

Decisions of the Area Planning Panel (Bradford) on Wednesday, 12 April 2017

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

Decisions

6. APPLICATIONS RECOMMENDED FOR APPROVAL OR REFUSAL

(a) 26 Carr Lane, Bradford

Wyke

A full planning application for the construction of a granny annex in the rear garden of 26 Carr Lane, Bradford - 17/00440/HOU

Resolved –

That the application be refused for the following reason:

That the annex was considered to be overbearing on neighbouring properties and be detrimental to the visual and neighbouring amenity. For this reason the proposal fails to comply with policy D1 and UR3 of the Council's adopted Replacement Unitary Development Plan.

Action: Strategic Director, Place

(b) 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 approved for the reasons and subject to the conditions set out in the Strategic Director, Place's technical report.

Action: Strategic Director, Place



(c) 405 Thornton Road, Thornton, Bradford

Thornton

A full planning application for the change of use of the property from class A1 retail to class A5 hot food takeaway at 405 Thornton Road, Thornton, Bradford - 16/09509/FUL

Resolved –

That the application be refused for the following reason:

That there would be an over concentration of hot food takeaways in the vicinity and this would be detrimental to the vitality and viability of the Thornton Local Centre and, therefore, contrary to Policy UR3 of the Replacement Unitary Development Plan and Principle 1 of the Council's Hot Food Takeaway Supplementary Planning Document.

Action: Strategic Director, Place

(d) First Floor, 519 Great Horton Road,

Great Horton

This is a full planning application for the change of use of the first floor of a building to a beauty treatment salon and Thai spa at 519 Great Horton Road, Bradford - 16/09474/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

**(e) Park Grange Medical Centre, 141 Woodhead Road,
Bradford**

City

An outline planning application for eight apartments on land at 141 Woodhead Road, Bradford - 17/00307/OUT

Resolved –

That the application be deferred to a future meeting in order to allow officers to consider the amended plans submitted.

Action: Strategic Director, Place

(f) Saleh Autos, Ivanhoe Road, Bradford

City

A full application for the conversion of first floor storage into four self-contained flats at Saleh Autos, Ivanhoe Road, Bradford - 17/00097/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

(g) 39 Beaconsfield Road, Bradford

Clayton & Fairweather Green

A full retrospective planning application for retention of changes to the rear elevation of the building in relation to the dormer windows at 39 Beaconsfield Road, Clayton, Bradford - 17/00324/FUL

Resolved –

That the application be refused as per the reason set out in the Strategic Director, Place's technical report.

Action: Strategic Director, Place

**(h) Land North East of Junction of Squire Lane &
Duckworth Lane, Bradford**

Toller

A full application for the construction of a private hire telephone booking office at Land North East of the junction between Squire Lane and Duckworth Lane, and the use of land at Bullroyd Lane for the parking of seven private hire cars - 17/00376/FUL

Resolved –

That the application be refused as per the reason set out in the Strategic Director, Place's technical report.

Action: Strategic Director, Place

(Mohammed Yousuf – 01274 434605)

7. **MISCELLANEOUS ITEMS**

REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION

(a) 10 - 11 Claremont Terrace, Bradford **City**

Unauthorised front and rear dormer windows - 15/00991/ENFUNA

The unauthorised front and rear dormer windows remain in place and on 20 March 2017 the Planning Manager (Enforcement & Trees) authorised the issue of Enforcement Notices.

(b) 107 Carlisle Road, Bradford **Manningham**

Unauthorised structure - 16/01047/ENFUNA

On 15 March 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(c) 120 Arncliffe Terrace, Bradford **City**

Unauthorised timber cladding to shopfront - 13/01180/ENFUNA

On 1 March 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(d) 139 St Helena Road, Bradford **Royds**

Unauthorised use of land for a mixture of uses consisting of: The sale, supply and fitting of tyres/The washing and valeting of motor vehicles - 17/00027/ENFCOU

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 16 March 2017.

(e) 2 Spencer Road, Bradford **City**

Unauthorised Class A5 hot food takeaway use - 15/01243/ENFCOU

On 1 March 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(f) 35 Oak Lane, Bradford **Manningham**

Failure to comply with the requirement of condition 2 of planning permission 09/02875/FUL - 16/00590/ENFCON

On 10 February 2017 the Planning Manager (Enforcement and Trees) authorised Enforcement Action.

(g) 36 Brantwood Drive, Bradford **Heaton**

The construction without planning permission of a single storey side and rear extension - 14/00291/ENFUNA

On 19 January 2017 the Planning Manager (Enforcement and Trees) authorised Enforcement Action.

(h) 45 Darley Street, Bradford **City**

Unauthorised alterations to Listed Building - 16/00959/ENFLBC

On 1 March 2017 the Planning Manager (Enforcement & Trees) authorised the issue of a Listed Building Enforcement Notice.

(i) 5 Hawes Terrace, Bradford **Wibsey**

Non-compliance with planning permission 13/05152/HOU - 15/00936/ENFAPP

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 14 February 2017.

(j) 66 Curzon Road, Bradford **Bradford Moor**

Unauthorised rear extensions and walling - 16/00725/ENFUNA

On 6 March 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(k) 7 Ashburnham Grove, Bradford **Manningham**

Construction of a rear extension - 16/00638/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 7 February 2017.

(l) 71 Lilycroft Road, Bradford **Toller**

Unauthorised front and rear dormer windows - 16/00508/ENFAPP

On 20 March 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(m) 8 St Marys Crescent, Wyke, Bradford **Wyke**

The construction without planning permission of a lean-to timber structure to the side of the property - 15/01017/ENFUNA

The Planning Manager (Enforcement Trees) authorised Enforcement Action requiring the owners to demolish the unauthorised lean-to timber structure.

(n) 94 Cumberland Road, Bradford

Great Horton

Unauthorised rear extension - 15/00717/ENFUNA

On 6 March 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(o) 78 Little Horton Lane, Bradford

City

Display of advertisements without Listed Building Consent - 15/00927/ENFLBC

On 27 February 2017 the Planning Manager (Enforcement & Trees) authorised the issue of a Listed Building Enforcement Notice.

(p) Rees Way, Otley Road, Bradford

Bowling & Barkerend

Breach of condition 3 of planning permission 12/01555/FUL - 16/00497/ENFCOU

On 6 March 2017 the Planning Manager (Enforcement & Trees) authorised the issue of a Breach of Condition Notice.

DECISIONS MADE BY THE SECRETARY OF STATE

APPEALS ALLOWED

(q) 203 Great Horton Road, Bradford

City

Appeal against Enforcement Notice – Case No: 15/00712/ENFUNA

Appeal Ref: 16/00106/APPENF

(r) 359 Highfield Road, Idle, Bradford

Idle & Thackley

Demolition of existing garage and construction of new - Case No: 16/06860/HOU

Appeal Ref: 17/00007/APPHOU

APPEALS DISMISSED

(s) 364 Whitehall Road, Wyke, Bradford

Wyke

Construction of one pair of semi-detached dwellings - Case No: 16/03890/FUL

Appeal Ref: 16/00133/APPFL2

(t) 8 & 10 Farlea Drive, Bradford

Eccleshill

Appeal against Enforcement Notice – Case No: 14/00741/ENFAPP

Appeal Ref: 16/00117/APPENF

(u) 912-914 Leeds Road, Bradford

Bradford Moor

Appeal against Enforcement Notice – Case No: 15/00699/ENFUNA

Appeal Ref: 16/00087/APPENF

(v) 912-914 Leeds Road, Bradford

Bradford Moor

Appeal against Enforcement Notice – Case No: 15/00699/ENFUNA

Appeal Ref: 16/00088/APPENF

Resolved –

That the decisions be noted.

Action: Strategic Director, Place

(Mohammed Yousuf – 01274 434605)

FROM: Parveen Akhtar
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City of Bradford Metropolitan District Council

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