

Decisions of the Regulatory and Appeals Committee on Thursday, 13 July 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. BAILDON MILLS, NORTHGATE, BAILDON

(i) Application No: 16/06606/MAF

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 (**Document “E”**).

Resolved –

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, further to the amendment of Condition 3 to read as follows:

3. No ‘built development works’ shall be begun until full details of all facing materials, including samples of facing walling stones and roof tiles *and details of the cladding, pointing, eaves and windows and doors including reveals* have been submitted to and approved in writing by the Local Planning Authority. Details shall also be provided of proposals for alterations to the windows to the mill elevation facing Providence Row to minimise the potential for overlooking. Thereafter the development shall be constructed and maintained in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development is sympathetic to the built and natural environment in the locality, in accordance with saved policies D1, BH7 and NE3 of the replacement Unitary Development Plan.

(ii) Application No: 16/06607/LBC

Application for Listed Building Consent for works to convert a listed building to residential use (**Document “F”**). The listed building is one of the buildings proposed for residential conversion under planning application 16/06606/MAF.

Resolved –

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

Application for the development of 14 residential dwellings on land which is currently covered by a large warehouse (**Document “G”**).

Resolved –

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, further to the amendment of Condition 3 to read as follows:

3. No ‘built development works’ shall be begun until full details of all facing materials, including samples of facing walling stones and roof tiles *and details of the cladding, pointing, eaves and windows and doors including reveals* have been submitted to and approved in writing by the Local Planning Authority. Details shall also be provided of proposals for alterations to the windows to the mill elevation facing Providence Row to minimise the potential for overlooking. Thereafter the development shall be constructed and maintained in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development is sympathetic to the built and natural environment in the locality, in accordance with saved policies D1, BH7 and NE3 of the replacement Unitary Development Plan.

ACTION: Assistant Director - Planning, Transportation and Highways

(John Eyles – 01274 434380)

6. **LAND AT HILL TOP, THORNTON, BRADFORD**

Outline application for the construction of 11 residential units - 16/09443/MAO.

Resolved –

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.

ACTION: Assistant Director - Planning, Transportation and Highways

(John Eyles – 01274 434380)

7. **DEVELOPMENT SERVICES - ANNUAL PERFORMANCE REPORT**

Resolved –

That Document "I" be noted and officers be thanked for their hard work and contribution to the results achieved.

NO ACTION

(Jenny Seaman – 01274 434195)

8. **PRIVATE HIRE AND HACKNEY CARRIAGES - CHANGES TO CONDITIONS**

Resolved –

(1) That the new conditions for private hire driver/operator/proprietor licences and hackney carriage drivers and vehicle licences, as set out in Document "J", be approved with the conditions set out in Paragraphs 3.1, 3.2, 3.3 and 3.5 being implemented with immediate effect and those in Paragraph 3.4 with effect from 1 September 2017.

(2) That the Hackney Carriage and Private Hire Service be requested to notify all drivers directly of any future consultation process, as far as possible, where an email address has been provided to the Service.

ACTION: Strategic Director, Place

(Carol Stos - 01274 437506)

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

Committee Secretariat Contact: Sheila Farnhill, 01274 432268