

Decisions of the Regulatory and Appeals Committee on Thursday, 31 May 2018

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

Decisions

5. APPOINTMENT OF SUB-COMMITTEES

Resolved -

- (1) That the Panels set out in Document “A” be appointed with memberships as shown and with the role and functions as contained in the Articles of the Council’s Constitution and subject to the Rules of Procedure contained in Part 3 of the Constitution.**
- (2) That the Chairs and Deputy Chairs be appointed to the Panels as indicated in Document “A”.**

(Sheila Farnhill – 01274 432268)

ACTION: City Solicitor

6. LAND AT HAWBER COTE LANE, SILSDEN

Full application for a 3-form entry primary school and nursery including; ‘future-proofed’ design to enable 4-form entry, external works to include utility connections/diversions, landscaping, car parking, highways, external play and sports provision on land at Hawber Cote Lane, Silsden – 17/05793/REG.

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 together with the following additional conditions:

- (i) Highway Improvement Before Use**
Before any works towards the development starts on site full details and specifications of the works, as listed on the indicative plan Ref: AR004040402 CO / A102 A0 Rev J, shall be submitted to and be approved in writing by the Local Highway Authority. The development shall then not be brought into use until these works have been completed on site to the satisfaction of the Local Highway Authority. (The applicant should contact James Marsh (Section 278 Co-ordination Engineer) on 01274 437308 (email james.marsh@bradford.gov.uk) in order to discuss the requirements of the s278

Agreement.)

Reason: In the interest of amenity and highway safety, and in accordance with Policy DS4 of the Core Strategy Development Plan Document.

- (ii) Construct means of access before occupation**
Before any part of the development is brought into use, the proposed means of vehicular and pedestrian access hereby approved shall be laid out, hard surfaced, sealed and drained within the site in accordance with the approved plan numbered AR0040403 PL A113 A0; and completed to a constructional specification approved in writing by the Local Planning Authority.

Reason: To ensure that a suitable form of access is made available to serve the development in the interests of highway safety and to accord with Policy DS4 of the Core Strategy Development Plan Document.

- (iii) Provision of car park before development brought into use**
Before any part of the development is brought into use, the proposed car parking spaces shall be laid out, hard surfaced, sealed, marked out into bays and drained within the curtilage of the site in accordance with the approved plan numbered AR0040403 PL A113 A0; and to a specification to be submitted to and approved in writing by the Local Planning Authority. The car park so approved shall be kept available for use while ever the development is in use.

Reason: In the interests of highway safety and to accord with Policies TR2 and DS4 of the Core Strategy Development Plan Document.

- (iv) Retaining structures shown on plan provided before use**
Before any part of the development is brought into use the highway retaining structures hereby approved shall be completed in accordance with the approved plan numbered AR0040403 PL A113 A0.

Reason: In the interests of future maintenance of the highway and to avoid harm to the safety of users of the adjoining highway network, in accordance with Policies DS2 and DS4 of the Core Strategy Development Plan Document.

- (v) Control of external lighting to prevent dazzle**
Before development commences on site, details of the type and position of all proposed external lighting fixtures to the buildings and external areas (including measures for ensuring that light does not shine directly on the highway or is visible to highway users) shall first be submitted to and approved in writing by the Local Planning Authority. The lights so approved shall be installed in accordance with the approved details and maintained thereafter to prevent the light sources adversely affecting the safety of users of adjoining

highways.

Reason: To avoid drivers being dazzled or distracted in the interests of highway safety and to accord with Policy DS4 of the Core Strategy Development Plan Document.

(vi) Construction site management: details required
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) a wheel cleaning facility or other comparable measures to prevent site vehicles bringing mud, debris or dirt onto a highway adjoining the development site;**
- viii) 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;**
- ix) 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 : In order to safeguard the amenity of neighbouring occupiers and the safety of road users it is essential that the detail of these facilities is satisfactorily resolved before any work begins and to accord with Policy DS4 of the Core Strategy Development Plan Document.

and a condition relating to:

The submission of a Green Travel Plan to the Local Planning Authority, for approval in writing before the school is first brought into use, that should:

- (a) maximise the opportunities to reduce on-street parking outside the site boundary;**
- (b) establish arrangements for the effective operation and management of the on-site pick up/drop off zone;**
- (c) promote travel to school by foot, in particular by considering options to facilitate pedestrian access to the school whilst taking into account any safeguarding issues,**

and that the Plan be reviewed by the school 12 months after implementation and any amendments proposed be submitted to the Local Planning Authority for approval in writing.

(John Eyles – 01274 432484)

ACTION: Assistant Director - Planning, Transportation and Highways

FROM: Michael Bowness
Interim City Solicitor
City of Bradford Metropolitan District Council

Committee Secretariat Contact: Sheila Farnhill, 01274 432268