

## Decisions of the Area Planning Panel (Bradford) on Thursday, 6 July 2017

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

### Decisions

#### 6. APPLICATIONS RECOMMENDED FOR APPROVAL OR REFUSAL

a) 1 Booth Royd, Bradford Idle & Thackley

Application for listed building consent for the installation of boundary walling and gates and various internal alterations at 1 Booth Royd, Bradford - 17/00792/LBC

**Resolved –**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Place's technical report.**

***Action: Strategic Director, Place***

(b) 1 Booth Royd, Bradford Idle & Thackley

Installation of boundary walling and gates at 1 Booth Royd, Bradford - 17/02962/HOU

**Resolved –**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Place's technical report.**

***Action: Strategic Director, Place***

(c) 228 Parkside Road, Bradford Little Horton

A full application for the demolition of a detached bungalow and the construction of a two storey detached building to provide a community and education centre at 228 Parkside Road, West Bowling, Bradford - 17/00862/FUL

**Resolved –**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Place’s technical report and subject to the following footnote being placed on the application:**

**That, in light of concerns raised regarding the stability of the site, the applicant must consult with the Council’s Building Control Service and other relevant organisations in order to obtain the appropriate consents.**

***Action: Strategic Director, Place***

**(d) 27 Beechwood Avenue, Bradford**

**Wibsey**

A full planning application for the construction of a part single and part two-storey rear extension, hip to gable roof conversion, extended basement and front and rear dormer windows at 27 Beechwood Avenue, Bradford - 17/01303/HOU

**Resolved –**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Place’s technical report and subject to the following additional condition:**

**(i) That the hours of construction be limited to 7.30 am to 6.00pm Monday to Friday and 07.30 am to 12.30pm Saturday.**

***Action: Strategic Director, Place***

**(e) 346 Great Horton Road, Bradford**

**City**

Full application for a two storey side extension, dormer window, new aluminium shop frontage, cladding and roller shutters at 346 Great Horton Road, Horton Grange, Bradford - 17/00875/FUL

**Resolved –**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Place’s technical report.**

***Action: Strategic Director, Place***

**(f) 64-66 Manningham Lane, Bradford**

**Manningham**

A full planning application for the change of use of the ground floor of a building from an A1 retail use to an A3 restaurant/café at 64 – 66 Manningham Lane, Bradford - 17/02129/FUL

**Resolved –**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Place’s technical report.**

***Action: Strategic Director, Place***

**(g) 8 Fair Road, Bradford**

**Wibsey**

A full planning application for the change of use of the property from class A2 to class A5 hot food takeaway at 8 Fair Road, Wibsey, Bradford - 17/01521/FUL

**Resolved –**

**That the application be refused for the following reason:**

**That there would be an over concentration of hot food takeaways in the vicinity, which would be detrimental to the vitality and viability of the Wibsey Local Centre and in addition, the position of the bus stop in front of the premises could cause indiscriminate parking to the detriment of highway safety. Therefore, the proposal would be contrary to Policies UR3 and TM19A of the Replacement Unitary Development Plan and Principle 1 of the Council’s Hot Food Takeaway Supplementary Planning Document.**

***Action: Strategic Director, Place***

**(h) 832 Thornton Road, Thornton, Bradford**

**Thornton & Allerton**

A householder planning application for the construction of a single storey rear extension, rear dormer window and ground works within the rear garden at 832 Thornton Road, Bradford - 17/00562/HOU

**Resolved –**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Place’s technical report and subject to the following additional condition:**

**(i) That prior to the commencement of development the details of a scheme for surface water drainage be submitted to and approved in writing by the Local Planning Authority.**

***Action: Strategic Director, Place***

**(i) Land West of 1 to 9 Wharfedale Rise, Bradford**

**Heaton**

An outline planning application for residential development consisting of six dwellings at land at Wharfedale Rise, Chellow Lane, Bradford - 17/00674/OUT

**Resolved –**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Place’s technical report.**

***Action: Strategic Director, Place***

**(j) Park Grange Medical Centre, 141 Woodhead Road, City  
Bradford**

An outline planning application for eight apartments on land at 141 Woodhead Road, Bradford - 17/00307/OUT

**Resolved –**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Place’s technical report.**

***Action: Strategic Director, Place***

**(k) 110A Leeds Old Road, Bradford Bradford Moor**

Change of use of existing commercial premises to retail unit and infill extension - 17/01596/FUL

**Resolved –**

**That the application be refused as per the reason set out in the Strategic Director, Place’s technical report.**

***Action: Strategic Director, Place***

**(l) 35 Oak Lane, Bradford Manningham**

A variation of condition application to extend the hours of use until 01.00 am at 35 Oak Lane, Manningham, Bradford - 17/01064/VOC

**Resolved –**

**That the application be refused as per the reason set out in the Strategic Director, Place’s technical report.**

***Action: Strategic Director, Place***

**(m) 68-70 Manningham Lane, Bradford**

**Manningham**

A retrospective application for the change of use from A3 Restaurant and Cafe to A5 Hot Food Takeaway at 68-70 Manningham Lane, Bradford - 17/02128/FUL

**Resolved –**

**That the application be refused as per the reason set out in the Strategic Director, Place's technical report.**

***Action: Strategic Director, Place***

**(n) Harrop Edge Farm, Stephenson Road,  
Bradford**

**Thornton & Allerton**

A full planning permission an Agricultural building (Resubmission of application 16/05252/FUL) at Harrop Edge Farm, Stephenson Road, Bradford - 17/02501/FUL

**Resolved –**

**That the application be approved for the following reason:**

**That, in light of the proposed appropriate landscaping scheme and the sufficient reasons put forward in justification, the position of the agricultural building would not appear incongruous and harmful to visual amenity and would have a minimal impact on the openness of the Green Belt and, therefore, satisfy policies UR3, GB1 and GB2 of the Council's Unitary Development Plan and the National Planning Policy Framework.**

**And be subject to the following conditions:**

- (i) That permitted development rights be removed in relation to additional areas of hardstanding.**
- (ii) That prior to the commencement of development the details of a landscaping scheme be submitted to and approved in writing by the Local Planning Authority.**
- (iii) That prior to the commencement of development the details of the materials to be used be submitted to and approved in writing by the Local Planning Authority.**

***Action: Strategic Director, Place***

(Mohammed Yousuf – 01274 434605)

7. **MISCELLANEOUS ITEMS**

**REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION**

**(a) 147 Newton Street, Bradford Little Horton**

Unauthorised externally mounted roller shutter - 17/00294/ENFUNA

On 7 June 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

**(b) 15 Dorset Close, Bradford Little Horton**

Unauthorised construction of a boundary wall/fence and gate post - 16/00019/ENFUNA

On 27 April 2017 the Planning Manager (Enforcement and Trees) authorised Enforcement Action.

**(c) 2 Dyehouse Road, Bradford Wyke**

Unauthorised use of the land for motor vehicle sales and storage - 17/00170/ENFCOU

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 2 May 2017.

**(d) 20 Moore Avenue, Bradford Wibsey**

Without planning permission the erection of a:

1. front canopy,
2. single storey side extension,
3. two storey rear extension; and
4. raised platform.

16/00387/ENFAPP

The Development Services Manager authorised the issuing of an Enforcement Notice under delegated powers on 28 April 2017.

**(e) 22 Black Dyke Lane, Bradford Thornton & Allerton**

Unauthorised use of the land as a construction contractors yard and depot - 17/00309/ENFCOU

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 15 June 2017.

**(f) 249 Kensington Street, Bradford**

**Toller**

Unauthorised construction of a single storey extension that forms an entrance foyer and does not accord with the terms of any planning permission - 16/00590/ENFCO

On 14 February 2017 the Planning Manager (Enforcement and Trees) authorised enforcement action.

**(g) 383 – 385 Leeds Road, Bradford**

**Bradford Moor**

Unauthorised mixed Class A3 restaurant and function room use - 13/00673/ENFUNA

On 19 April 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

**(h) 4 Drake Fold, Wyke, Bradford**

**Wyke**

Unauthorised erection of a timber framed shelter (including hoarding), timber canopy and externally mounted roller shutter along with shutter box and associated guide rails - 16/00284/ENFUNA

On 19 April 2017 the Planning Manager (Enforcement and Trees) authorised Enforcement Action.

**(i) 412 Shetcliffe Lane, Bradford**

**Tong**

Unauthorised construction of a rear dormer window - 17/00067/ENFAPP

The Planning Manager authorised the issuing of an Enforcement Notice under delegated powers on 30 May 2017.

**(j) 83 Institute Road, Bradford**

**Eccleshill**

Unauthorised rear dormer window - 17/00116/ENFUNA

On 24 May 2017 the Planning Manager authorised the issue of an Enforcement Notice.

**(k) 234 Parkside Road, Bradford**

**Little Horton**

Breach of condition 6 of planning permission 10/05892/FUL - 17/00055/ENFCO

On 11 May 2017 the Planning Manager (Enforcement & Trees) authorised the issue of a Breach of Condition Notice in the interests of residential amenity.

**(l) Park Methodist Chapel, New Cross Street, Bradford Little Horton**

Breach of condition 1 of planning permission 17/00233/FUL - 15/00148/ENFUNA

On 7 June 2017 the Planning Manager (Enforcement & Trees) authorised the issue of a Breach of Condition Notice.

**DECISIONS MADE BY THE SECRETARY OF STATE**

***APPEAL ALLOWED***

**(m) 83 Cross Lane, Tong, Bradford Tong**

Two storey side/single storey rear extension - Case No: 16/09587/HOU

Appeal Ref: 17/00047/APPHOU

***APPEALS DISMISSED***

**(n) 17 Oak Lane, Bradford Manningham**

Retrospective planning application for replacement shop front with integrated shutters and replacement extract flues - Case No: 16/08998/FUL

Appeal Ref: 17/00018/APPFL2

**(o) 912 – 914 Leeds Road, Bradford Bradford Moor**

Retrospective application for external shutters to retail units - Case No: 16/06587/FUL

Appeal Ref: 17/00012/APPFL2

**(p) Land adjacent to 35 Brighouse and Denholme Road, Queensbury  
Denholme, Bradford**

Residential development on line of former cottages and gatehouse - Case No: 16/05081/OUT

Appeal Ref: 17/00023/APPOU2

**(q) Land at Whetley Grove, Bradford Toller**

Detached house and reallocation of land back from private ownership to open green space for the benefit of the existing residents - Case No: 16/09379/FUL

Appeal Ref: 17/00017/APPFL2



**(r) Land rear of 112 Undercliffe Road, Bradford Bolton & Undercliffe**

Construction of 6 semi-detached dwellings and 1 detached dwelling - Case No: 16/07817/FUL

Appeal Ref: 17/00008/APPFL2

**(s) Land west of 3 Sowden Grange, Thornton, Thornton & Allerton  
Bradford**

New detached dwelling house - Case No: 16/09297/FUL

Appeal Ref: 17/00024/APPFL2

***APPEAL WITHDRAWN***

**(t) Prospect House, 62 Tong Street, Bradford Tong**

Partial change of use of the first floor to create 4 dwellings - Case No: 16/06813/FUL

Appeal Ref: 17/00037/APPFL2

**Resolved –**

**That the decisions be noted.**

**Action: Strategic Director, Place**

(Mohammed Yousuf – 01274 434605)

FROM: Parveen Akhtar  
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