

## Decisions of the Area Planning Panel (Bradford) on Wednesday, 11 May 2016

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

### Decisions

5.i. Document "Q" - relating to items recommended for approval or refusal.

1. 137 ALLERTON ROAD, BRADFORD

Clayton & Fairweather Green

A full planning application for the change of use of land to a garden with new drive and parking area to the rear of 137 Allerton Road, Allerton, Bradford. The application is partially retrospective as the new drive and access from Rhodesway have already been formed - 16/01853/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 addition of the following condition:**

- (i) **Before the first use of the development hereby permitted the existing vehicular access point between 135 and 137 Allerton Road shall be closed to vehicles in accordance with details submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. This shall then be retained as such thereafter.**

**Reason: In the interests of highway safety and to accord with Policy TM19A of the Replacement Unitary Development Plan.**

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

(Mohammed Yousuf – 01274 434605)

2. 2 GATHORNE STREET, BRADFORD

City

A full application for a retrospective change of use to a radio station and retention of radio aerial at 2 Gathorne Street, Great Horton, Bradford - 16/00333/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. 329 TOLLER LANE, BRADFORD**

**Toller**

Double storey rear extension, front porch and outbuilding at 329 Toller Lane, Heaton, Bradford - 16/01549/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. 342 GREAT HORTON ROAD, BRADFORD**

**City**

Full application for the construction of a single storey side extension at 342 Great Horton Road, Horton Grange, Bradford - 16/00945/FUL

**Resolved –**

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

**The proposal fails to provide sufficient off street parking within the site for customers and staff and would exacerbate the competition for parking in the vicinity. 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 TM11 and TM19A of the Council's Replacement Unitary Development Plan.**

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

(Mohammed Yousuf – 01274 434605)

**5. 6 MICKLETHWAITE DRIVE, QUEENSBURY,  
BRADFORD**

**Queensbury**

A full planning application for the construction of a first floor side extension and two storey rear extension to the property at 6 Micklethwaite Drive, Queensbury, Bradford - 16/00140/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)

**6. PRINCE OF WALES INN, 457 ALLERTON ROAD, BRADFORD  
Thornton & Allerton**

A full retrospective planning application for the conversion of pub into restaurant with new aluminium frontage, new roof, external stairs and first floor rear extension at the former Prince of Wales Public House, 457 Allerton Road, Allerton, Bradford - 16/01813/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)

**7. 1212 LEEDS ROAD, BRADFORD Bradford Moor**

A full planning application for the change of use of an existing A1 retail dress shop to an A3 restaurant at 1212 Leeds Road, Laisterdyke, Bradford - 15/07139/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)

**8. 19 CHATSWORTH PLACE, BRADFORD Manningham**

An application for the construction of a dormer window to facilitate the conversion of the attic space to form bedroom and bathroom at 19 Chatsworth Place, Manningham, Bradford - 16/00713/HOU

**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)

9. **7 THORN AVENUE, BRADFORD**

Heaton

This is a full planning application for the construction of first floor extension above an existing single storey side extension at 7 Thorn Avenue, Heaton, Bradford - 16/00851/HOU

**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. **Document "R" - relating to miscellaneous items:**

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

(i) **1 FRENHAM DRIVE, BRADFORD**

Great Horton

Construction of front dormer window to the original property and a side extension with front and rear dormer windows - 15/01223/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 14 March 2016.

(ii) **11 LANGDALE AVENUE, BRADFORD**

Clayton &  
Fairweather Green

Unauthorised dormer window to the front and rear of the premises - 14/01055/ENFUNA

The Planning Manager (Enforcement and Trees) under delegated powers authorised enforcement action on 12 April 2016.

(iii) **12 COMO GARDENS, BRADFORD**

Toller

Construction of rear dormer window - 15/00238/ENFCON

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 14 March 2016.

(iv) **1356 LEEDS ROAD, BRADFORD**

Bradford Moor

Unauthorised installation of external extraction equipment - 15/00008/ENFUNA

No action had been taken by the owner to rectify the breach of planning control and on 4 March 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(v) **16 CANFORD ROAD, BRADFORD**

Thornton & Allerton

Construction of a two storey side and rear extension with dormer -  
15/00999/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 17 February 2016.

(vi) **2 LAPAGE STREET, BRADFORD** **Bradford Moor**

Unauthorised single storey front extension - 16/00048/ENFUNA

The unauthorised single storey front extension remains in place and on 11 March 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(vii) **203 GREAT HORTON ROAD, BRADFORD** **City**

Unauthorised extractor flue - 15/00712/ENFUNA

On 18 April 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(viii) **203 GREAT HORTON ROAD, BRADFORD** **City**

Breach of condition 6 of planning permission 09/03283/FUL - 15/00787/ENFCON

On 14 March 2016 the Planning Manager (Enforcement & Trees) authorised the issue of a Breach of Condition Notice.

(ix) **29 HOLLYBANK ROAD, BRADFORD** **Great Horton**

Construction of a wall exceeding 1 metre in height adjacent the highway -  
15/00576/ENFUNA

The Planning Manager (Enforcement and Trees) under delegated powers authorised enforcement action on 5 April 2016.

(x) **56 ST WILFRID'S CRESCENT, BRADFORD** **Great Horton**

Construction of two storey side and rear extension, gabling of property and construction of rear dormer window - 14/00812/ENFAPP

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 14 March 2016.

(xi) **56 ST WILFRID'S CRESCENT, BRADFORD** **Great Horton**

Construction of boundary wall to front and side of property - 16/00145/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 14 March 2016.

(xii) **79 KILLINGHALL ROAD, BRADFORD** **Bradford Moor**

Unauthorised roller shutters - 15/01218/ENFUNA

On 5 April 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(xiii) **8 & 10 FARLEA DRIVE, BRADFORD** **Bradford Moor**

Breach of condition 3 planning permission 14/02948/FUL - 13/00279/ENFAPP

On 5 April 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice (Breach of Condition).

(xiv) **810 LEEDS ROAD, BRADFORD** **Bradford Moor**

Breach of condition 3 planning permission 14/02948/FUL - 13/00279/ENFAPP

On 5 April 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice (Breach of Condition).

(xv) **912-914 LEEDS ROAD, BRADFORD** **Bradford Moor**

Unauthorised roller shutters - 15/00699/ENFUNA

On 9 March 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)

## **2. DECISIONS MADE BY THE SECRETARY OF STATE**

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

### **APPEALS ALLOWED**

(i) **2 IDLE ROAD, BRADFORD** **Bolton & Undercliffe**

Retrospective application for construction of outbuilding –  
Case No: 15/05881/HOU

Appeal Ref: 16/00017/APPHOU

(ii) **30 KILLINGHALL ROAD, BRADFORD** **Bradford Moor**

Appeal against Enforcement Notice - Case No: 15/00183/ENFUNA

Appeal Ref: 15/00132/APPENF

(iii) **62 ROOLEY CRESCENT, BRADFORD**

Wyke

Construction of two-storey rear extension with balcony, single-storey side extension, front bay windows with mono-pitch roof, loft conversion with new roof and front dormer windows - Case No: 15/05819/HOU

Appeal Ref: 16/00031/APPHOU

(iv) **74 KILLINGHALL ROAD, BRADFORD**

Bradford Moor

Appeal against Enforcement Notice - Case No: 14/00519/ENFUNA

Appeal Ref: 15/00093/APPENF

(v) **860 - 862 LEEDS ROAD, BRADFORD**

Bradford Moor

Appeal against Discontinuance Notice - Case No: 14/00765/ENFUNA

Appeal Ref: 15/00047/APPDIS

(vi) **SYKE HOUSE, GREEN LANE, QUEENSBURY,  
BRADFORD**

Queensbury

Change of roof profile from lean-to, to pitched with new additional windows - Case No: 15/05727/HOU

Appeal Ref: 16/00015/APPHOU

### **APPEALS DISMISSED**

(vii) **15 & 17 COMO AVENUE, BRADFORD**

Toller

Construction of two-storey side extension, two- and single-storey rear extension and front and rear dormer windows with raising of roof height - Case No: 15/01657/HOU

Appeal Ref: 15/00153/APPFL2

(viii) **2 VICTOR STREET, HEATON, BRADFORD**

Manningham

Appeal against Enforcement Notice - Case No: 15/00002/ENFUNA

Appeal Ref: 15/00095/APPENF

(ix) **353 GREAT HORTON ROAD, BRADFORD**

City

Retrospective planning application for a cabin within the rear yard - Case No: 15/01920/FUL

Appeal Ref: 15/00112/APPFL2

(x) **353 GREAT HORTON ROAD, BRADFORD**

City

Appeal against Enforcement Notice - Case No: 14/01127/ENFUNA

Appeal Ref: 15/00117/APPENF

(xi) **434 HUDDERSFIELD ROAD, BRADFORD**

Wyke

Change of use from private hire office and car tinting workshop to hand car wash including car valeting in existing building - Case No: 15/02801/FUL

Appeal Ref: 15/00131/APPFL2

(xii) **725 LEEDS ROAD, BRADFORD**

Bradford Moor

Appeal against Enforcement Notice - Case No: 14/01152/ENFUNA

Appeal Ref: 15/00096/APPENF

(xiii) **725 LEEDS ROAD, BRADFORD**

Bradford Moor

Retrospective change of use from A1 retail to A3 café (ice cream parlour) and formation of independent retail unit and installation of shop front and security shutters. - Case No: 15/02094/FUL

Appeal Ref: 15/00115/APPFL2

(xiv) **79 AIREVILLE ROAD, BRADFORD**

Heaton

Construction of detached flat-roofed garage - Case No: 15/01033/CLP

Appeal Ref: 15/00125/APPCLP

(xv) **LEAVENTHORPE HALL, THORNTON ROAD, BRADFORD**, Thornton & Allerton

Appeal against - Case No: 15/00048/ENFCOU

Appeal Ref: 15/00124/APPENF

(xvi) **THE OLD WATER HOUSE LOW LANE QUEENSBURY, BRADFORD**, Queensbury

Construction of first floor side extension - Case No: 15/03216/HOU

Appeal Ref: 16/00004/APPHOU

**APPEAL ALLOWED IN PART/PART DISMISSED**

(xvii) **21 HAMPDEN STREET, BRADFORD**

Little Horton



Retrospective application for porch to front - allowed on appeal and single storey extension to rear - dismissed on appeal - Case No: 15/05124/HOU

Appeal Ref: 16/00006/APPHOU

**Resolved –**

**That the decisions be noted.**

**NO ACTION**

(Mohammed Yousuf – 01274 434605)

**3. PETITION TO NOTE**

(i) **CYGNET HOSPITAL, HUDDERSFIELD ROAD, WYKE, Wyke  
BRADFORD**

The Local Planning Authority has received a petition seeking clarification on whether the development is being constructed as approved.

An inspection will be made in due course to ascertain the situation.

Ref: 16/00216/ENFAPP

**Resolved –**

**That the petition be noted.**

**NO ACTION**

(Mohammed Yousuf – 01274 434605)

FROM: Interim City Solicitor  
City of Bradford Metropolitan District Council

Committee Secretariat Contact: Claire Tomenson, 01274 432457