

Decisions of the Regulatory and Appeals Committee on Thursday, 9 March 2017

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

Decisions

4. **MEMBERSHIP OF SUB-COMMITTEES**

No resolution was passed on this item.

NO ACTION

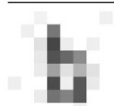
5. **LAND AT ARTHUR STREET, IDLE, BRADFORD**

Full planning application for the construction of a residential development of 41 dwellings including infrastructure, landscaping, access and all associated external works on land at Arthur Street, Bradford – 16/08854/MAF.

Resolved –

That the application be refused for the following reasons:

- (i) **The proposed development would, by reason of the restricted width of the entrance to the site from Arthur Street, give rise to serious highway safety implications being detrimental to the free flow of traffic and pedestrian safety. It would therefore be contrary to Policies UR3, D1 and TM19A of the Replacement Unitary Development Plan.**
- (ii) **The proposed development would create increased pressure on the existing local educational and recreational infrastructure and no mitigation measures have been offered. It would therefore be contrary to Policies CF2 and OS5 of the Replacement Unitary Development Plan.**



- (iii) The proposed development would lead to the loss of a significant number of protected trees, without adequate compensatory provision, to the detriment of visual amenity. It would therefore be contrary to Policies NE4 and NE5 of the Replacement Unitary Development Plan.

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

(John Eyles – 01274 434380)

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

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