

## Decisions of the Area Planning Panel (Bradford) on Wednesday, 23 August 2017

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

### Decisions

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

- a) **3 Whetley Hill Resource Centre, Whetley Hill, Manningham  
Bradford**

A full planning application for the change of use of the existing building from use class D1 to class B1 and B8 (offices with storage) at 3 Whetley Hill Resource Centre, Bradford - 17/02653/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 amendment of condition 2 as follows:**

**'The use of the premises shall be restricted to the hours from 10.00 to 20.00 Mondays to Saturdays and from 10.00 to 19.30 on Sundays, Bank or Public Holidays.'**

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

- (b) **Former site of 1 Midland Road, Frizinghall, Bradford Heaton**

A full planning application for the construction of two pairs of semi-detached dwellings at the former site of 1 Midland Road, Frizinghall, Bradford - 17/00342/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***

**(c) Land at Grid Ref 414395 436265 Wilmer Drive, Shipley, Heaton  
Bradford**

Full planning permission for construction of 5 bedroom detached dwelling at Land at Grid Ref 414395 436265 Wilmer Drive, Shipley - 17/01157/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***

**(d) Land at Low Lane, Queensbury, Bradford Queensbury**

A retrospective application for the change of use of land to a gypsy and traveller caravan site at Land at Low Lane, Queensbury - 17/01223/FUL

**Resolved –**

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

**That the development is inappropriate within the Green Belt and the very special circumstances put forward are not considered to outweigh the harm to the Green Belt. The development is therefore considered to be contrary to Policies GB1 and GB2 of the Replacement Unitary Development Plan and guidance contained within the Planning Policy for Traveller Sites and the National Planning Policy Framework.**

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

**(e) Land South of 15 Rose Mount, Bolton and Undercliffe  
Bradford**

Construction of two-storey dwelling and new off road parking on land south of 15 Rose Mount, Bradford - 17/03390/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) New Line Retail Park, Bradford Idle and Thackley**

A Regulation 3 application for the closure of the existing access to New Line Retail Park from New Line and to amend the existing access to a Nursery and

New Works Units A & B from New Line to include access to New Line Retail Park. Removal of external walls to 70 New Line between existing columns on the west elevation to form new openings to accommodate 4 car parking spaces and a replacement bin store - 17/03441/REG

**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) 12 Melbourne Grove, Bradford**

**Bradford Moor**

Construction of larger porch than previously approved under application 15/06667/HOU at 12 Melbourne Grove, Bradford - 17/03336/HOU

**Resolved –**

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

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

(Mohammed Yousuf – 01274 434605)

## 6. MISCELLANEOUS ITEMS

### REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION

**(a) 124 Allerton Road, Bradford**

**Toller**

Unauthorised mixed use of land for residential use, the storage and preparation of vehicles for sale and the sale and supply of motor vehicles - 17/00016/ENFCOU

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 28 June 2017.

**(b) 130 Jesmond Avenue, Bradford**

**Toller**

Unauthorised mixed residential and religious teaching studies use - 16/00111/ENFUNA

On 27 June 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice in respect of the unauthorised mixed use of the property.

**(c) 15 Ennerdale Road, Bradford**

**Bolton and Undercliffe**

Unauthorised dormer windows and rear extension - 16/00851/ENFAPP

On 28 March 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

**(d) 16 Lodore Avenue, Bradford** **Bolton and Undercliffe**

Unauthorised front and rear dormer windows - 16/01146/ENFUNA

On 29 March 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

**(e) 223 Burnsall Road, Bradford** **Bradford Moor**

Unauthorised structure - 14/00347/ENFUNA

On 20 June 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

**(f) 40 Post Office Road, Bradford** **Eccleshill**

Unauthorised fence and gate - 17/00011/ENFUNA

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

**(g) 451 Toller Lane, Bradford** **Heaton**

Unauthorised structure and means of enclosure - 17/00532/ENFUNA

On 20 June 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

**(h) 6 Ruswarp Crescent, Bradford** **Eccleshill**

Breach of condition 2 of planning permission 01/01072/COU - 17/00008/ENFCON

On 27 June 2017 the Planning Manager (Enforcement & Trees) authorised the issue of a Breach of Condition Notice in the interests of residential amenity for local residents.

**(i) 92- 96 Lapage Street, Bradford** **Bradford Moor**

Unauthorised alterations - 16/00676/ENFAPP

On 30 March 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

**(j) BMS House, Thornton Road, Bradford** **Manningham**

Unauthorised mixed use comprising:

The sale, supply and storage of motor vehicles and MOT testing, repairing, servicing and valeting of motor vehicles - 16/00017/ENFCOU

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 26 July 2017.

**(k) Connaught Rooms, 32-36 Manningham Lane, Bradford City**

Unauthorised roller shutters and signage - 17/00266/ENFLBC

On 3 April 2017 the Planning Manager (Enforcement & Trees) authorised the issue of a Listed Building Enforcement Notice.

**(l) Land at Delph Farm, Holts Lane, Clayton, Bradford Clayton and Fairweather Green**

Change of use of land consisting of the provision of land for the exercising and training of dogs - 16/00129/ENFCOU

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 11 April 2017.

**(m) Land rear of 40-44 Oak Lane, Back St Marys Road, Manningham Bradford**

Breach of conditions 4 and 5 planning permission 07/01035/FUL - 16/00908/ENFAPP

On 29 March 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice (Breach of Condition).

**(n) Land South of 607 Great Horton Road, Bradford Great Horton**

Unauthorised use of land for skip hire depot and waste transfer site - 17/00207/ENFCOU

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 19 June 2017.

**DECISIONS MADE BY THE SECRETARY OF STATE**

***APPEALS ALLOWED***

**(o) 32 Bromford Road, Bradford Bowling and Barkerend**

Construction of side and rear extension - Case No: 16/09493/HOU

Appeal Ref: 17/00065/APPHOU

**(p) 6 Thurley Road, Bradford** **Bowling and Barkerend**

Retrospective application for construction of two storey side extension, single storey rear extension and loft conversion with rear dormer window - Case No: 17/00634/HOU

Appeal Ref: 17/00058/APPHOU

**(q) The Leisure Exchange, Vicar Lane, Bradford** **City**

Freestanding 48 sheet LED advertising unit - Case No: 17/00208/ADV

Appeal Ref: 17/00059/APPAD1

***APPEALS DISMISSED***

**(r) 12 Whitby Terrace, Bradford** **Toller**

Construction of two storey side and rear extension - Case No: 16/09478/HOU

Appeal Ref: 17/00027/APPHOU

**(s) 148 Wilmer Road, Bradford** **Heaton**

Dormer windows to front and rear - Case No: 17/00643/HOU

Appeal Ref: 17/00053/APPHOU

**(t) 19 Shay Drive, Bradford** **Heaton**

Hip to gable roof and construction of dormer windows to front and rear - Case No: 16/09063/HOU

Appeal Ref: 17/00055/APPHOU

**(u) 353 Great Horton Road, Bradford** **City**

Removal of existing cabin and construction of single storey side and rear extension. - Case No: 16/09426/FUL

Appeal Ref: 17/00035/APPNO2

**(v) 4 Park Square, Bradford** **Royds**

Change of use of dwelling to mixed use of residential and childminding care business - Case No: 16/06578/FUL

Appeal Ref: 17/00042/APPFL2

**(w) 72 Ashbourne Way, Bradford**

**Bolton and Undercliffe**

Construction of single storey rear extension - Case No: 17/00533/HOU

Appeal Ref: 17/00070/APPHOU

**(x) 8 Waverley Road, Bradford**

**City**

Construction of single storey rear extension to accommodate disabled facilities -  
Case No: 16/08981/HOU

Appeal Ref: 17/00028/APPHOU

**(y) Field House, Cockin Lane, Bradford**

**Queensbury**

Segregation of land to create new drive-way from Cockin Lane - Case No:  
16/07430/FUL

Appeal Ref: 17/00011/APPHOU

**Resolved –**

**That the decisions be noted.**

**Action: Strategic Director, Place**

(Mohammed Yousuf – 01274 434605)

FROM: Parveen Akhtar  
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