

Agenda for a meeting of the Regulatory and Appeals Committee to be held on Thursday, 13 July 2017 at 10.00 am in the Banqueting Hall - City Hall, Bradford

Members of the Committee – Councillors

CONSERVATIVE	LABOUR	LIBERAL DEMOCRAT AND INDEPENDENT
Brown Rickard	Warburton Wainwright Amran Watson	Griffiths

Alternates:

CONSERVATIVE	LABOUR	LIBERAL DEMOCRAT AND INDEPENDENT
Ellis Miller	Azam S Hussain Lal Lee	Stelling

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.

From:

Parveen Akhtar
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 27 April and 15 May 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. **MEMBERSHIP OF SUB-COMMITTEES**

The Committee will be asked to consider recommendations, if any, to appoint Members to Sub-Committees of the Committee.

(Sheila Farnhill – 01274 432268)

6. **BAILDON MILLS, NORTHGATE, BAILDON** **Baildon**

(i) Application No: 16/06606/MAF

The Assistant Director - Planning, Transportation and Highways will present a report (**Document “E”**) in relation to a planning application for the conversion and alteration, including partial demolition, of existing buildings and the replacement of a garage block with a new building to form 42 residential units at Baildon Mills, Northgate, Baildon.

Recommended –

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.



(ii) Application No: 16/06607/LBC

A report will be submitted by the Assistant Director - Planning, Transportation and Highways in respect of an application for Listed Building Consent for works to convert a listed building to residential use at Baildon Mills, Northgate, Baildon (**Document “F”**). The listed building is one of the buildings proposed for residential conversion under planning application 16/06606/MAF.

Recommended –

That the application for Listed Building Consent be approved for the reasons and subject to the conditions set out in the Assistant Director - Planning, Transportation and Highways’ technical report.

(iii) Application No. 17/00921/MAF

The Assistant Director - Planning, Transportation and Highways will submit a report (**Document “G”**) in relation to a planning application for the development of 14 residential dwellings on land within the site of Baildon Mills, Northgate, Baildon, which is currently covered by a large warehouse.

Recommended –

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.

(John Eyles – 01274 434380)

7. LAND AT HILL TOP, THORNTON, BRADFORD
Thornton and Allerton

The report of the Assistant Director - Planning, Transportation and Highways (**Document “H”**) considers an outline application for the construction of 11 residential units on land to the south of Hill Top Road, Thornton - 16/09443/MAO. The report explains that the proposal involves the creation of a new adopted access from Hill Top Road and that all matters save access are reserved for later approval.

Recommended –

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.

(John Eyles – 01274 434380)



8. DEVELOPMENT SERVICES - ANNUAL PERFORMANCE REPORT

The Assistant Director - Planning, Transportation and Highways will present his report (**Document "I"**) which updates Members on the performance of Development Services against the national assessment criteria and local performance indicators between 1 April 2016 and 31 March 2017.

Recommended –

That Document "I" be noted.

(Jenny Seaman – 01274 434195)

9. PRIVATE HIRE AND HACKNEY CARRIAGES - CHANGES TO CONDITIONS

The report of the Strategic Director, Place (**Document "J"**) seeks the approval of the Committee to implement new conditions for private hire driver/operator/proprietor licences and hackney carriage drivers and vehicle licences.

The report explains that the conditions will assist operators, proprietors and drivers in delivering an effective and safe service, improved vehicle maintenance and better business protocols. It states that the use of good practice will increase the safety of the travelling public.

Recommended –

That the implementation of the proposed new conditions for private hire driver/operator/proprietor licences and hackney carriage drivers and vehicle licences, as set out in Paragraphs 3.1 to 3.5 of Document "J", be approved.

(Carol Stos - 01274 437506)

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

