

## Agenda for a meeting of the Regulatory and Appeals Committee to be held on Thursday 10 August 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.
- **INTERESTED PARTIES ARE ASKED TO NOTE THAT ITEMS 9 AND 10 WILL NOT BE CONSIDERED BEFORE 13.00.**

### From:

Parveen Akhtar  
City Solicitor  
Agenda Contact: Sheila Farnhill  
Phone: 01274 432268  
E-Mail: sheila.farnhill@bradford.gov.uk

### 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. 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**

### **4. MEMBERSHIP OF SUB-COMMITTEES**

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

**Recommended –**

**That the appointment of Non-Voting Co-opted Members to the Corporate Parenting Panel, for the remainder of the 2017/2018 municipal year, be confirmed as set out below:**

- **Inspector Kevin Taylor - West Yorkshire Police**
- **Ali Jan Haider – Bradford District Clinical Commissioning Group**
- **Yasmin Umarji - Bradford Education**
- **The Chair of the Children in Care Council**

(Sheila Farnhill – 01274 432268)

### **5. LOCAL COUNCIL'S CHARTER - PLANNING PROTOCOL REVIEW**

1 - 6

The Assistant Director - Planning, Transportation and Highways will present a report (**Document “K”**) which seeks approval for a revised Planning Protocol for inclusion within the Council and Local Council's Charter.

The report explains that the Council works closely with the district's nineteen Parish, Town and Community Councils as key stakeholders in support of the people of the district. To help manage relations and set out how Bradford Council and the Local Councils aimed to work together a Charter was first produced, and approved by the Executive, in 2006 and then revised in 2015.

The Charter includes agreements on general communications, liaison activity, elections, financial arrangements, town planning and relevant parts of the Localism Act such as neighbourhood planning and the Standards Committee arrangements.

The Planning Service has recently worked with a number of the local Councils to review and update Appendix 5 of the Charter which specifically relates to how the Planning Service and Parish/Town/Community Councils interact with one another in respect of planning applications. The revised Protocol was approved at the Parish Council Liaison meeting on 14 June 2017 and is now submitted for Member's consideration.

**Recommended –**

**That the revised Planning Protocol, as set out in the Appendix to Document “K”, be approved and that it replace the current Appendix 5 of the Council and Local Council's Charter.**

(Adrian Walker – 01274 431237)

**6. DARKWOOD HOUSE, THE STREET, ADDINGHAM**  
**Craven**

7 - 28

The Assistant Director - Planning, Transportation and Highways will present a report (**Document “L”**) in respect of a planning application for the demolition of two existing properties and the erection of ten replacement dwellings at Darkwood House, The Street, Addingham – 17/00570/MAF.

**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 REDWOOD CLOSE, LONG LEE, KEIGHLEY**  
**Keighley East**

29 - 42

A report will be submitted by the Assistant Director - Planning, Transportation and Highways (**Document “M”**) in relation to a planning application, with all matters reserved except for access, for a development of up to 45 dwellings on land at Redwood Close, Long Lee, Keighley – 17/02809/MAO.

**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:

**On-site affordable housing provision of 15% of the total number of units.**

(John Eyles – 01274 434380)

**8. LAND AT BELTON ROAD, SILSDEN  
Craven**

43 - 74

Previous references: Minutes 105 (2015/16) and 10 (2016/17)

The Assistant Director - Planning, Transportation and Highways will submit **Document “N”** in respect of a Reserved Matters application concerning approval of details of appearance, landscaping, layout and scale for a development of 223 dwellings and associated infrastructure on land at Belton Road, Silsden – 17/02617/MAR.

**Recommended –**

- (1) That the Reserved Matters application for layout, scale, appearance and landscaping 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 to issue the approval of Reserved Matters subject to a Deed of Variation being entered into in respect of the previously engrossed legal obligation under Section 106 of the Town and Country Planning Act 1990 to provide for an increased contribution for education infrastructure from £202,844 to £244,783.

(John Eyles – 01274 434380)

***Interested parties are asked to note that the following items will not be considered before 13.00***

**9. SCOTT WORKS, HOLLINGWOOD LANE, BRADFORD  
Great Horton**

75 - 162

(i) 17/02462/MAF

A report will be submitted by the Assistant Director - Planning, Transportation and Highways (**Document “O”**) in respect of a full planning application for the construction of three individual retail units (Use Class A1) and a family pub restaurant (Use Class A3) with associated car parking, landscaping and associated works at Scott Works, Hollingwood Lane, Bradford.

**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:**

**The implementation of off site highway works/Traffic Regulation Orders as set out below:**

- Installation of a Pelican Crossing on Clayton Road and an inductive loop detector on Hollingwood Lane.**
- Extension of the waiting restrictions across the site frontage on Clayton Road.**
- Provision of residents’ parking on Clayton Road.**
- Conversion of the existing parking bays across the site frontage on Hollingwood Lane to a combination of residents’ permit parking and limited waiting.**
- Provision of yellow box markings at the new access on Clayton Road and at the Hollingwood Lane and Scholemoor Lane junctions,**

**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.**

(ii) 17/02466/OUT

The Assistant Director - Planning, Transportation and Highways will present a report (**Document “P”**) in relation to an outline planning application, with appearance and scale reserved, for the construction of a retail unit (Use Class A1), landscaping and associated works at Scott Works, Hollingwood Lane, Bradford.

**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:**

**The implementation of off site highway works/Traffic Regulation Orders as set out below:**

- Installation of a Pelican Crossing on Clayton Road and an inductive loop detector on Hollingwood Lane.**
- Extension of the waiting restrictions across the site frontage on Clayton Road.**
- Provision of residents’ parking on Clayton Road.**
- Conversion of the existing parking bays across the site frontage on Hollingwood Lane to a combination of residents’ permit parking and limited waiting.**
- Provision of yellow box markings at the new access on Clayton Road and at the Hollingwood Lane and Scholemoor Lane junctions,**

**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.**

(iii) 17/02473/OUT

The report of the Assistant Director - Planning, Transportation and Highways (**Document “Q”**) considers an outline planning application, with appearance and scale reserved, for the construction of a café/drive-through (Use Classes A1, A2, A3, A4 and A5), landscaping and associated works at Scott Works, Hollingwood Lane, Bradford.

**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:

The implementation of off site highway works/Traffic Regulation Orders as set out below:

- Installation of a Pelican Crossing on Clayton Road and an inductive loop detector on Hollingwood Lane.
- Extension of the waiting restrictions across the site frontage on Clayton Road.
- Provision of residents' parking on Clayton Road.
- Conversion of the existing parking bays across the site frontage on Hollingwood Lane to a combination of residents' permit parking and limited waiting.
- Provision of yellow box markings at the new access on Clayton Road and at the Hollingwood Lane and Scholemoor Lane junctions,

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 13.00***

**10. BUILDING CONTROL CHARGES**

163 -  
178

A report will be submitted by the Strategic Director, Place (**Document "R"**) which explains that the provision of a Building Regulations Service is a duty of each Local Authority under the provisions of Section 91 of the Building Act 1984. The Building (Local Authority Charges) Regulations 2010 allow local authorities to individually set charges to recover the cost of providing the service.

The Council's charges were last amended in 2011 and the report sets out a revised scheme of charges to meet the anticipated costs of providing the service in the next few years.



**Recommended –**

**That the proposed Scheme of Recovery of Building Regulations Charges, as set out in the Appendix to Document “R”, be adopted with effect from 4 September 2017.**

(Justin Booth – 01274 434716)

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