

## DECISIONS OF THE AREA PLANNING PANEL (BRADFORD) HELD ON WEDNESDAY 9 MARCH 2016

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

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#### DECISIONS:

1. **3 YEW TREE GROVE, BRADFORD**

Toller

This is a full planning application for the construction of single story extension to side and rear with front and rear dormer windows to 3 Yew Tree Grove, Bradford - 15/06366/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. **ACRE MILLS, ACRE LANE, WIBSEY, BRADFORD**

Wibsey

An application seeking to vary condition 5 on planning approval referenced 96/00016/COU which limited deliveries to between the hours of 08:00 and 18:00 Monday to Friday and 08:00 and 14:00 Saturdays. The current proposal is to allow deliveries from 07:00 Monday to Friday with all the other hours remaining the same. The site is the base of Yaadgaar Sweets bakery at Acre Mill, Acre Lane, Wibsey, Bradford - 15/07556/VOC

**Resolved –**

**That the application to vary condition 5 on planning application 96/00016/COU 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. AVALON, APPERLEY LANE, RAWDON, LEEDS**

**Idle & Thackley**

A full planning application for the demolition of the existing dwelling house and construction of replacement building to house six two-bedroom apartments at Avalon, Apperley Lane, Bradford - 15/06717/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)

**4. 53 SHIBDEN HEAD LANE, QUEENSBURY, BRADFORD**

**Queensbury**

A full planning application for the construction of a detached dwelling and garage at land at 53 Shibden Head Lane, Queensbury, Bradford - 15/07331/FUL

**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 recommends that it be approved for the following reason:**

**Following careful consideration of the application, the Panel deemed that the potential harm to the Green Belt by reason of inappropriateness was outweighed by other considerations, namely the significant improvements to the highway and access and the non-implementation of extant planning permissions on the adjacent site and therefore complied with policy GB1 of the Replacement Unitary Development Plan and paragraph 89 of the National Planning Policy Framework.**

**And that the grant of planning permission be subject also to the completion of a legal planning obligation under Section 106 of the Town and Country Planning Act 1990, or such other lawful mechanism as may be agreed in consultation with the Interim City Solicitor, in respect of the aforementioned considerations and the legal planning obligation to contain such other ancillary provisions as the Strategic Director, Regeneration (after consultation with the City Solicitor) considers appropriate.**

**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 development commences on site, arrangements shall be made with the Local Planning Authority for the inspection of all facing and roofing materials to be used in the development hereby permitted. The samples shall then be approved in writing by the Local Planning Authority and the development constructed in accordance with the approved details.**

**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 is brought into use, the proposed means of vehicular and pedestrian access hereby approved shall be laid out, hard surfaced, sealed and drained within the site in accordance with the approved plan numbered 0828-411 and completed to a constructional specification approved in writing by the Local Planning Authority.**

**Reason: To ensure that a suitable form of access is made available to serve the development in the interests of highway safety and to accord with Policy TM19A of the Replacement Unitary Development Plan.**

- (iv) Notwithstanding any details shown on the approved plans, the development shall not begin until 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 development shall be 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.**

- (vi) The development shall not be begun, nor shall there be any demolition, site preparation, groundworks, tree removals, or materials or machinery brought on to the site until Temporary Tree Protective Fencing is erected in accordance with the details submitted on a tree protection plan to BS 5837 (2012) (or its successor) approved by the Local Planning Authority. The Temporary Tree Protective Fencing shall be erected in accordance with the approved plan, or any variation subsequently approved, and remain in the location for the duration of the development. No excavations, engineering works, service runs and installations shall take place between the Temporary Tree Protective Fencing and the protected trees for the duration of the development without written consent by the Local Planning Authority.**

**Reason: To ensure trees are protected during the construction period and in the interests of visual amenity. To safeguard the visual amenity provided by the trees and to accord with Policies NE4, NE5 and NE6 of the Replacement Unitary Development Plan.**

**ACTION: Strategic Director, Regeneration**

(Mohammed Yousuf – 01274 434605)

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

**(i) 1-5 GREAVES STREET, BRADFORD Little Horton**

Unauthorised roller shutters - 14/01147/ENFUNA

On 14 January 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

**(ii) 1 ALVANLEY COURT, BRADFORD Clayton & Fairweather Green**

Construction of a wall exceeding 1 metre in height adjacent the highway - 15/00630/ENFUNA

The Planning Manager (Enforcement and Trees) under delegated powers authorised enforcement action on 29 January 2016.

**(iii) 10 SPEETON GROVE, BRADFORD Royds**

Construction of front and rear dormer windows - 15/00238/ENFCON

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

**(iv) 117 HARLOW ROAD, BRADFORD Great Horton**

Construction of front and rear dormer windows - 15/00842/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 9 February 2016.

**(v) 117 HARLOW ROAD, BRADFORD Great Horton**

Construction of rear extension, access steps and north boundary wall - 16/00078/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 9 February 2016.

**(vi) LAND TO REAR OF 15 BIRCH GROVE, BRADFORD Wibsey**

Two storey building - 14/00223/ENFUNA

The Planning Manager (Enforcement and Trees) under delegated powers authorised enforcement action on 19 November 2015.

**(vii) 180 TOLLER LANE, BRADFORD Toller**

Construction of front extension - 14/00671/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 20 January 2016.

(viii) **189 UNDERCLIFFE STREET, BRADFORD** **Bowling & Barkerend**

Unauthorised two-storey rear extension and garage - 15/00616/ENFUNA

On 16 February 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(ix) **2 CARLISLE ROAD, BRADFORD** **Manningham**

Unauthorised roller shutters - 15/01093/ENFUNA

On 19 January 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(x) **25 RAYMOND DRIVE, BRADFORD** **Wibsey**

Raised patio to the rear of the premises - 13/00293/ENFUNA

The Planning Manager (Enforcement and Trees) under delegated powers authorised enforcement action on 27 January 2016.

(xi) **29 WILLOW STREET, BRADFORD** **Toller**

Construction of timber boundary fencing and gate - 14/00510/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 18 February 2016.

(xii) **31 DENBROOK CRESCENT, BRADFORD** **Tong**

Construction of dwelling - 15/00319/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 27 January 2016.

(xiii) **387 LITTLE HORTON LANE, BRADFORD** **Little Horton**

Breach of conditions 3 & 4 of planning permission 15/03358/FUL - 15/01239/ENFCON

On 20 January 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice (Breach of Condition).

(xiv) **58 LYNFIELD DRIVE, BRADFORD** **Heaton**

Construction of two storey and single storey extension - 15/00190/ENFAPP

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 20 January 2016.

(xv) **61 HOLLINGWOOD LANE, BRADFORD** Great Horton

Construction of dormer window - 15/00175/ENFAPP

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 9 February 2016.

(xvi) **9 RYDAL AVENUE, BRADFORD** Heaton

Construction of dormer window to side elevation of the rear extension - 14/01131/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 20 January 2016.

(xvii) **CROFT TOP, 8 TOWN LANE, BRADFORD** Idle & Thackley

Unauthorised fence - 14/00975/ENFUNA

On 11 February 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(xviii) **LAND ADJACENT TO 90 SUNBRIDGE ROAD, BRADFORD** City

Unauthorised structures - 12/00478/ENFUNA

On 11 February 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(xix) **LAND LYING TO THE EAST OF WAKEFIELD ROAD  
(JUNCTION OF FENBY AVENUE), BRADFORD** Bowling & Barkerend

Unauthorised development. Construction of three dwellings, boundary treatments, associated ground works and hard surfacing - 16/00032/ENFAPP

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 20 January 2016.

(xx) **LAND LYING TO THE EAST OF WAKEFIELD ROAD  
(JUNCTION OF FENBY AVENUE), BRADFORD** Bowling & Barkerend

Construction of timber boundary fence to the boundary of Billingsley Terrace and A650 Wakefield Road - 16/00043/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 20 February 2016.

(xxi) **LAND AT SIKH TEMPLE, GOBIND MARG, BRADFORD** Bowling & Barkerend

Construction of rendered building with two metal containers and heat exchange units - 15/00351/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 20 January 2016.

(xxii) **SUPERSTORE, 700 GREAT HORTON ROAD, BRADFORD** Great Horton

Non-compliance with planning condition - 15/00138/ENFCON

The Planning Manager (Enforcement and Trees) under delegated powers authorised enforcement action on 16 February 2016.

**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) **6 CRESTVILLE CLOSE, BRADFORD** Clayton & Fairweather Green

Construction of single storey rear extension of the following dimensions:-

Depth of extension from original rear wall: 6M

Maximum height of extension: 3.7M

Height to eaves of extension: 2.7M

Case No: 15/03136/PNH

Appeal Ref: 15/00130/APPNH1

### APPEALS DISMISSED

(ii) **2 NORTHERN CLOSE, BRADFORD** Royds

Appeal against Enforcement Notice - Case No: 13/00590/ENFCON

Appeal Ref: 15/00113/APPENF

(iii) **232 WHETLEY LANE, BRADFORD** Manningham

Appeal against Enforcement Notice - Case No: 14/00591/ENFUNA

Appeal Ref: 15/00105/APPENF

(iv) **72 ASHBOURNE WAY, BRADFORD** Bolton & Undercliffe

Construction of single storey rear extension of the following dimensions:-

Depth of extension from original rear wall: 6.0m

Maximum height to extension: 2.7m

Height to eaves of extension: 2.66m

Case No: 15/03646/PNH

Appeal Ref: 15/00140/APPHOU

(v) **78 OAK LANE, BRADFORD**

**Manningham**

Appeal against Enforcement Notice - Case No: 13/00782/ENFUNA

Appeal Ref: 15/00108/APPENF

(vi) **LAND AT WELLFIELD BAR FARM, BRIGHOUSE AND  
DENHOLME ROAD, QUEENSBURY**

**Thornton & Allerton**

Installation of a single wind turbine with a hub height of 23.80m and a tip height of 36.60m -  
Case No: 14/04377/FUL

Appeal Ref: 15/00072/APPFL2

**Resolved –**

**That the decisions be noted.**

***NO ACTION***

(Mohammed Yousuf – 01274 434605)

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FROM: M Sullivan-Gould  
Interim City Solicitor  
*City of Bradford Metropolitan District Council*

Committee Secretariat Contact: Claire Tomenson – 01274 432457

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