

Decisions of the Area Planning Panel (Bradford) on Wednesday, 9 May 2018

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

Decisions

6. APPLICATIONS RECOMMENDED FOR APPROVAL OR REFUSAL

(a) 110 Manningham Lane, Bradford Manningham

A full planning application to change the use of the former Maestros Nightclub, 110 Manningham Lane to a D2 assembly and leisure facility - 18/00338/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) 27 Ambleside Avenue, Bradford Toller

Single storey rear extension and front dormer window at 27 Ambleside Avenue, Bradford - 18/01340/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

(c) 29 Ambleside Avenue, Bradford Toller

A householder application for the construction of dormer windows to the front and rear of 29 Ambleside Avenue, Bradford - 18/00221/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

(d) 5 Huddersfield Road, Bradford

Wyke

An outline planning application for the demolition of the existing dwelling and construction of pair of detached dwellings at 5 Huddersfield Road, Bradford - 17/06803/OUT

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) 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 - 18/00142/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) Cavell House, 1-2 Eldon Terrace, Bradford

City

A full planning application for a change of use from office (B1 use) to an educational centre (D1 use) at Cavell House, 1-2 Eldon Terrace, Bradford - 18/00986/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

(g) 145 Toller Lane, Bradford

Toller

A retrospective application for the installation of an extractor flue to the rear elevation of 145 Toller Lane, Bradford - 18/00707/FUL

Resolved –

That the application be deferred and delegated to officers in order for further negotiations in relation to the colour and shape of the flue to be

undertaken with the applicant and relevant information regarding noise and odour assessments to be submitted 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

(h) 151 Toller Lane, Bradford

Toller

A retrospective application for the installation of a black coloured extractor flue to the rear elevation of 151 Toller Lane, Bradford - 18/00416/FUL

Resolved –

That the application be refused for the following reasons:

- 1. The siting of the flue directly outside a habitable room window harms the outlook from habitable room windows of the first floor flat to the detriment of current and future occupants and as such the development is unacceptable in terms of residential amenity and contrary to policy DS5 of the Core Strategy Development Plan Document and guidance contained within the National Planning Policy Framework.**
- 2. The application as submitted provides insufficient information to enable its proper consideration by the Local Planning Authority. In particular, there is inadequate information on what noise attenuation measures have been incorporated into the flue to prevent a noise disturbance being caused to the occupants of noise-sensitive premises in the immediate vicinity. The application therefore fails to satisfy policies DS5 and EN8 of the Core Strategy Development Plan and policy contained within the Council's adopted "Hot Food Takeaways Supplementary Planning Document".**
- 3. The application as submitted provides insufficient information to enable its proper consideration by the Local Planning Authority. In particular, there is inadequate information on what filters have been incorporated into the flue to ensure odour from the use is adequately dispersed. The application therefore fails to satisfy policies DS5 and EN8 of the Core Strategy Development Plan and policy contained within the adopted "Hot Food Takeaways Supplementary Planning Document".**

Action: Strategic Director, Place

(i) 77-79 Girlington Road, Bradford

Toller

Full planning application for the change of use from A1 retail to A3 restaurant/café at 77-79 Girlington Road, Bradford - 18/00018/FUL

Resolved –

That the application be refused for the following reason:

The proposed external extraction system would be a discordant and dominant feature on the rear elevation and roof of the property, detrimental to the appearance of the property and the street scene. The proposal is therefore contrary to policies DS1 and DS3 of the Core Strategy DPD.

And that the applicant be advised to submit a further application in relation to the extraction system.

Action: Strategic Director, Place

(Mohammed Yousuf – 01274 434605)

7. MISCELLANEOUS ITEMS

PETITION TO NOTE

(a) 434 Huddersfield Road, Bradford

**Clayton &
Fairweather Green**

Taxi Booking Office - 18/00279/ENFCOU

A petition has been received alleging that the property is being used as a taxi booking office without planning permission.

REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION

(b) 156 Grattan Road, Bradford

City

Unauthorised external alteration - 16/00507/ENFUNA

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

(c) 17 Oak Lane, Bradford

Manningham

Unauthorised extractor flues, shopfronts and external roller shutters -
16/00800/ENFUNA

On 6 February 2018 the Planning Manager (Enforcement & Trees) authorised the issue of two Enforcement Notices.

(d) 23 Lingwood Avenue, Bradford

Toller

Unauthorised rear extension and rear dormer window - 17/00326/ENFUNA

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

(e) 26 St John's Crescent, Bradford

**Clayton &
Fairweather Green**

Siting of a portable building and raised platform - 16/00295/ENFUNA

The Planning Manager (Enforcement and Trees) authorised enforcement action on 6 March 2018.

(f) 380 Harewood Street, Bradford

Bradford Moor

Unauthorised extractor flue - 17/00421/ENFUNA

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

(g) 386 Harewood Street, Bradford

Bradford Moor

Unauthorised single storey extension - 17/00279/ENFUNA

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

(h) 394 Harewood Street, Bradford

Bradford Moor

Unauthorised single storey extension - 17/00147/ENFUNA

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

(i) The Vape Shop, 40 Sandbeds, Queensbury, Bradford Queensbury

Unauthorised black externally mounted roller shutter, shutter box and guide rails over the entrance door to the front elevation of the property within the Queensbury Conservation Area - 18/00080/ENFUNA

On 17 April 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(j) 402 Harewood Street, Bradford

Bradford Moor

Unauthorised single storey extension - 17/00278/ENFUNA

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

(k) 42 Highgate, Heaton, Bradford

Heaton

Unauthorised single storey extension - 17/00310/ENFUNA

On 17 April 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(l) 43 Buttermere Road, Bradford **Bolton & Undercliffe**

Unauthorised rear dormer window - 17/00514/ENFAPP

On 14 March 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(m) 45 Wilmer Road, Bradford **Manningham**

Unauthorised outbuilding - 17/00571/ENFUNA

On 13 February 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(n) 47 Welbeck Drive, Bradford **Great Horton**

Untidy Land - 17/00099/ENFCOU

On 17 April 2018 the Planning Manager (Enforcement & Trees) authorised the issue of a Section 215 Notice.

(o) The Tan Lounge, 49 High Street, Queensbury, Bradford **Queensbury**

Unauthorised Roller Shutters on front elevation of property within Queensbury Conservation Area - 18/00077/ENFUNA

On 17 April 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(p) 76 Upper Rushton Road, Bradford **Bradford Moor**

Unauthorised single storey front extension - 18/00093/ENFUNA

On 17 April 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(q) 78 Upper Rushton Road, Bradford **Bradford Moor**

Unauthorised single storey front extension - 18/00094/ENFUNA

On 17 April 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(r) 8 Heaton Grove, Bradford **Heaton**

Unauthorised fencing - 17/00445/ENFUNA

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

(s) 8 Highfield Place, Bradford **Manningham**

Unauthorised roof alterations and dormer windows - 16/00817/ENFUNA

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

(t) 80 Upper Rushton Road, Bradford **Bradford Moor**

Unauthorised single storey front extension - 18/00019/ENFUNA

On 17 April 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(u) 9 Heaton Grove, Bradford **Heaton**

Unauthorised fencing - 17/00375/ENFUNA

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

(v) 96 Heaton Road, Bradford **Manningham**

Unauthorised externally mounted roller shutters - 18/00056/ENFUNA

On 16 April 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(w) Unit 2 Stowell Mill Street, Bradford **Little Horton**

Breach of conditions 1 and 2 of planning permission 16/04801/FUL - 12/00697/ENFUNA

On 11 April 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice (Breach of Condition).

DECISIONS MADE BY THE SECRETARY OF STATE

APPEALS ALLOWED

(x) 243 Cooper Lane, Bradford **Royds**

Construction of a single story rear extension (retrospective) - Case No: 17/05794/HOU

Appeal Ref: 18/00002/APPHOU

(y) 7 Ashburnham Grove, Bradford **Manningham**

Appeal against Enforcement Notice - Case No: 16/00638/ENFUNA

Appeal Ref: 17/00092/APPENF

(z) 8 Fair Road, Bradford

Wibsey

Change of use from bank to hot food takeaway - Case No: 17/01521/FUL

Appeal Ref: 17/00132/APPFL2

(aa) Manor Farm, Tong Lane, Tong, Bradford

Tong

Construction of alternative vehicular access to existing farm premises - Case No: 16/09487/FUL

Appeal Ref: 17/00128/APPFL2

APPEALS DISMISSED

(ab) 10 & 11 Claremont Terrace, Bradford

City

Appeal against Enforcement Notice - Case No: 15/00991/ENFUNA

Appeal Ref: 17/00077/APPENF

(ac) 105 Moore Avenue, Bradford

Wibsey

Appeal against Enforcement Notice - Case No: 14/00426/ENFUNA

Appeal Ref: 17/00091/APPENF

(ad) 44 Duckworth Grove, Bradford

Toller

Retrospective roller shutters and canopy - Case No: 17/05637/FUL

Appeal Ref: 17/00130/APPFL2

(ae) 66 Curzon Road, Bradford

Bradford Moor

Appeal against Enforcement Notice - Case No: 16/00725/ENFUNA

Appeal Ref: 17/00093/APPENF

(af) 9 Ardennes Close, Bradford

Bolton & Undercliffe

Construction of three storey side and rear extension with amendments - Case No: 17/05410/HOU

Appeal Ref: 17/00137/APPHOU

(ag) Advertising Right 164 on Gable of 228 Sticker Lane, Bradford

Bowling & Barkerend

Upgrade of one 48 sheet illuminated advertising panel to one 48 sheet LED advertising display unit - Case No: 17/05151/ADV

Appeal Ref: 17/00141/APPAD1

(ah) Delph Farm, Holts Lane, Bradford Clayton & Fairweather Green

Appeal against Enforcement Notice - Case No: 16/00129/ENFCOU

Appeal Ref: 17/00113/APPENF

(ai) Land North of 81 Leylands Lane, Bradford Heaton

Construction of detached dwelling house - Case No: 17/03953/FUL

Appeal Ref: 17/00126/APPFL2

(aj) Land South of 5 Aire Street, Bradford Idle & Thackley

Construction of 2 dwellings - Case No: 17/04605/FUL

Appeal Ref: 17/00129/APPFL2

APPEAL ALLOWED IN PART/PART DISMISSED

(ak) 27 Sunderland Road, Bradford Manningham

Front dormer dismissed on appeal and rear dormers and single storey rear extension allowed on appeal - Case No: 17/04854/HOU

Appeal Ref: 17/00133/APPHOU

Resolved –

That the decisions be noted.

Action: Strategic Director, Place

(Mohammed Yousuf – 01274 434605)

FROM: Michael Bowness
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