horton

Appeal against Enforcement Notice - Case No: 14/01151/ENFUNA

Appeal Ref: 15/00082/APPENF

(vii) **53 FITZROY ROAD, BRADFORD**

Bradford Moor

Construction of front stone porch - Case No: 15/03425/HOU

Appeal Ref: 15/00126/APPHOU

(viii) **69 ATHOL ROAD, BRADFORD**

Manningham

Construction of single storey rear extension - Case No: 15/01252/HOU

Appeal Ref: 15/00116/APPHOU

(ix) **CROFT TOP, 8 TOWN LANE, BRADFORD**

Idle & Thackley

Retrospective planning application for the construction of new palisade metal fence 6ft in height to replace the old existing metal chain fence - Case No: 15/00593/FUL

Appeal Ref: 15/00102/APPFL2

Resolved –

That the decisions be noted.

NO ACTION

(Mohammed Yousuf – 01274 434605)

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

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