

Agenda for a meeting of the Regulatory and Appeals Committee to be held on Monday 15 May 2017 at 10.00 am in the Banqueting Hall - City Hall, Bradford

Members of the Committee – Councillors

CONSERVATIVE	LABOUR	LIBERAL DEMOCRAT
Barker Brown	Warburton Abid Hussain Wainwright Watson	Griffiths

Alternates:

CONSERVATIVE	LABOUR	LIBERAL DEMOCRAT
Ellis Miller	Azam S Hussain Lal Lee	R Ahmed

Notes:

- This agenda can be made available in Braille, large print or tape format on request by contacting the Agenda contact shown below.
- The taking of photographs, filming and sound recording of the meeting is allowed except if Councillors vote to exclude the public to discuss confidential matters covered by Schedule 12A of the Local Government Act 1972. Recording activity should be respectful to the conduct of the meeting and behaviour that disrupts the meeting (such as oral commentary) will not be permitted. Anyone attending the meeting who wishes to record or film the meeting's proceedings is advised to liaise with the Agenda Contact who will provide guidance and ensure that any necessary arrangements are in place. Those present who are invited to make spoken contributions to the meeting should be aware that they may be filmed or sound recorded.
- If any further information is required about any item on this agenda, please contact the officer named at the foot of that agenda item.
- **A legal briefing for all Members will take place at 0915 in the Banqueting Hall on the day of the meeting.**
- Applicants, objectors, Ward Councillors and other interested persons are advised that the Committee may visit any of the sites that appear on this Agenda during the day of the meeting, without prior notification. The Committee will then reconvene in the meeting room after any visits in order to determine the matters concerned.
- At the discretion of the Chair, representatives of both the applicant(s) and objector(s) may be allowed to speak on a particular application for a maximum of five minutes in total.
- **Interested parties are asked to note that Items 6 and 7 on this Agenda will not be heard before 1.30 pm.**

From:

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City Solicitor
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To:



A. PROCEDURAL ITEMS

1. ALTERNATE MEMBERS (Standing Order 34)

The City Solicitor will report the names of alternate Members who are attending the meeting in place of appointed Members.

2. DISCLOSURES OF INTEREST

(Members Code of Conduct - Part 4A of the Constitution)

To receive disclosures of interests from Members and co-opted members on matters to be considered at the meeting. The disclosure must include the nature of the interest.

An interest must also be disclosed in the meeting when it becomes apparent to the Member during the meeting.

Notes:

- (1) *Members may remain in the meeting and take part fully in discussion and voting unless the interest is a disclosable pecuniary interest or an interest which the Member feels would call into question their compliance with the wider principles set out in the Code of Conduct. Disclosable pecuniary interests relate to the Member concerned or their spouse/partner.*
- (2) *Members in arrears of Council Tax by more than two months must not vote in decisions on, or which might affect, budget calculations, and must disclose at the meeting that this restriction applies to them. A failure to comply with these requirements is a criminal offence under section 106 of the Local Government Finance Act 1992.*
- (3) *Members are also welcome to disclose interests which are not disclosable pecuniary interests but which they consider should be made in the interest of clarity.*
- (4) *Officers must disclose interests in accordance with Council Standing Order 44.*

3. MINUTES

Recommended –

That the minutes of the meetings held on 9 March 2017 be signed as a correct record.

(Sheila Farnhill – 01274 432268)



4. INSPECTION OF REPORTS AND BACKGROUND PAPERS

(Access to Information Procedure Rules – Part 3B of the Constitution)

Reports and background papers for agenda items may be inspected by contacting the person shown after each agenda item. Certain reports and background papers may be restricted.

Any request to remove the restriction on a report or background paper should be made to the relevant Strategic or Assistant Director whose name is shown on the front page of the report.

If that request is refused, there is a right of appeal to this meeting.

Please contact the officer shown below in advance of the meeting if you wish to appeal.

(Sheila Farnhill - 01274 432268)

B. BUSINESS ITEMS

5. MILNER FIELDS FARM, PRIMROSE LANE, GILSTEAD Bingley

1 - 62

The Assistant Director - Planning, Transportation and Highways will present a report (**Document “AN”**) in respect of a planning application for the development of an Innovation Centre (sui generis use) on the site of Milner Field Farm, Primrose Lane, Gilstead – 15/05538/MAF.

The development would involve the demolition of certain existing farm buildings, the construction of new Innovation Centre buildings, the formation of a new car park and the undertaking of ancillary landscaping, drainage, access works and landscaping works to the wider farmland to provide for enhanced public access, including to the remains of Milner Field House, and ecological enhancement.

Recommended –

That the application be refused for the reasons set out in the Assistant Director - Planning, Transportation and Highways' technical report.

(John Eyles – 01274 434380)



Interested parties are asked to note that the following item will not be considered before 1.30 pm.

**6. SITE OF THE FORMER AVENEL CLUB, WHITBURN WAY,
BRADFORD
Thornton and Allerton**

63 - 84

A report will be submitted by the Assistant Director - Planning, Transportation and Highways (**Document "AO"**) in relation to a full planning application for a residential development of 23 dwellings, 8 two bed and 15 four bed, on the site of the former Avenel Club, Whitburn Way, Bradford – 16/09318/MAF.

Recommended –

- (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 the grant of planning permission be subject also to the completion of a legal planning obligation under Section 106 of the Town and Country Planning Act 1990, or such other lawful mechanism for securing the heads of terms as may be agreed in consultation with the City Solicitor, in respect of:**
 - (i) The payment of a commuted sum of £57,066 towards the enhancement of the educational infrastructure at secondary school level, to be used at Parkside School,**
 - (ii) The payment of a commuted sum of £21,334 towards the enhancement of recreational facilities in the vicinity of the site, to be used for the provision and/or enhancement of the existing facilities and infrastructure at Ley Top Rec or Ladyhill Park,**
 - (iii) The provision of up to 20% of the units on site as affordable housing, to be transferred to a Registered Provider,**

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.

(John Eyles -01274 434380)



Interested parties are asked to note that the following item will not be considered before 1.30 pm.

7. SPORTS GROUND, HARROGATE ROAD, BRADFORD
Idle and Thackley

85 - 106

The Assistant Director - Planning, Transportation and Highways will submit a report (**Document “AP”**) in respect of a planning application for the erection of 45 dwellings, with associated access works, at the former Crag Road United Football Ground, Harrogate Road, Bradford – 16/09142/MAF.

Recommended –

- (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 the grant of planning permission be subject also to the completion of a legal planning obligation under Section 106 of the Town and Country Planning Act 1990 and Section 278 of the Highways Act 1980, or such other lawful mechanism for securing the heads of terms as may be agreed in consultation with the City Solicitor, in respect of:**
 - (i) The payment of a commuted sum of £63,391 towards the enhancement of the educational infrastructure at primary level, to be used at Greengates, Holybrook, Our Lady & St Brendan’s and Thorpe Primary Schools,**
 - (ii) The payment of a commuted sum of £25,000 towards the enhancement of recreational facilities, to be used towards the redevelopment of Harrogate Road Playing Fields,**
 - (iii) The provision of 9 affordable housing units on site,**
 - (iv) The payment of a commuted sum of £30,000 for the provision of a bus shelter and a live bus information display at Bus Stop No. 18116 and a live bus information display at Bus Stop No. 18117,**
 - (v) The payment of a commuted sum of £13,792 towards improvements to the culvert at Carr Beck,**



- (vi) **Off-site highway works on Harrogate Road to support the development, to include the relocation of the bus shelter, provision of bus clearway markings; construction of a parking lay-by; implementation of a Traffic Regulation Order; and the amendment of existing ghost hatched markings to provide a right hand turn lane,**

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.

(John Eyles – 01274 434380)

THIS AGENDA AND ACCOMPANYING DOCUMENTS HAVE BEEN PRODUCED, WHEREVER POSSIBLE, ON RECYCLED PAPER

