

## **Decisions of the Regulatory and Appeals Committee on Thursday, 27 April 2017**

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### **Decisions**

**6. LAND AT SIMPSONS GREEN, APPERLEY ROAD, APPERLEY BRIDGE,  
BRADFORD**

Previous references: Minutes 36 (2014/15) and 12 (2016/17)

Planning application, submitted under the provisions of Section 73 of the Town and Country Planning Act 1990, in respect of the residential development of 267 dwellings and integral public open space, with associated access, parking and landscaping on land at Simpsons Green, Apperley Bridge, Bradford - 16/07708/VOC.

#### **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.**
- (2) That authority be delegated to the Assistant Director - Planning, Transportation and Highways, in consultation with the City Solicitor, to enter into a Deed of Variation of the original legal obligation under Section 106 of the Town and Country Planning Act 1990 and Section 278 of the Highways Act 1980 attached to Planning Permission 14/00255/MAF to retain all the obligations as follows:**
  - (i) Payment of a commuted sum of £1,926,006 towards the highway improvement scheme at the New Line/Harrogate Road junction in lieu of affordable housing provision, with any monies not required for the works to the junction being directed back to the provision of affordable housing within the Idle and Thackley Ward as the first priority and Bradford North Constituency as the second priority.**
  - (ii) Payment of a commuted sum of £21,000 to be used for improvements of the existing playing pitches in the nearby locality.**



- (iii) On-site provision of recreation equipment in the area to be designated as Public Open Space. The equipment to be maintained in perpetuity by the management company responsible for the open spaces on the site (see (v) below) and the detail of the type and location of the equipment to be approved in writing by the Local Planning Authority.
- (iv) Payment of a commuted sum of £1,058,840 for educational infrastructure improvements within the Idle and Thackley Ward or adjoining wards; £462,054 towards primary facilities and £596,786 towards secondary facilities. (To be paid in four equal instalments at the following triggers: 25% on the occupation of the 50th unit, second instalment on the occupation of the 100th unit, third instalment on occupation of 150 units with the remainder paid on the occupation of the 200th unit.)
- (v) A management plan agreement for the management of all communal areas on the site which shall include long term design objectives, management responsibilities and maintenance schedules for all the areas in addition to including biodiversity enhancements. The Public Open Spaces to be provided prior to occupation of the 50th unit and to remain open and free from any built form in perpetuity.
- (vi) Payment of a commuted sum of £134,000 for transport infrastructure improvements and/or initiatives to support modal shift in the locality such as; upgrades to the Bridleway and the Public Rights of Way network. £20,000 of these monies to be put towards the upgrading of bus stops 17179 and 17178.
- (vii) Payment of a commuted sum of £15,000 to fund a mid/post development assessment and consultation exercise and any highway improvements considered necessary on Apperley Road and neighbouring roads, with consideration being given to the introduction of a road closure/one way system and resident's permit parking.
- (viii) Payment of a commuted sum of £5,000 to fund a Resident's Permit Parking Scheme, if identified as necessary by the mid/post development assessment and consultation exercise. The scheme to be agreed with the Council.
- (ix) Highway works, to include:
  - (a) A contribution of £1,926,006 towards the planned improvements to the New Line/Harrogate Road junction.
  - (b) A contribution of £14,000 for Traffic Regulation Orders and a Speed Hump Order to implement waiting restrictions to the protect visibility splays at the junction and for the relocation of the existing speed humps on Apperley Road.
  - (c) The provision of an Emergency Access, along with a shared pedestrian/cycle link, between the site and Leeds Road,

the legal planning obligation to contain such other ancillary provisions as the Assistant Director - Planning, Transportation and Highways (after consultation with the City Solicitor) considers appropriate.

- (3) That the Assistant Director - Planning, Transportation and Highways

include a footnote on the planning permission in respect of the imposition of a covenant on the plots along the southern boundary of the site which abut existing properties on Apperley Road to ensure the retention and maintenance of suitable landscaping treatments/screening along this boundary.

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

(John Eyles – 01274 434380)

## 7. **LAND AT TRAFALGAR STREET, BRADFORD**

Previous reference: Minute 28 (2016/17)

Outline application for the construction of a mixed-use development scheme comprising apartments and wedding venue with conferencing facilities and associated car parking on land at Trafalgar Street car park, Snowden Street, Bradford - 16/02316/MAO.

**Resolved –**

- (1) That the decision taken on 4 August 2016 to approve the application for the reasons set out in the Assistant Director - Planning, Transportation and Highways' technical report (Document "P") and subject to the completion of a legal planning obligation under Section 106 of the Town and Country Planning Act 1990 with the following heads of terms:**
  - (i) The payment of a commuted sum of £41,261 towards enhancing the recreational infrastructure at Thurnscoe Road Play Area and Lupton Street Play Area and a contribution towards delivery of Bradford Council's Playing Pitch Strategy in the area.**
  - (ii) The payment of a commuted sum of £77,067 towards the enhancement of educational infrastructure; £33,629.40 for primary sector level to be used at Poplars Park Primary School and £43,437.60 for secondary sector level to be used at Oasis Academy Lister Park,**
  - (iii) The provision of 25 affordable homes in the form of 19x1 bedroom apartments and 6x2 bedroom apartments,**
  - (iv) Off-site highway works including the payment of the costs of amending the existing Traffic Regulation Order on Trafalgar Street (approximately £7,000 - £8,000),**
  - (v) The 63 self-serviced apartments to be used only on a short term basis in association with use of the wedding venue and conference facilities on-site and any change in the nature of the use of the self serviced apartments in the future to be subject to a planning application,**

be reaffirmed, subject to the legal obligation being completed, signed by the applicant and returned to the Council by no later than 31 May 2017.

- (2) That, if the legal obligation referred to in (1) above is not completed, signed by the applicant and returned to the Council by 31 May 2017, authority be delegated to the Assistant Director - Planning, Transportation and Highways to refuse the application for the reasons set out in Document "AK".

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

(John Eyles – 01274 434380)

8. **GREENHOLME MILLS, BURLEY IN WHARFEDALE/BRIDGEHOUSE MILLS,  
HAWORTH**

**Resolved –**

**That Document "AL" be noted.**

**NO ACTION**

(John Eyles – 01274 434380)

9. **PRIVATE HIRE AND HACKNEY CARRIAGES - NEW CONDITIONS**

This item was withdrawn from the Agenda.

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