

Minutes of a meeting of the Regulatory and Appeals Committee held on Thursday, 12 January 2017 at the Banqueting Hall - City Hall, Bradford

Commenced 10.05 am
Concluded 10.30 am

Present – Councillors

CONSERVATIVE	LABOUR	LIBERAL DEMOCRAT
Barker Brown	Wainwright Watson	Griffiths

Apologies: Councillor Abid Hussain

Councillor Warburton in the Chair

58. DISCLOSURES OF INTEREST

In the interest of transparency, Councillor Griffiths disclosed that in his capacity as a Ward Councillor he had objected to the outline application (concerning the principle of development) in respect of Land to the West of Sandhill Fold, Bradford (Minute 62). The Reserved Matters application now before the Committee was a separate matter but, in light of the local newspaper having illustrated a story about it with a photograph of him objecting to the previous application and the perception that this might create, he would withdraw from the meeting during the consideration of this item.

59. MINUTES

Resolved –

That the minutes of the meetings held on 4 August and 1 September 2016 be signed as a correct record.

ACTION: City Solicitor



60. INSPECTION OF REPORTS AND BACKGROUND PAPERS

There were no appeals submitted by the public to review decisions to restrict documents.

61. MEMBERSHIP OF SUB-COMMITTEES

No resolution was passed on this item.

NO ACTION

62. LAND TO THE WEST OF SANDHILL FOLD, BRADFORD

The Assistant Director – Planning, Transportation and Highways submitted a report (**Document “AE”**) in respect of a Reserved Matters Application for layout, scale, appearance and landscaping associated with the construction of 60 dwellings and associated infrastructure on land to the west of Sandhill Fold, Bradford – 16/08403/MAR.

The report explained that the access had been approved at the outline application stage. (Planning Permission 14/01727/MAO, which had been granted further to an appeal in January 2015).

The report also considered a request for a Deed of Variation, in respect of the related Section 106 legal agreement, to reduce the number of affordable dwellings to be provided on the site from 9 to 5. A viability appraisal had been submitted in support of this request, the conclusions of which were accepted by the Local Planning Authority.

The Assistant Director reported that the Council's Trees officer had no objections to the proposal. He also explained that a separate Diversion Order would be necessary to alter the route of the existing footpaths and further amendments may need to be made to the plans as a result. He therefore recommended that, if Members were minded to approve the application, an additional condition be imposed to list the approved plans. This would then allow an application to be made to vary these, if it proved necessary at a later date, rather than an amendment having to be sought to the whole planning permission.

In response to a question he said that access to the footpaths should be maintained as far as possible during the construction works.

An objector said that at the appeal hearing in January 2015 the Inspector had said that scale and privacy should be addressed. As a resident of Santa Monica Road he was concerned that the proposal would place five or six new units adjacent to his boundary. Santa Monica Road dropped down and it was considered that the proposed fencing would not be sufficiently high to address privacy concerns.



The Assistant Director said that the density had been reduced and ten fewer properties were now proposed than at the outline application stage.

The applicant's agent addressed the Committee:

- It was confirmed that a 1.8 metre fence was to be provided alongside the existing stone wall along the boundary.
- The scheme had been developed further to lengthy discussion over an eight month period and the officer's recommendation was fully supported.
- Consultation had been undertaken with the local community and had been well attended.
- Adjustments had been made to the layout in response to issues raised.
- This Reserved Matters Application concerned layout, scale, appearance and landscaping.
- Considerable thought had been given to the design. The development would provide a mix of properties and took account of the land levels, the existing rights of way and the issues with the land arising from past activity on the site.
- Most of the properties would be two storey. A limited number would be two and a half storey and these had been carefully placed and would act as a focal point.
- All the proposed plots respected the neighbouring properties.
- The rights of way that were in regular use were to be retained and brought up to adoptable standard.
- The scheme included a number of community benefits, secured through a Section 106 legal obligation, in respect of a contribution to education infrastructure, off site highway improvements and the provision of a number of units of affordable housing. It was noted that there were significant abnormal costs associated with the development of the site.
- The scheme would provide much needed housing and would also bring economic benefit to the local area through the generation of New Homes Bonus monies and Council tax receipts.
- The application accorded with all the relevant planning policies and was considered acceptable by the relevant consultees.

In response to a further question from a Member of the Committee the Assistant Director explained that details of the remediation work to be undertaken on the site to address the issues raising from past activities would have to be submitted and approved by Building Control.

Resolved –

- (1) That the application be approved for the reasons and subject to the conditions set out in the Assistant Director - Planning, Transportation and Highways' technical report together with an additional condition as set out below:**



The development hereby approved shall only be carried out in accordance with the approved plans listed below:

Drawing number 1627.02 dated 1st October 2106 showing the Location Plan and received by the Council on the 14th October 2016

Drawing number 1627.04 Rev B dated 1st August 2016 showing the Streetscenes and received by the Council on the 14th October 2016

Drawing number 1627.05 dated 17th August 2016 showing the Cross Sections and received by the Council on the 14th October 2016

Drawing number 2674/1 Rev E dated 14th July 2016 showing the Detailed Landscape Proposals and received by the Council on the 14th October 2016

Drawing number ASY.01 dated 1st August 2016 showing the Ashbury House Type and received by the Council on the 14th October 2016

Drawing number B.PPW.01 dated 1st August 2016 showing the Boundary Treatments and received by the Council on the 14th October 2016

Drawing number B.TFT.01 dated 1st August 2016 showing the Boundary Treatments and received by the Council on the 14th October 2016

Drawing number CRD.01 dated 1st August 2016 showing the Cranford House Type and received by the Council on the 14th October 2016

Drawing number HAN.01 dated 1st October 2016 showing the Hamilton House Type and received by the Council on the 14th October 2016

Drawing number HON.01 dated 1st October 2016 showing the Honiton House Type and received by the Council on the 14th October 2016

Drawing number HON.02 dated 1st October 2016 showing the Honiton House Type and received by the Council on the 14th October 2016

Drawing number KEN.01 dated 1st August 2016 showing the Kempton House Type and received by the Council on the 14th October 2016

Drawing number KIY.01 dated 1st October 2016 showing the Kingsbury House Type and received by the Council on the 14th October 2016

Drawing number NEY.01 dated 1st August 2016 showing the Newbury House Type Elevations and received by the Council on the 14th October 2016

Drawing number NEY.02 dated 1st August 2016 showing the Newbury House Type Floor Plans and received by the Council on the 14th October 2016

Drawing number P & RF.01 dated 1st August 2016 showing the Boundary Treatments and received by the Council on the 14th October 2016

Drawing number ROY.01 dated 1st August 2016 showing the Rosebury House Type and received by the Council on the 14th October 2016

Drawing number SUN.01 dated 1st October 2016 showing the Sutton House Type and received by the Council on the 14th October 2016

Drawing number 4154/208.01 dated 21st October 2013 showing the



Boundary Treatments (1.8m high screen fence) and received by the Council on the 9th November 2016
Drawing number 1627.01 REV F dated 6th July 2016 showing the Planning Layout and received by the Council on the 2nd December 2016

Reason: For the avoidance of doubt as to the terms under which this planning permission has been granted.

- (2) That the Assistant Director – Planning, Transportation and Highways (in consultation with the City Solicitor) be authorised to complete a Deed of Variation in respect of the Section 106 legal obligation associated with planning permission 14/01727/MAO, for the development of land at Sandhill Fold, Bradford, to reduce the number of on site affordable housing units from 9 to 5 whilst retaining all other obligations.

ACTION: *Assistant Director - Planning, Transportation and Highways*

Chair

Note: These minutes are subject to approval as a correct record at the next meeting of the Regulatory and Appeals Committee.

THESE MINUTES HAVE BEEN PRODUCED, WHEREVER POSSIBLE, ON RECYCLED PAPER

