

## **Decisions of the Area Planning Panel (Bradford) on Wednesday, 19 October 2016**

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

### **Decisions**

#### **6. APPLICATIONS RECOMMENDED FOR APPROVAL OR REFUSAL**

##### **(a) 147 Mayo Avenue, Bradford**

**Wibsey**

A full planning application for the change of the roof line from hipped to gable and front and rear box style dormer windows at 147 Mayo Avenue, Bradford - 16/06956/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) 34 Ambleside Avenue, Bradford**

**Toller**

A full planning application for the construction of a new dwelling at 34 Ambleside Avenue, Manningham, Bradford - 16/05520/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***

##### **(c) 37 Norwood Street, Bradford**

**Wibsey**

A full planning application for the change of use of a section of the adopted highway to private domestic curtilage and creation of new access to serve the remaining properties at land at 37 Norwood Street, Bankfoot, Bradford - 16/05818/FUL



**Resolved –**

**That the application be deferred and referred back to the Panel within the next 6 months in order for the issues regarding access to the rear gardens of Dovesdale Road to be resolved.**

***Action: Strategic Director, Regeneration***

**(d) 7 Thackley Avenue, Bradford**

**Idle & Thackley**

A full planning application for the construction of a side and rear extension to the existing dwelling and construction of a detached dwelling in the garden of 7 Thackley Avenue, Thackley, Bradford - 16/03919/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) Dog and Gun, 1001 Harrogate Road, Bradford**

**Idle & Thackley**

Full application for the extension of an existing rear terrace and the formation of access doorway at the Dog and Gun public house, 1001 Harrogate Road, Apperley Bridge, Bradford - 16/04356/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) Notwithstanding the details of Condition 3, the development shall not commence until plans showing additional acoustic screening and landscaping to the north-western boundary (i.e. adjacent to 35 Meadow Road) have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment so approved shall be installed prior to the first use of the terrace hereby approved and retained whilst ever the use subsists.**

**Reason: In order to safeguard the amenity of nearby residents and to accord with the requirements of policies UR3 and P7 of the Replacement Unitary Development Plan.**

***Action: Strategic Director, Regeneration***

**(f) Stanley Lowe Garage, Bradford Road, Bradford**

**Eccleshill**

A full planning application for the change of use of the building from an office to private vehicle hire booking office at Stanley Lowe garage, Bradford Road, Idle, Bradford - 16/05225/FUL

**Resolved –**

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

**That the proposed change of use to a private hire office would be acceptable as it would be designed to work on a remote basis and would not be detrimental to residential amenity. The proposal would not have an impact on highway safety due to the adequate provision of additional car parking spaces and, therefore, satisfy policy UR3 of the Council's Unitary Development Plan.**

**And be subject to the following condition:**

- (i) The use of the premises shall be restricted to the hours from 07:00 to 23:00 each day.**

**Reason: In the interests of the amenities of neighbouring residents and to accord with Policy UR3 of the Replacement Unitary Development Plan.**

***Action: Strategic Director, Regeneration***

(Mohammed Yousuf – 01274 434605)

**7. MISCELLANEOUS ITEMS**

**REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION**

**(a) 1 Baring Avenue, Bradford**

**Bradford Moor**

Unauthorised rear dormer window - 16/00314/ENFUNA

On 9 September 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

**(b) 1a Whitefield Place, Bradford**

**Toller**

Unauthorised cold store unit - 16/00673/ENFUNA

The unauthorised cold store unit remains in place and on 9 September 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

**(c) 41 Lower Rushton Road, Bradford**

**Bradford Moor**

Unauthorised dormer windows - 13/00612/ENFUNA

The unauthorised front and rear dormer windows remain in place and on 8 September 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

**(d) 451 Toller Lane, Bradford**

**Toller**

Unauthorised portable building - 15/00470/ENFUNA

On 9 September 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

**(e) 8 St Mary's Road, Bradford**

**Manningham**

Unauthorised wall, gate and roller shutters to rear boundary - 15/00260/ENFUNA

The unauthorised wall, gate and roller shutters remain in place and on 5 September 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

**(f) 97 Wellington Street, Bradford**

**Bolton & Undercliffe**

Unauthorised fence and vehicular access - 16/00317/ENFUNA

On 9 September 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

**(g) Land at All Alone Road, Bradford**

**Windhill & Wrose**

Stoneyard - 16/00473/ENFCOU

The Planning Manager (Enforcement and Trees) authorised formal action on 30 August 2016.

**Resolved –**

**That the decisions be noted.**

***Action: Strategic Director, Regeneration***

**DECISIONS MADE BY THE SECRETARY OF STATE**

***APPEALS ALLOWED***

**(h) 17 Ascot Parade, Bradford**

**Royds**

Construction of two storey extension and alterations to include garage conversion  
– Case No: 16/02251/HOU

Appeal Ref: 16/00085/APPHOU

(i) **25 Leeds Old Road, Bradford** **Bradford Moor**

Appeal against Enforcement Notice - Case No: 15/00347/ENFUNA

Appeal Ref: 16/00071/APPENF

(j) **27 Enfield Parade, Bradford** **Wibsey**

Appeal against Enforcement Notice - Case No: 14/00690/ENFUNA

Appeal Ref: 16/00069/APPENF

(k) **46-48 Duckworth Lane, Bradford** **Toller**

Appeal against Enforcement Notice - Case No: 14/00999/ENFUNA

Appeal Ref: 16/00033/APPENF

(l) **5 Kenstone Crescent, Bradford** **Idle & Thackley**

Construction of single storey side extension - Case No: 15/06941/CLP

Appeal Ref: 16/00013/APPCLP

(m) **5 Kenstone Crescent, Bradford** **Idle & Thackley**

Construction of side extension to widen the existing living room - Case No: 16/00369/CLP

Appeal Ref: 16/00051/APPCLP

***APPEALS DISMISSED***

(n) **19 Oaks Drive, Bradford** **Clayton & Fairweather Green**

Construction of detached dwelling with garden store to rear - Case No: 15/02339/FUL

Appeal Ref: 16/00073/APPFL2

(o) **3 Southbrook Terrace, Bradford** **City**

Appeal against Enforcement Notice - Case No: 14/00554/ENFLBC

Appeal Ref: 16/00010/APPENF

(p) **52-54 Killinghall Road, Bradford** **Bradford Moor**

Appeal against Enforcement Notice - Case No: 15/00268/ENFUNA

Appeal Ref: 16/00029/APPENF

**Resolved –**

**That the decisions be noted.**

***Action: Strategic Director, Regeneration***

(Mohammed Yousuf – 01274 434605)

FROM: Parveen Akhtar  
City Solicitor  
City of Bradford Metropolitan District Council

Committee Secretariat Contact: Claire Tomenson, 01274 432457