

Decisions of the Regulatory and Appeals Committee on Thursday, 10 August 2017

**These decisions are published for information in advance of the
publication of the Minutes**

Decisions

3. MEMBERSHIP OF SUB-COMMITTEES

Resolved –

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**

ACTION: City Solicitor

(Sheila Farnhill – 01274 432268)

4. LOCAL COUNCIL'S CHARTER - PLANNING PROTOCOL REVIEW

Resolved –

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.

ACTION: Assistant Director - Planning, Transportation and Highways

(Adrian Walker – 01274 431237)

5. DARKWOOD HOUSE, THE STREET, ADDINGHAM

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.

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)

6. LAND AT REDWOOD CLOSE, LONG LEE, KEIGHLEY

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.

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 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.

(3) That the Reserved Matters application be submitted to this Committee for determination.

ACTION: Assistant Director - Planning, Transportation and Highways

(John Eyles – 01274 434380)

7. LAND AT BELTON ROAD, SILSDEN

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.

Resolved –

(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 together with additional conditions in respect of:

(i) None of the dwellings to which this decision notice relates shall be brought into occupation until full details of the measures to be introduced to optimise the security of the development have been submitted to and approved in writing by the Local Planning Authority. Such measures shall include:

- 1. Provision of additional gates between terraced properties to provide two lockable and secure gated accesses to rear gardens of the terraced properties (a “doubling up” of secure gates);**
- 2. Provision of additional gates at the sides of semi-detached and detached properties to provide a lockable and secure access to rear gardens of semi-detached and detached properties;**
- 3. Provision of additional hedging/knee rail fencing at the frontage of properties which have open green areas in order to prevent people parking on these spaces;**
- 4. Provision of evidence to establish that the locks/windows/doors fitted to the houses hereby approved will meet the standards requested by the Police.**

Thereafter the approved details shall be implemented in full, either before any of the dwellings to which this decision notice relates are brought into occupation or in accordance with a Phasing Plan submitted to and approved in writing by the Local Planning Authority.

Reason: To optimise the security of the houses to accord with Policy DS5 of the Core Strategy.

(ii) The retention of the garages on the development for the parking of vehicles at all times; with authority being delegated to the Assistant Director - Planning, Transportation and Highways to draft an appropriate condition to secure this requirement.

(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.

ACTION: Assistant Director - Planning, Transportation and Highways

(John Eyles – 01274 434380)

8. SCOTT WORKS, HOLLINGWOOD LANE, BRADFORD

(i) 17/02462/MAF

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.

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 and that authority be delegated to the Assistant Director - Planning, Transportation and Highways, in consultation with the Chair, to determine any submission made by the applicant in respect of the amendment of the wording of Condition 36.**
- (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

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.

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.

(iii) 17/02473/OUT

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.

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, subject to the amendment of Condition 30 as set out below:

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, or any subsequent equivalent legislation, the premises shall be used for a drive through *coffee retail and sandwich* shop only and for no other purpose (including any other activity within Class A3 of the Order).

Reason: In order that the Local Planning Authority retains control over future changes of use with particular regard to car parking provision and impact on adjacent occupiers and to accord with Policy EC5 of the Local Plan for Bradford.

ACTION: Assistant Director - Planning, Transportation and Highways

(John Eyles – 01274 434380)

9. **BUILDING CONTROL CHARGES**

Resolved –

That, subject to the amendment of the total figure for the Inspection Charge for ‘other alterations, extensions and new build’ of between £15,001 and £20,000 in Table E from £164.00 to £264.00, 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.

ACTION: Strategic Director, Place

(Justin Booth – 01274 434716)

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

Committee Secretariat Contact: Sheila Farnhill, 01274 432268