

Decisions of the Area Planning Panel (Bradford) on Wednesday, 20 July 2016

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

Decisions

5. APPLICATIONS RECOMMENDED FOR APPROVAL OR REFUSAL

(a) 11 Rudding Avenue, Bradford Thornton & Allerton

Two-storey side and single-storey rear extension, 11 Rudding Avenue, Allerton, Bradford - 16/02699/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

(b) 14 Crow Tree Lane, Bradford Toller

A retrospective application seeking listed building consent for the installation of security gates and related equipment at 14 Crow Tree Lane, Daisy Hill, Bradford - 16/03494/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

(c) 14 Crow Tree Lane, Bradford Toller

A retrospective planning application for the installation of security gates and related equipment to the access of 14 Crow Tree Lane, Daisy Hill, Bradford - 16/03496/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

(d) 28 Escroft Close, Wyke, Bradford

Wyke

A full application for the construction of a detached bungalow at land to the side of No.28 Escroft Close, Wyke, Bradford - 16/02499/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

(e) 387 Little Horton Lane, Bradford

Little Horton

A retrospective planning application for the construction of a two storey side and rear extension to an existing A1 retail unit at 387 Little Horton Lane, Bradford - 16/01575/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 subject to the amendment of condition 3 as follows:

The car parking spaces shown on approved plan numbered SR-1690-2 shall be kept available for use by customers of businesses within the building known as 387 Little Horton Lane.

Reason: In the interest of highway safety and to comply with Policies TM2 and TM11 of the Replacement Unitary Development Plan.

Action: Strategic Director, Regeneration

**(f) Land South of Hill Top Road, Thornton,
Bradford**

Thornton & Allerton

An outline application for the construction of five residential units on land to the south of Hill Top Road, Thornton - 16/00468/OUT

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 subject to the following additional condition:

- (i) **Before any work begins on site a method statement relating to the preparation of the site for development shall be submitted to and approved in writing by the Local Planning Authority. This statement should include details of the volume of material to be removed, the number of associated HGV movements, the hours in which these movements would take place and mitigation measures to deal with noise, dust and vibration. The development shall then be carried out in accordance with the approved details.**

Reason: In the interest of amenities of nearby residential properties and highway safety and to comply with Policy UR3 of the Replacement Unitary Development Plan.

Action: Strategic Director, Regeneration

- (g) **Queensbury Reservoir, Glazier Road, Queensbury, Queensbury
Bradford**

A full application for the demolition of derelict water storage tanks and construction of five four-bed dwellings and associated access at Queensbury Reservoir, Glazier Road, Queensbury, Bradford - 16/02041/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

- (h) **The Village Public House, High Street, Queensbury, Queensbury
Bradford**

A full planning application for the change of use of the former Village public house, High Street Queensbury from a drinking establishment to a day nursery. The application includes two modest rear extensions, new windows, a new roof and new boundary treatment - 16/03218/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 subject to the following additional condition:

- (i) **Before development commences on site, details of the position, height, design, materials, and their final finish, of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments so approved shall then be installed in full and retained whilst ever the use hereby permitted subsists.**

Action: Strategic Director, Regeneration

- (i) **Wellington Hotel, 395 Thornton Road, Thornton, Bradford** **Thornton & Allerton**

A full application for the change of use of an existing public house with accommodation to a single dwelling at The Wellington Hotel, 395 Thornton Road, Thornton, Bradford - 16/03428/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

- (j) **81 Girlington Road, Bradford** **Toller**

A new single storey extension to the front, a new shopfront in the side elevation and the addition of external roller shutters at 81 Girlington Road, Girlington, Bradford - 16/02035/FUL

Resolved -

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

Action: Strategic Director, Regeneration

(Mohammed Yousuf – 01274 434605)

6. MISCELLANEOUS ITEMS

REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION

- (a) **103 Oak Lane, Bradford** **Manningham**

Unauthorised extractor unit - 15/01094/ENFUNA

On 27 April 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

- (b) **11 Fieldhurst Court, Bradford** **Tong**

Unauthorised fencing and gates - 15/00645/ENFUNA

On 2 June 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

- (c) **179 Otley Road, Bradford** **Bowling & Barkerend**

Unauthorised siting of a static caravan - 15/01162/ENFUNA

On 22 June 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(d) 19 Elizabeth Street, Bradford **City**

Unauthorised single storey rear extensions - 14/00411/ENFLBC

On 22 June 2016 the Planning Manager (Enforcement & Trees) authorised the issue of a Listed Building Enforcement Notice.

(e) 20 Rouse Fold, Bradford **Bowling & Barkerend**

Unauthorised vehicle repairs and storage - 16/00011/ENFCOU

On 17 May 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(f) 21 Hampden Street, Bradford **Little Horton**

Construction of rear extension - 15/00801/ENFUNA

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

(g) 24a Rochester Street, Bradford **Bradford Moor**

Unauthorised vehicle repairs use - 12/00993/ENFCOU

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

(h) 298 Southfield Lane, Bradford **Great Horton**

Construction of rear extension - 15/00317/ENFUNA

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

(i) 3 Princeville Street, Bradford **City**

Unauthorised porch extension - 16/00046/ENFUNA

On 27 April 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(j) 4 Fern Terrace, Bradford **Manningham**

Construction of breeze block boundary wall atop an existing stone boundary wall - 14/00849/ENFUNA

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

(k) 4 Whitby Road, Bradford **Toller**

Breach of condition 2 of planning permission 95/00435/COU

On 17 June 2016 the Planning Manager (Enforcement & Trees) authorised the issue of a Breach of Condition Notice.

(l) 53 Fitzroy Road, Bradford **Bradford Moor**

Unauthorised single storey front extension - 15/00346/ENFUNA

On 17 May 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(m) 79A Westfield Lane, Shipley **Windhill & Wrose**

To be reported to the Area Planning Panel (Keighley & Shipley)

(n) 8 Oakroyd Villas, North Avenue, Bradford **Manningham**

Unauthorised car wash use and outbuilding - 16/00176/ENFCOU

On 2 June 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(o) 860-862 Leeds Road, Bradford **Bradford Moor**

Unauthorised external cladding and extractor unit - 14/00765/ENFUNA

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

(p) Malik House, 29 Manor Row, Bradford **City**

Display of advertisements without Listed Building Consent -15/01198/ENFLBC

On 27 April 2016 the Planning Manager (Enforcement & Trees) authorised the issue of a Listed Building Enforcement Notice.

Resolved –

That the decisions be noted.

Action: Strategic Director, Regeneration

DECISIONS MADE BY THE SECRETARY OF STATE

APPEAL ALLOWED

(q) 130-132 Paley Road, Bradford **Bowling & Barkerend**

Change of use of ground floor of No. 130 to merge with existing ground floor of No. 132 to form shop with front extension and dormer windows at second floor - Case No: 15/06161/FUL

Appeal Ref: 16/00045/APPFL2

APPEALS DISMISSED

(r) 366 Girlington Road, Bradford **Toller**

Change of use from shop (A1) to restaurant (A3) - Case No: 15/04216/FUL

Appeal Ref: 16/00049/APPFL2

(s) 64 Gain Lane, Bradford **Bradford Moor**

Construction of extension to form a self-contained annexe to be used as ancillary accommodation in conjunction with existing dwelling - Case No: 15/07882/HOU

Appeal Ref: 16/00044/APPHOU

(t) Lawhill Farm, Pit Lane, Thornton, Bradford **Queensbury**

Construction of detached dwelling within curtilage - Case No: 15/02755/FUL

Appeal Ref: 16/00027/APPFL2

(u) Site at Junction of Manchester Road and Jacob Street, Bradford **Little Horton**

Replacement of existing 96-sheet advertisement unit with new internally illuminated LED 48-sheet advertising unit - Case No: 15/05872/ADV

Appeal Ref: 16/00032/APPAD1

Resolved –

That the decisions be noted.

Action: Strategic Director, Regeneration

(Mohammed Yousuf – 01274 434605)

FROM: Parveen Akhtar
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