

Decisions of the Area Planning Panel (Bradford) on Wednesday, 17 January 2018

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

Decisions

5. APPLICATIONS RECOMMENDED FOR APPROVAL OR REFUSAL

(a) 246- 250 Manningham Lane, Bradford Manningham

Full planning application for the change of use from A1 Retail to A3 Restaurant/Café at 246 - 250 Manningham Lane, Bradford - 17/05588/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) Kings Arms, 10 Highgate, Bradford Heaton

A full planning application relating to the former King's Arms Public House at 10 Highgate, Heaton, Bradford. The proposal relates to the conversion of the upper floors from one flat to four flats including dormer windows to the front and rear roof slopes. The application also seeks consent for a range of uses at ground floor level including the retention of the existing A4 drinking establishment, an A1 shop, an A2 financial and professional services office or a B1 (a) office - 17/04832/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) Kings Arms, 10 Highgate, Bradford

Heaton

A full planning application relating to the former King's Arms Public House at 10 Highgate, Heaton, Bradford. The proposal relates to the conversion of the ground floor to two self-contained flats - 17/05825/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 South of 5 Aire Street, Bradford

Idle & Thackley

A reserved matters application for the construction of a single dwelling at land south of 5 Aire Street, Bradford - 17/05908/REM

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 conditions:

- (i) Prior to the commencement of the development hereby permitted a plan detailing the position of contractor's car parking shall be submitted to and approved in writing by the Local Planning Authority. The spaces shall then be kept available for contractors to park on during the construction of the approved development.**

Reason: In the interest of residential amenity and highway safety and to comply with Policy DS5 of the Core Strategy Development Plan Document.

- (ii) Construction work shall only be carried out between the hours of 0730 and 1800 on Mondays to Fridays, 0730 and 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays, unless specifically agreed otherwise in writing by the Local Planning Authority.**

Reason: To protect the amenity of the occupants of nearby dwellings and to accord with Policy DS5 of the Core Strategy Development Plan Document.

Action: Strategic Director, Place

(e) 160 Allerton Road, Bradford

Toller

Full planning application for change of use of an A1 shop to an A3 café at 160 Allerton Road, Bradford - 17/05995/FUL

Resolved –

That subject to written confirmation, this application be regarded as withdrawn and formal notification to be received by the Strategic Director, Place within 10 days.

Action: Strategic Director, Place

(f) 86 Moore Avenue, Bradford

Wibsey

Retrospective application for the installation of extract canopy flue to the rear of 86 Moore Avenue, Bradford - 17/04861/FUL

Resolved –

That the application be approved for the following reason:

That the external flue would not be detrimental to visual amenity or be intrusive to the area and would, therefore, be compliant with policies SC9, DS1 and DS5 of the adopted Core Strategy for the Local Plan for the Bradford District and the policy contained within the adopted Hot Food Takeaway Supplementary Planning Document.

And subject to the following conditions:

(i) Within 56 days of the date of this decision all external sections of the flue shall be painted a dark colour and this shall be retained whilst ever it exists on site.

Reason: In the interest of visual amenity and to comply with Policy DS3 of the Core Strategy Development Plan Document.

(ii) Within 56 days of the date of this decision the odour and noise attenuation measures set out in the 'Extraction System Proposal' by Easter Catering Engineering Ltd dated 24 July 2017 and received by the Council on 11 August 2017 shall be installed to the extraction system. These attenuation measures shall then remain in place whilst ever the flue exists on site.

Reason: In the interest of neighbour's amenities and to comply with Policy DS5 of the Core Strategy Development Plan Document.

Action: Strategic Director, Place

(Mohammed Yousuf – 01274 434605)

6. **MISCELLANEOUS ITEMS**

REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION

(a) 76 Folkestone Street, Bradford Bradford Moor

Unauthorised externally mounted roller shutters, heat exchange unit and store/freezer unit - 17/00232/ENFUNA

On 27 November 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

DECISIONS MADE BY THE SECRETARY OF STATE

APPEALS DISMISSED

(b) 1 Mount Royd, Bradford Manningham

1 x Canvas wall sign (retrospective) - Case No: 17/00081/ADV

Appeal Ref: 17/00104/APPFL2

(c) 25 Park Road, Thackley, Bradford Idle & Thackley

Retrospective planning application to amend and alter boundary treatments to front elevation of property: Remove dilapidated ship-lap fence and gate with trellis and bushes to be replaced with new timber enclosure of a similar height - Case No: 17/02099/HOU

Appeal Ref: 17/00112/APPHOU

(d) 337 Great Horton Road & 2 Frank Street, Bradford City

Appeal against Enforcement Notice - Case No: 15/00053/ENFUNA

Appeal Ref: 17/00051/APPENF

(e) 41 Loxley Close, Bradford Eccleshill

Appeal against Enforcement Notice - Case No: 15/00965/ENFUNA

Appeal Ref: 17/00039/APPENF

(f) 41 Loxley Close, Bradford Eccleshill

Appeal against Enforcement Notice - Case No: 15/00965/ENFUNA

Appeal Ref: 17/00046/APPENF

Resolved –

That the decisions be noted.

Action: Strategic Director, Place

(Mohammed Yousuf – 01274 434605)

FROM: Parveen Akhtar
City Solicitor
City of Bradford Metropolitan District Council

Committee Secretariat Contact: Claire Tomenson, 01274 432457