

Decisions of the Area Planning Panel (Bradford) on Wednesday, 21 February 2018

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

Decisions

5. **PLANNING APPLICATIONS RECOMMENDED FOR APPROVAL OR REFUSAL**

(a) **11 and 13 Apperley Road, Bradford** **Idle & Thackley**

A full planning application for the construction of two detached dwellings on land to the rear of 11 and 13 Apperley Road, Bradford - 17/04916/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) **Barkerend Health Centre, Barkerend Road, Bradford** **Bradford Moor**

This is a full planning application for car park upgrade and access improvements at Barkerend Health Centre, Barkerend Road, Bradford - 17/06590/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) **Calder Bank Farm, Calder Banks, Queensbury, Bradford** **Queensbury**

A full planning application for construction of a gravel trackway from current farm access point at Scarlet Heights across the field to existing stables associated with Calder Bank Farm, Calder Banks, Queensbury - 17/05148/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) 16 Chapel Street, Bradford

City

A full planning application change of use of the upper floors of 16 Chapel Street, Little Germany to provide habitable accommodation for charity use, internal alterations, replacement of rear windows and the construction of a rear dormer window. This application is considered alongside the listed building consent referenced 17/06172/LBC - 17/06171/FUL

Resolved –

That the application be deferred and delegated to officers in order for further negotiations to be undertaken with the applicant and that if a decision is not made within three months then the application be referred back to the Panel for consideration.

Action: Strategic Director, Place

(e) 16 Chapel Street, Bradford

City

This application seeks listed building consent for internal alterations, replacement windows and the construction of a rear dormer window to facilitate the change of use of 16 Chapel Street, Little Germany. This application is considered alongside planning application referenced 17/06171/FUL - 17/06172/LBC

Resolved –

That the application be deferred and delegated to officers in order for further negotiations to be undertaken with the applicant and that if a decision is not made within three months then the application be referred back to the Panel for consideration.

Action: Strategic Director, Place

(f) 24 Summerville Road, Bradford

City

A full planning application for the change of use of a warehouse to a café at 24 Summerville Road, Bradford - 17/06043/FUL

Resolved –

That the application be refused for the reasons set out in the Strategic Director, Place’s technical report.

Action: Strategic Director, Place

(g) 40 Sunderland Road, Bradford Manningham

A householder planning application seeking planning permission for a front dormer window at 40 Sunderland Road, Bradford - 17/06712/HOU

Resolved –

That the application be approved for the following reason:

That the special medical circumstances of the family provide sufficient reasons for the application to be an exception to the Council’s Householder Supplementary Planning Document and Policies DS1, DS3 and EN3 of the Core Strategy Development Plan.

And that the application be subject to the following condition:

- (1) The development hereby permitted shall be constructed using external facing and roofing materials to match the existing building as is specified on the submitted application.**

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with Policies DS1, DS3 and EN3 of the Core Strategy Development Plan Document

Action: Strategic Director, Place

(h) 49 Hastings Street, Bradford Queensbury

Full planning permission is sought for the alteration and extension of the Mosque at 49 Hastings Street, Bradford - 17/06527/FUL

Resolved –

That the application be approved for the following reason:

That the proposal would be unlikely to produce a significant increase in traffic movement and on street parking in the vicinity and would comply with policies DS1 and DS3 of the Core Strategy Development Plan Document.

And in the event of additional car parking requirements, that a Section 106 Agreement for the provision of a Traffic Regulation Order be undertaken and if not completed within three months that the application be delegated to officers to refuse for the reasons given in the report.

And that the application be subject to the following condition:

- (i) Before development above damp proof course commences on site, arrangements shall be made with the Local Planning Authority for the inspection of all external facing and roofing materials to be used in the development hereby permitted. The samples shall then be approved in writing by the Local Planning Authority and the development constructed in accordance with the approved details.**

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with Policies DS1 and DS3 of the Core Strategy Development Plan Document

Action: Strategic Director, Place

(Mohammed Yousuf – 01274 434605)

6. MISCELLANEOUS ITEMS

DISCONTINUANCE NOTICE

(a) 822 Leeds Road, Bradford

Bradford Moor

Enforcement Case Ref: 17/00447/ENFADV

Date Discontinuance Action Authorised: 2 January 2018

REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION

(b) 108 Toller Lane, Bradford

Eccleshill

Unauthorised rear extension, storage container and clothing bank-
17/00280/ENFCON

On 8 January 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice (Breach of Condition).

(c) 108 Farm Hill Road, Bradford

Toller

Breach of condition 2 planning permission 08/01940/FUL - 16/00027/ENFUNA

On 22 January 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(d) 1186 Bolton Road, Bradford **Bolton & Undercliffe**

Unauthorised gates and fencing- 17/00825/ENFUNA

On 19 January 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(e) 145 Toller Lane, Bradford **Toller**

Unauthorised extractor flue - 17/00433/ENFUNA

On 9 January 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(f) 151 Toller Lane, Bradford **Toller**

Unauthorised extractor flue - 17/00421/ENFUNA

On 9 January 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(g) 195 New Line, Bradford **Idle & Thackley**

Unauthorised condenser units - 16/00905/ENFAPP

On 22 January 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(h) 198 Upper Woodlands Road, Bradford **Toller**

Unauthorised dormer windows - 14/00569/ENFUNA

On 9 January 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(i) 76 Manningham Lane, Bradford **Manningham**

Unauthorised externally mounted roller shutter - 17/00265/ENFUNA

On 22 November 2017 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

DECISIONS MADE BY THE SECRETARY OF STATE

APPEAL ALLOWED

(j) 97 Duchy Drive, Bradford **Toller**

Construction of front dormer window - Case No: 17/01990/HOU

Appeal Ref: 17/00119/APPHOU

APPEALS DISMISSED

(k) 11 Fieldhurst Court, Bradford

Tong

Appeal against Enforcement Notice - Case No: 15/00645/ENFUNA

Appeal Ref: 17/00089/APPENF

(l) 139 St Helena Road, Bradford

Royds

Appeal against Enforcement Notice - Case No: 17/00027/ENFCOU

Appeal Ref: 17/00076/APPENF

(m) Omar Food Store, 54 St Margaret's Road, Bradford

City

Change of use of A1 retail shop to a mixed use as an A1 retail shop with the introduction of sales of takeaway roti and naan products baked on site - Case No: 17/00795/FUL

Appeal Ref: 17/00121/APPFL2

(n) Unit 1, 900 Leeds Road, Bradford

Bradford Moor

Alterations for new vehicular access/egress from Leeds Road dedicated onto Diner 900 car park with 2400x43000 visibility splays - Case No: 17/02478/FUL

Appeal Ref: 17/00106/APPFL2

(o) 9 Creskeld Way, Bradford

Thornton & Allerton

Construction of ground floor extension and dormer window to front elevation - Case No: 17/03002/HOU

Appeal Ref: 17/00118/APPHOU

Resolved –

That the decisions be noted.

Action: Strategic Director, Place

(Mohammed Yousuf – 01274 434605)

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