

Decisions of the Area Planning Panel (Bradford) on Wednesday, 13 December 2017

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

Decisions

6. APPLICATIONS RECOMMENDED FOR APPROVAL OR REFUSAL

(a) 28 Wensleydale Road, Bradford Bradford Moor

Construction of single storey rear extension at 28 Wensleydale Road, Bradford - 17/06177/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

(b) 59 Town Gate, Wyke, Bradford Wyke

A full planning application for the change of use of the building from a solicitor's office to a private hire taxi office (radio controlled) for four taxis at 59 Town Gate, Wyke - 17/04061/FUL

Resolved –

That the application be refused for the following reason:

That the suggested layout of the proposed parking spaces was impractical and the scheme would, therefore, be harmful to highway safety and residential amenity due to the increased traffic volume. This would be contrary to Policies TR2 and DS5 of the Core Strategy Development Plan Document and the National Planning Policy Framework.

Action: Strategic Director, Place

(c) 68 Duchy Drive, Bradford Heaton

Full Planning permission is sought for the construction of a detached dwelling within the rear garden of 68 Duchy Drive, Bradford - 17/04834/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:

The developer is advised to ensure the site is capable of accommodating this development taking into account alleged quarrying in the vicinity of the site.

Action: Strategic Director, Place

(d) Albion House, 11 Stockhill Road, Apperley Bridge, Idle & Thackley Bradford

A full planning application for the demolition of Albion House, Stockhill Fold, Bradford and the construction of 8 dwellings comprising detached, semi-detached and terraced houses - 17/05284/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 additional condition:

(i) Notwithstanding the provision of Class A, Part 4 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015, or any subsequent legislation, the development hereby permitted shall not be begun until a plan specifying arrangements for the management of the construction site has been submitted to and approved in writing by the Local Planning Authority. The construction plan shall include the following details:

- i) full details of the contractor's means of access to the site including measures to deal with surface water drainage;**
- ii) hours of construction work, including any works of demolition;**
- iii) hours of delivery of materials;**
- iv) location of site management offices and/or sales office;**
- v) location of materials storage compounds, loading/unloading areas and areas for construction vehicles to turn within the site;**
- vi) car parking areas for construction workers, sales staff and customers;**
- vii) the extent of and surface treatment of all temporary road accesses leading to compound/storage areas and the construction depths of these accesses, their levels and gradients;**
- viii) temporary warning and direction signing on the approaches to the site**

The construction plan details as approved shall be implemented before the development hereby permitted is begun and shall be kept

in place, operated and adhered to at all times until the development is completed. In addition, no vehicles involved in the construction of the development shall enter or leave the site of the development except via the temporary road access comprised within the approved construction plan.

Reason: To ensure the provision of proper site construction facilities on the interests of highway safety and amenity of the surrounding environment and its occupants and to accord with Policy TR2 of the Council's Core Strategy Development Plan Document and the National Planning Policy Framework.

Action: *Strategic Director, Place*

(e) Shearbridge Mills, Great Horton Road, Bradford City

An application to vary condition 4 of planning permission 03/02923/COU for an 18 month temporary period to allow operation between 09:00 and 02:00 at Shearbridge Mills, Great Horton Road, Great Horton, Bradford - 17/02772/VOC

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) 344-350 Idle Road, Bradford Bolton & Undercliffe

A full planning application for the change of use of the building from an A1 retail unit to an A4 bar at 344-350 Idle Road, Bradford - 17/05221/FUL

Resolved –

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

Action: *Strategic Director, Place*

(g) 40 Watty Hall Road, Bradford Wibsey

A retrospective application for the construction of decking at 40 Watty Hall Road, Wibsey, Bradford - 17/04039/HOU

Resolved –

That the application be approved for the following reason:

That the raised decking would not be detrimental to the amenity or the privacy of existing and future residents and enhanced the appearance of the wider environment. It, therefore, satisfied policies DS1, DS3 and DS5 of the Core Strategy Development Plan Document and the Householder Supplementary Planning Document.

Action: Strategic Director, Place

(h) Land East of 125 Harewood Street, Bradford Bowling & Barkerend

Full planning permission is sought for the construction of a domestic storage building at land east of 125 Harewood Street, Bradford - 17/04388/FUL

Resolved –

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

Action: Strategic Director, Place

(i) 234 Parkside Road, Bradford Little Horton

An application to vary condition 6 of planning permission 10/05892/FUL and change the hours of use of the madrassa at 234 Parkside Road, West Bowling, Bradford from 10:00 to 19:00 to 11:30 to 23:00 each day - 17/04980/VOC

Resolved –

That the application be approved for the following reason:

That the extended hours of use of the premises would not be detrimental to the amenities of neighbouring residents by means of noise, vehicular activity and general disturbance. The proposal, therefore, satisfies policies DS5 and EN8 of the Core Strategy Development Plan Document.

And that the application be subject to the following condition:

(i) That the hours of use be limited to 11.30 to 23.00 each day.

Action: Strategic Director, Place

(Mohammed Yousuf – 01274 434605)

7. **MISCELLANEOUS ITEMS**

REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION

(a) 115b Fagley Road, Bradford **Eccleshill**

Unauthorised externally mounted roller shutter - 17/00186/ENFCOU

On 25 October 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(b) 203 Allerton Road, Bradford **Thornton & Allerton**

Breach of condition 3 of planning permission 15/02547/FUL - 16/00957/ENFCOU

On 24 October 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(c) 21C Pelham Road, Bradford **Bolton & Undercliffe**

Unauthorised externally mounted roller shutter - 17/00479/ENFUNA

On 18 October 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(d) 228 Highfield Road, Bradford **Idle & Thackley**

Unauthorised heat pump unit - 17/00451/ENFUNA

On 18 October 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(e) 60 Peel Square, Bradford **City**

Unauthorised sign on Listed Building - 17/00444/ENFLBC

On 12 November 2017 the Planning Manager (Enforcement & Trees) authorised the issue of a Listed Building Enforcement Notice.

DECISIONS MADE BY THE SECRETARY OF STATE

APPEALS DISMISSED

(f) 270 Leeds Road, Bradford **Bowling & Barkerend**

Appeal against Enforcement Notice - Case No: 16/00441/ENFUNA

Appeal Ref: 17/00057/APPENF

(g) 405 Thornton Road, Bradford **Thornton & Allerton**

Change of use from A1 Retail to A5 hot food takeaway - Case No: 16/09509/FUL

Appeal Ref: 17/00098/APPFL2

(h) 66 Curzon Road, Bradford

Bradford Moor

Retrospective application for front porch - Case No: 17/03343/HOU

Appeal Ref: 17/00109/APPHOU

(i) 74 Poplar Grove, Bradford

Royds

Construction of (integrated) double storey side, single rear, hipped to gable, dormers & associated design elements - Case No: 17/04489/HOU

Appeal Ref: 17/00108/APPHOU

(j) 77 Beacon Road, Bradford

Wibsey

Off-street parking for single car for use by disabled person - Case No: 17/01532/HOU

Appeal Ref: 17/00099/APPHOU

(k) 82 Curzon Road, Bradford

Bradford Moor

Retrospective application for front porch - Case No: 17/03970/HOU

Appeal Ref: 17/00110/APPHOU

(l) Canal Road, Bradford

Bolton & Undercliffe

Replacement of an existing 48 sheet advertisement with 2no back to back 48 sheet digital LED advertisements - Case No: 17/01470/ADV

Appeal Ref: 17/00101/APPAD2

(m) Land at Frensham Drive, Bradford

Queensbury

Residential development comprising 24 new houses and access road - Case No: 16/08789/MAO

Appeal Ref: 17/00097/APPFL2

**(n) Sanderson Building, 1-5 Feversham Street, Bowling & Barkerend
Bradford**

Appeal against Enforcement Notice - Case No: 16/00433/ENFUNA

Appeal Ref: 17/00054/APPENF

Resolved –

That the decisions be noted.

Action: Strategic Director, Place

(Mohammed Yousuf – 01274 434605)

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City of Bradford Metropolitan District Council

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