

Decisions of the Regulatory and Appeals Committee on Thursday, 28 September 2017

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

Decisions

5. MEMBERSHIP OF SUB-COMMITTEES

Resolved –

**That Councillor Senior replace Councillor Townend as a Member of the
Social Services Appeals Panel.**

ACTION: City Solicitor

6. POPLARS PARK ROAD, 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, subject to the following additional
conditions:**

- (i) Prior to the commencement of development full details of a
Traffic Regulation Order and any other associated Orders
deemed necessary by the Highway Authority shall be
submitted to agreed and in writing by the Local
Planning Authority.**

**Reason: In the interests of highway safety and to accord with
Policy TR2 and Appendix 4 of the Core Strategy.**

- (ii) Prior to the commencement of development full details and
specifications of the works associated with traffic calming on
Poplars Park Road shall be submitted to and approved in
writing by the Local Highway Authority. The development shall
not be occupied until these works have been completed to the
satisfaction of the Local Planning Authority.**

**Reason: In the interests of highway safety and to accord with
Policy TR2 and Appendix 4 of the Core Strategy.**

- (iii) Before any part of the development is brought into use, the
proposed means of vehicular and pedestrian access hereby**

approved shall be laid out, hard surfaced, sealed and drained within the site in accordance with details to be approved in writing and completed to a constructional specification approved in writing by the Local Planning Authority.

- (iv) Before the development is brought into use, the off street car parking facility shall be laid out, hard surfaced, sealed and drained within the curtilage of the site in accordance with the approved drawings. The gradient shall be no steeper than 1 in 15 except where otherwise approved in writing by the Local Planning Authority.
- (v) Before any part of the development is brought into use, details of the works associated with Poplars Park Road i.e. provision of footways; provision of street lighting; and upgrade of carriageway shall be submitted to and approved in writing by Highways. The works shall then be completed in accordance with the approved specifications and to a timescale agreed with Highways.

And also be subject to the amendment of Condition 5 as set out below:

The development shall not be begun nor any works carried out on the development site until a detailed tree planting scheme, including appropriate indigenous species, has been submitted to and approved in writing by the Local Planning Authority.

In the first planting season following the completion of the development or as otherwise specified by the Local Planning Authority the trees shall be planted in accordance with the approved tree planting scheme.

Any trees becoming diseased or dying within the first 5 years after the completion of planting shall be removed immediately after the disease/death and a replacement tree of the same species/specification shall be planted in the same position no later than the end of the first available planting season following the disease/death of the original tree.

No other tree shall be removed from the site except with the written consent of the Local Planning Authority. Any replacement tree or trees specified in such written consent shall be planted as soon as reasonably practicable and in any event during the first available planting season following such removal.

Reason: For the maintenance of tree cover and in the interests of visual amenity and to accord Policies DS2 of the Core Strategy.

- (2) That a report be submitted to Bradford East Area Committee that details the implications of Poplars Park Road becoming a through

road and any traffic calming measures that could be implemented.

ACTION: Assistant Director - Planning, Transportation and Highways

(John Eyles – 01274 434380)

7. **ARTHUR STREET, BRADFORD**

Resolved –

That the application be refused for the following reasons:

- (i) The proposed development would, by reason of the restricted width of the entrance to the site from Arthur Street and the insufficient replacement parking provision for existing residents, give rise to serious highway safety implications thereby being detrimental to the free flow of traffic and pedestrian safety and would therefore be contrary to Policies TR2, DS4 and DS5 of the Local Plan for Bradford.
- (ii) The proposed development would lead to the loss of a significant number of protected trees, without adequate compensatory provision, to the detriment of visual amenity and would therefore be contrary to Policy EN5 of the Local Plan for Bradford.

ACTION: Assistant Director - Planning, Transportation and Highways

(John Eyles – 01274 434380)

8. **EXTENSION OF LOCAL DEVELOPMENT ORDER I AND II IN THE CITY CENTRE**

Resolved –

That following the consultation period, Local Development Order 1 and 2 be extended for a further period of three years, if no significant responses are made against these Orders and in consultation with the Portfolio Holder and the Chair of Regulatory and Appeals Committee.

ACTION: Assistant Director - Planning, Transportation and Highways

(Chris Eaton – 01274 434605)

FROM: Parveen Akhtar
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