

Decisions of the Regulatory and Appeals Committee on Wednesday, 28 March 2018

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

Decisions

4. MEMBERSHIP OF SUB-COMMITTEES

Resolved –

That Councillor Stubbs replace Councillor Stelling as a full Member of the Area Planning Panel (Bradford).

ACTION: City Solicitor

5. CAR PARK, GRAMMAR SCHOOL STREET, BRADFORD

Resolved –

That the application be approved for the reasons and subject to the conditions set out in the Assistant Director - Planning, Transportation and Highways' technical report and subject to the following additional condition:

- (i) Prior to commencement of development a scheme for the upgrading of Grammar School Street to adoptable standards including reconstruction, drainage and street lighting; a one-way circulation system and waiting restrictions shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme to be completed within 12 months of the commencement of development.**

Reason: In the interests of highway safety.

Action: Assistant Director - Planning, Transportation and Highways

6. FLOCKTON HOUSE, FLOCKTON ROAD, BRADFORD

Resolved –

That the application be approved for the reasons and subject to the conditions set out in the Assistant Director - Planning, Transportation and Highways' technical report and subject to the following additional conditions:

- (i) Notwithstanding the details submitted, within 3 months of the development hereby permitted commencing on site, plans shall be submitted to and approved in writing by the Local Planning Authority showing all window frames contained within the proposed dwellings to be recessed by at least 100mm. The development shall be carried out in full accordance with the approved details.**

Reason: In the interests of the character and visual amenity of the area, to protect the setting of the adjacent heritage asset to accord with policies DS1 and EN3 of the Core Strategy.

- (ii) Notwithstanding the details submitted the proposed wall running along the western boundary shall be constructed on natural stone. Within 3 months of the development commencing on site arrangements shall be made with the Local Planning Authority for the inspection of the materials to be used in the construction of the boundary wall. The samples shall then be approved in writing by the Local Planning Authority and the development constructed in accordance with the approved details.**

Reason: In the interests of the character and visual amenity of the area, to protect the setting of the adjacent heritage asset to accord with policies DS1 and EN3 of the Core Strategy.

- (iii) Notwithstanding the details submitted the gable ends of plots 16, 17, and, 30 facing onto Bolling Hall shall be constructed on natural stone. Within 3 months of the development commencing on site arrangements shall be made with the Local Planning Authority for the inspection of the materials to be used in the construction of these dwellings. The samples shall then be approved in writing by the Local Planning Authority and the development constructed in accordance with the approved details.**

Reason: In the interests of the character and visual amenity of the area, to protect the setting of the adjacent heritage asset to accord with policies DS1 and EN3 of the Core Strategy.

Action: Assistant Director - Planning, Transportation and Highways

7. LAND TO THE NORTH OF ROYD INGS AVENUE (BETWEEN THE A629 AND THE RIVER AIRE), KEIGHLEY

Resolved –

Members are minded that planning permission should be granted and referred to the Secretary of State, in coming to this conclusion Members consider there are very special circumstances that warrant the grant of “inappropriate development” in the Green Belt for the following reasons:

- (i) The site was previously allocated as an employment site and such allocation was principally removed because the site was at risk of flooding. The applicant has now demonstrated that the site can be developed without an increased risk of flooding.
- (ii) Not all of the site is within the Green Belt and there is a proven need for employment land within the District that cannot be met.
- (iii) There is no recent evidence of flooding and works of flood alleviation are taking place further upstream.
- (iv) The applicant had demonstrated through a sequential test that there are no other suitable employment sites within the vicinity of Keighley to accommodate the proven need.

And in addition to the above, before being referred to the Secretary of State, the Assistant Director, Planning, Transportation and Highways shall produce a list of relevant planning conditions in consultation with the applicant, and thereafter the Chair and Deputy Chair of the Committee, which shall include all appropriate conditions for a development of this scale and nature. These conditions shall include:

- (i) The provision of maintenance of flood alleviation measures to ensure continued operation.
- (ii) The incorporation of all appropriate sustainable measures that will not preclude the commencement of development.

ACTION: Assistant Director, Planning, Transportation and Highways

8. **ASHWELL FARM, ASHWELL ROAD, HEATON, BRADFORD**

Resolved -

That the application be approved for the reasons and subject to the conditions set out in the Assistant Director - Planning, Transportation and Highways' technical report.

ACTION: Assistant Director - Planning, Transportation and Highways

FROM: Michael Bowness
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