

Agenda for a meeting of the Regulatory and Appeals Committee to be held on Thursday 5 April 2018 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 Amran Lee Watson	Griffiths

Alternates:

CONSERVATIVE	LABOUR	LIBERAL DEMOCRAT AND INDEPENDENT
Ellis Miller	Azam S Hussain Lal Wainwright	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, 10 AND 11 WILL NOT BE CONSIDERED BEFORE 1.30PM.**

From:

Michael Bowness
Interim 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. MINUTES

Recommended –

That the minutes of the meeting held on 11 January 2018 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. **LAND TO THE SOUTH OF GOOSE COTE LANE, KEIGHLEY** **Worth Valley**

1 - 46

The Assistant Director - Planning, Transportation and Highways will present a report (**Document “AM”**) in respect of an outline planning application for residential development (all matters of detail reserved except access) of 100 market dwellings, 30 affordable sheltered dwellings and associated infrastructure and landscaping works on Land to the South of Goose Cote Lane, Keighley – 18/00214/MAO.

Recommended –

That the application be refused for the reasons set out in the Assistant Director - Planning, Transportation and Highways' technical report.

(John Eyles – 01274 434380)

7. **IVY HOUSE CARE HOME, HOLLIN WOOD CLOSE, SHIPLEY** 47 - 64
Shipley

The Assistant Director - Planning, Transportation and Highways will submit a report (**Document “AN”**) in relation to a full planning application for the change of use of an existing disused care home to 14 one and two bedroom apartments at Ivy House Nursing Home, 6 Hollin Wood Close, Shipley – 17/06421/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)

8. **LAND OFF ASHLANDS ROAD, ILKLEY** 65 - 94
Ilkley

A report will be submitted by the Assistant Director - Planning, Transportation and Highways (**Document “AO”**) in respect of an outline planning application, with all matters reserved other than access, for the construction of 14 dwellings and a veterinary surgery on land off Ashlands Road, Ilkley – 16/04629/MAO.

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)

Interested parties are asked to note that the following item will not be considered before 1.30pm

9. **LAND TO THE SOUTH OF WOODLANDS CE PRIMARY SCHOOL,** 95 - 114
MILL CARR HILL ROAD, BRADFORD
Tong

A report will be presented by the Assistant Director - Planning, Transportation and Highways (**Document “AP”**) in relation to an outline planning application for the provision of a school car park for Woodlands CE Primary School (linked to an application within the Kirklees district for the redevelopment of a former waste water treatment works off Cliff Hollins Lane, following demolition of existing structures, to provide employment uses Classes B1(C), B2 and B8) on land to the South of Woodlands CE Primary School, Mill Carr Hill Road, Oakenshaw, Bradford – 16/06146/MAO.

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)

Interested parties are asked to note that the following item will not be considered before 1.30pm

10. **LAND TO THE EAST OF KEIGHLEY ROAD, SILSDEN** 115 -
Craven 140

The report of the Assistant Director - Planning, Transportation and Highways (**Document “AQ”**) considers a full planning application for the development of a new caravan and cabin park on Land between Silsden Beck and the River Aire to the East of Keighley Road, Silsden – 17/06814/MAF.

Recommended –

That the application be refused for the reasons set out in the Assistant Director - Planning, Transportation and Highways' technical report.

(John Eyles – 01274 434380)

Interested parties are asked to note that the following item will not be considered before 1.30pm

11. **LAND AT THE FORMER RIVERSIDE WORKS, KEIGHLEY ROAD,** 141 -
SILSDEN 174
Craven

Previous reference: Minute 51 (2016/17)

A report will be presented by the Assistant Director - Planning, Transportation and Highways (**Document “AR”**) in relation to an application for outline planning permission for the demolition of existing buildings and the construction of up to 142 dwellings on Land at the Former Riverside Works, Keighley Road, Silsden – 16/03804/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 Interim City Solicitor, in respect of:
- (i) Payment of a contribution of £348,439 for the provision of off-site affordable housing in Craven Ward, or an adjacent ward,
 - (ii) The safeguarding of the land shown hatched in red on plan SIL-BWB-00-01-DR-TR-101 Rev P1, adjacent to the proposed junction with Keighley Road, to provide for any improvements to the junction which may be required in future to facilitate access beyond the current application site,
 - (iii) Entering into an agreement under Section 278 of the Highways Act 1980 in respect of related off-site highway works,

the legal planning obligation to contain such other ancillary provisions as the Assistant Director - Planning, Transportation and Highways (after consultation with the Interim City Solicitor) considers appropriate.

(John Eyles – 01274 434380)