

Decisions of the Regulatory and Appeals Committee on Thursday, 5 April 2018

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

Decisions

5. MEMBERSHIP OF SUB-COMMITTEES

Resolved -

- (1) That Councillor M Pollard replace Councillor Miller as a Member of the Area Planning Panel (Keighley and Shipley).**
- (2) That Councillor Brown replace Councillor M Pollard as an Alternate Member of the Area Planning Panel (Keighley and Shipley).**
- (3) That Councillor Lee replace Councillor Wainwright as a Member of the Area Planning Panel (Bradford) and as Deputy Chair and Councillor Wainwright replace Councillor Lee as an Alternate Member.**

ACTION: Interim City Solicitor

6. LAND TO THE SOUTH OF GOOSE COTE LANE, KEIGHLEY

Resolved –

That the application be refused for the reasons set out in the Assistant Director - Planning, Transportation and Highways' technical report with the exception of Reason 5.

(John Eyles – 01274 434380)

ACTION: Assistant Director - Planning, Transportation and Highways

7. IVY HOUSE CARE HOME, HOLLIN WOOD CLOSE, SHIPLEY

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.

(John Eyles – 01274 434380)

ACTION: Assistant Director - Planning, Transportation and Highways

8. LAND OFF ASHLANDS ROAD, ILKLEY

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, together with an additional condition relating to:

adherence to the approved Flood Risk Assessment by JOC Consultants Ltd, report number 15/018.01, revision 10, dated 26 March 2018; including the construction of the swales and raising to ensure that there is no temporary displacement of flood waters during the construction of the development, and the permitted finished ground levels,

with authority being delegated to the Assistant Director - Planning, Transportation and Highways to finalise the exact wording of the condition.

(2) That the Reserved Matters Application be submitted to this Committee for determination.

(John Eyles – 01274 434380)

ACTION: Assistant Director - Planning, Transportation and Highways

9. LAND TO THE SOUTH OF WOODLANDS CE PRIMARY SCHOOL, MILL CARR HILL ROAD, BRADFORD

Resolved –

That consideration of the application be deferred for a period of 3 months from the date of this meeting and that the applicant be requested to consult Woodlands CE Primary School/Diocese of Leeds in respect of all the concerns raised in respect of the provision of the car park and pedestrian crossing as proposed; to include consideration of the possibilities for the use of an alternative site.

(John Eyles – 01274 434380)

ACTION: Assistant Director - Planning, Transportation and Highways

10. LAND TO THE EAST OF KEIGHLEY ROAD, SILSDEN

Resolved –

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

(John Eyles – 01274 434380)

ACTION: Assistant Director - Planning, Transportation and Highways

11. LAND AT THE FORMER RIVERSIDE WORKS, KEIGHLEY ROAD, SILSDEN

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 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.

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

(John Eyles – 01274 434380)

ACTION: Assistant Director - Planning, Transportation and Highways

**FROM: Michael Bowness
Interim City Solicitor
City of Bradford Metropolitan District Council**

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