

## Decisions of the Area Planning Panel (Bradford) on Wednesday, 11 January 2017

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

### Decisions

#### 5. APPLICATIONS RECOMMENDED FOR APPROVAL OR REFUSAL

(a) 25 Buttermere Road, Bradford Bolton & Undercliffe

A full planning application for the construction of front and rear dormer windows, a side and rear extension to 25 Buttermere Road, Bradford - 16/08700/HOU

**Resolved –**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Place's technical report.**

***Action: Strategic Director, Place***

(b) 36 Santa Monica Road, Bradford Idle & Thackley

A householder planning application for the construction of a hip-to-gable roof conversion with front and rear dormer windows at 36 Santa Monica Road, Bradford - 16/08434/HOU

**Resolved –**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Place's technical report.**

***Action: Strategic Director, Place***

(c) Land East of 35 Springfield Avenue, Bradford Great Horton

A full planning application for the construction of two shop units with three one-bedroom flats above with associated car parking on land to the east of 35 Springfield Avenue, Bradford - 16/04724/FUL



**Resolved –**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Place’s technical report.**

***Action: Strategic Director, Place***

**(d) 33 Spencer Road, Bradford City**

An application for the construction of a front extension at 33 Spencer Road, Bradford - 16/08483/HOU

**Resolved –**

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

***Action: Strategic Director, Place***

**(e) Interfaith Education Centre, Listerhills Road, Bradford City**

A Listed Building Consent application for the demolition of the grade II listed former St Andrew's School including schoolmaster's house and alterations to the boundary walls, Listerhills Road, Bradford - 16/05662/LBC

**Resolved –**

**That the application be referred to the Secretary of State for Communities and Local Government under the provisions of the Arrangements for Handling Heritage Applications Direction 2015 and, subject to him deciding not to call-in the application for determination, authority be delegated to the Strategic Director, Place to approve it for the following reasons:**

**That the demolition of the grade II listed building would be justified as the information provided satisfies the criteria specified in paragraph 133 of the National Planning Policy Framework (NPPF) and it has been demonstrated that the loss of the building would be necessary to achieve substantial public benefits. The demolition of the building and the re-use of the site for the delivery of eight new residential properties outweighs the cost and public benefit of restoring the building and, therefore, satisfies the NPPF and Policy BH2 of the Council’s Unitary Development Plan .**

**And that the application be subject to the Strategic Director, Place imposing the following condition:**

- (i) No work shall begin on site until a written scheme of investigation for the architectural and archaeological recording of the area covered by the proposed development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the time frame for the completion of the**

recording. Unless otherwise agreed in writing by the Local Planning Authority the recording shall be carried out in accordance with that scheme and by an appropriately qualified and experienced archaeological/building recording consultant or organisation.

**Reason:** In the interest of recording the historic interest of this building and to comply with Policies BH3 and BH4 of the Replacement Unitary Development Plan and the National Planning Policy Framework.

**Action:** *Strategic Director, Place*

(f) **Land Rear of 112 Undercliffe Road, Bradford Bolton & Undercliffe**

A full planning application for the construction of three pairs of semi-detached dwellings and one detached dwelling on land to the rear of 112 Undercliffe Road, Bradford - 16/07817/FUL

**Resolved –**

**That the application be refused for the reasons set out in the Strategic Director, Place's technical report.**

**Action:** *Strategic Director, Place*

(Mohammed Yousuf – 01274 434605)

## 6. MISCELLANEOUS ITEMS

### REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION

(a) **105 Moore Avenue, Bradford Wibsey**

Dormer window and detached garage - 14/00426/ENFUNA

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

(b) **257 Cemetery Road, Bradford Great Horton**

Construction of a detached dwelling - 15/00486/ENFAPP

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 13 December 2016.

(c) **337 Great Horton Road, Bradford City**

Unauthorised externally mounted roller shutters - 15/00053/ENFUNA

On 29 November 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

**(d) 35 - 41 Beaconsfield Road, Bradford Clayton & Fairweather Green**

Development not built in accordance with approved plans - 15/00971/ENFUNA

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

**(e) 36 Clayton Road, Bradford Great Horton**

Construction of timber framed and plastic clad structure, decking and product display area located to the front of the property - 16/01041/ENFLBC

The Area Planning Manager authorised the issuing of an Enforcement Notice under delegated powers on 8 December 2016.

**(f) 82a Boynton Street, Bradford Little Horton**

Unauthorised single storey extension - 15/00579/ENFUNA

On 30 November 2016 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

**(g) Crofts Hall, Lower Rushton Road, Bradford Bradford Moor**

Construction of structures on Crofts Hall and within the curtilage of the site - 15/00563/ENFAPP

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 13 December 2016.

**(h) Land at Ramsey Street, Bradford Little Horton**

Unauthorised use of land for motor vehicle storage - 15/00728/ENFCOU

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 25 November 2016.

**DECISIONS MADE BY THE SECRETARY OF STATE**

***APPEAL ALLOWED***

**(i) Land West of 457 Prince of Wales Inn, Thornton & Allerton  
Allerton Road, Bradford**

Construction of retail unit with two bed apartment above – Case No:  
15/04935/FUL

Appeal Ref: 16/00111/APPFL2

**APPEALS DISMISSED**

**(j) 12 Melbourne Grove, Bradford** **Bradford Moor**

Appeal against Enforcement Notice - Case No: 14/01118/ENFUNA

Appeal Ref: 16/00082/APPENF

**(k) 346 Great Horton Road, Bradford** **City**

Two storey side extension, dormer window, new shop frontage, cladding and internal alterations - Case No: 15/05843/FUL

Appeal Ref: 16/00100/APPFL2

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

Variation of condition 2 of planning permission 95/00435/COU to remove the restriction on opening hours - Case No: 15/06274/VOC

Appeal Ref: 16/00101/APPVO2

**(m) 50 Holme Street, Bradford** **Little Horton**

Appeal against Enforcement Notice - Case No: 14/00465/ENFCOU

Appeal Ref: 16/00079/APPENF

**(n) 70 Abb Scott Lane, Bradford** **Royds**

Construction of detached dwelling - Case No: 16/00716/FUL

Appeal Ref: 16/00096/APPFL2

**(o) 8 Hilton Grove, Bradford** **City**

Construction of first floor side and rear extension and single storey extension to rear side - Case No: 16/03423/HOU

Appeal Ref: 16/00124/APPHOU

**(p) Land Adjacent to 90 Sunbridge Road, Bradford** **City**

Appeal against Enforcement Notice - Case No: 12/00478/ENFUNA

Appeal Ref: 16/00074/APPENF

**(q) Land at Stocks Lane, Bradford** **Queensbury**

Residential development of 21 dwellings with associated access, parking and landscaping - Case No: 15/07109/MAF

Appeal Ref: 16/00109/APPFL2

**(r) The Gatehaus, Leeds Road, Bradford**

**City**

Display of banner sign - Case No: 16/04398/ADV

Appeal Ref: 16/00121/APPAD1

**(s) Whetley Mills, 370 – 372 Thornton Road, Bradford** **Manningham**

Retrospective application for banners and flag sign - Case No: 16/02293/LBC

Appeal Ref: 16/00092/APPLB2

**Resolved –**

**That the decisions be noted.**

**Action: Strategic Director, Place**

(Mohammed Yousuf – 01274 434605)

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