

Decisions of the Area Planning Panel (Bradford) on Wednesday, 1 November 2017

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

Decisions

5. APPLICATIONS RECOMMENDED FOR APPROVAL OR REFUSAL

- (a) 9 Meadowcroft Close, Bradford Idle &
Thackley

A full application for the construction of two dwellings on land to the East of
9 Meadowcroft Close, Bradford - 17/03372/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

- (b) Land at Grid Ref 409311 433624, Thornton &
Allerton
Lower Heights Road, Thornton, Bradford

A retrospective application for the formation of an animal watering hole at Land at
Lower Heights Road, Thornton, Bradford - 17/04061/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 safety, it be suggested that the
applicant construct steps to allow safe access in and out of the watering
hole.**

Action: Strategic Director, Place

(c) Mowbray Arms, 5 Lily Street, Bradford

Manningham

This is a full planning application seeking planning permission to convert and extend the former Mowbray Arms Public House, 5 Lily Street, Bradford in order to create seven residential flats - 17/04234/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) Wibsey Working Mens Club,
6 - 8 Back Market Street, Bradford**

Wibsey

External alterations to 100 High Street (Market Tavern) and 6-8 Back Market Street (Wibsey Sports and Social Club). New glass feature entrance to 100 High Street and render to be repaired and re-painted. Existing entrance to 6-8 Back Market Street to be walled up and new bi-fold doors installed on the side elevation. Works also include some existing arched windows to be walled up and made good - 17/03879/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

(e) 113 Lister Avenue, Bradford

**Bowling and
Barkerend**

This is a householder planning application seeking retrospective planning permission for the retention of the front boundary wall constructed at 113 Lister Avenue, Bradford, BD4 7QS - 17/04918/HOU

Resolved –

That the application be approved for the following reason:

The boundary wall is not considered to be visually incongruous with the character and appearance of the wider street scene and is not considered to be harmful to the visual amenity. Therefore, the proposal would not be contrary to Policies DS1 and DS3 of the Local Plan for Bradford.

Action: Strategic Director, Place

(f) 14 Rayner Avenue, Bradford

Toller

A householder planning application for the construction of a two storey side and rear extension at 14 Rayner Avenue, Bradford, BD8 9PP - 17/03295/HOU

Resolved –

That the application be approved for the following reason:

That the special circumstances and future needs of two disabled members of the family provide sufficient reasons for the application to be an exception to the Council's Householder Supplementary Planning Document and Policies DS1 and DS3 of the Local Plan for Bradford.

Action: Strategic Director, Place

(g) Land East of 125 Harewood Street,
Bradford

Bowling
and Barkerend

A full planning permission is sought for the construction of a domestic storage building, Land east of 125 Harewood Street, Bradford - 17/04388/FUL

Resolved –

That the application be deferred to the next meeting of the Panel at the request of a Ward Councillor.

Action: Strategic Director, Place

(Mohammed Yousuf – 01274 434605)

6. MISCELLANEOUS ITEMS

REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION

(a) 2 Park View Road, Bradford

Manningham

Unauthorised rear extension and raised decking - 17/00018/ENFUNA

The Planning Manager (Enforcement and Trees) authorised enforcement action on 20 September 2017.

DECISIONS MADE BY THE SECRETARY OF STATE

APPEAL ALLOWED

**(b) Land South of Woolcombers Way Junction,
Dick Lane, Bradford**

**Bowling
and Barkerend**

Change of use to car sales, valeting and office.

Appeal Ref: 17/00062/APPFL2

APPEALS DISMISSED

(c) 11 Carlton Drive, Bradford

Heaton

Retrospective Planning application for rear dormer, rooflights, excavation of garden to front and inclusion of patio doors and railings to front boundary wall -
Case No: 16/09460/HOU

Appeal Ref: 17/00094/APPHOU

(d) 19 Elizabeth Street, Little Horton, Bradford

City

Appeal against Enforcement Notice - Case No: 14/00411/ENFLBC

Appeal Ref: 17/00026/APPENF

(e) 216 Kensington Street, Bradford

Toller

Appeal against Enforcement Notice - Case No: 15/00154/ENFUNA

Appeal Ref: 17/00045/APPENF

(f) 712 Manchester Road, Bradford

Little Horton

Replacement of 48-sheet advertisement hoarding with internally-illuminated LED digital display - Case No: 16/09450/ADV

Appeal Ref: 17/00016/APPAD1

(g) Field House, Cockin Lane, Bradford

Queensbury

Demolition of existing out buildings and construction of new dwelling - Case No: 16/09597/FUL

Appeal Ref: 17/00080/APPFL2

(h) Land at Grid Ref 409650 434752,
Back Lane, Allerton, Bradford

Thornton and
Allerton

Appeal against Enforcement Notice - Case No: 15/00098/ENFCOU

Appeal Ref: 17/00020/APPENF

APPEAL ALLOWED IN PART/PART DISMISSED

(i) 97 Wellington Road, Bradford

Bolton and
Undercliffe

Appeal against Enforcement Notice - Solid timber fence atop north facing boundary wall - allowed on appeal. Vehicle access from Idle Road - dismissed on appeal. - Case No: 16/00317/ENFUNA

Appeal Ref: 17/00029/APPENF

Resolved –

That the decisions be noted.

Action: Strategic Director, Place

PETITION TO BE NOTED

(j) 2 Browning Street, Bradford

Bowling and
Barkerend

Single storey extension to the side at 2 Browning Street, Bradford - 17/05452/FUL

Resolved –

That the petition be noted.

Action: Strategic Director, Place

(Mohammed Yousuf – 01274 434605)

FROM: Parveen Akhtar
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