City of BRADFORD
METROPOLITAN DISTRICT COUNCIL

Decisions of the Regulatory and Appeals Committee on Thursday, 19 July 2018

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

Decisions

4. **MEMBERSHIP OF SUB-COMMITTEES**

Resolved –

That the appointment of Non-Voting Co-opted Members to the Corporate Parenting Panel for the 2018/19 municipal year be confirmed as set out below:

- **Inspector Kevin Taylor – West Yorkshire Police**
- **Yasmin Umarji – Education**
- **Sue Thompson – Bradford District Clinical Commissioning Group**
- **Chair of the Children in Care Council**

ACTION: City Solicitor

(Sheila Farnhill – 01274 432268)

5. **LAND AT HOLTS LANE, BRADFORD**

Resolved –

(1) 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 additional conditions relating to:

(i) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any subsequent equivalent legislation) the integral garages within the dwelling(s) hereby permitted shall remain available for the purposes of garaging and no subsequent alterations to convert these garages to primary residential accommodation addition shall be carried out without the express written permission of the Local Planning Authority,

(ii) Permitted hours of construction to be 0730 - 1800 Monday to Friday and 0800 – 1300 on Saturday only.

(2) That authority be delegated to the Assistant Director - Planning, Transportation and Highways (in consultation with the Interim City

Solicitor) to enter into a Deed of Variation in respect of the original Section 106 legal obligation attached to Planning Permission 17/05251/MAF to secure the on-site affordable housing provision of 20 dwellings.

ACTION: ***Assistant Director - Planning, Transportation and Highways***

(John Eyles – 01274 434380)

6. **LAND TO THE REAR OF DELPH TERRACE, HOLTS LANE, 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, together with further conditions in respect of:

(i) The submission of a Construction Plan, for approval in writing by the Local Planning Authority, and the implementation of this plan,
(ii) Permitted hours of construction,
(iii) Implementation of wheel washing measures, in accordance with details approved in writing by the Local Planning Authority,
(ii) The submission of a detailed landscaping scheme, for approval in writing by the Local Planning Authority, prior to the commencement of the development, and the implementation of this scheme, and
(iii) The submission of a Protected Species Survey report to the Local Planning Authority.

ACTION: ***Assistant Director - Planning, Transportation and Highways***

(John Eyles – 01274 434380)

7. **LAND TO THE SOUTH OF WOODLANDS CE PRIMARY SCHOOL, MILL CARR HILL 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 subject to the amendment of Conditions 3 and 15 as set out below:

3. <u>Reserved Matters</u>
Before any development is begun plans showing the:
i) access;
ii) appearance;
iii) landscaping *(including boundary treatments)*;
iv) layout;
v) and scale

must be submitted to and approved in writing by the Local Planning Authority.

Reason: To accord with the requirements of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

15. <u>Section 278 Agreement</u>
Notwithstanding the details submitted, within 3 months of the development hereby permitted commencing on site, the Applicant shall enter into an Agreement with the Local Planning Authority under Section 278 of the Highways Act to secure the off-site highway improvements in the form of *a pelican crossing* on Mill Carr Hill Road.

Reason: In the interests of highway safety and to accord with policies TR1, TR3, DS4, and, DS5 of the Local Plan for Bradford.

ACTION: Assistant Director - Planning, Transportation and Highways

(John Eyles – 01274 434380)

8. **UNION MILLS, HARROGATE 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.

ACTION: Assistant Director - Planning, Transportation and Highways

(John Eyles – 01274 434380)

9. **LAND TO THE EAST OF 43 BRUNSWICK 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, together with an additional condition in respect of:

The submission of details of bin storage arrangements for approval in writing by the Local Planning Authority.

ACTION: Assistant Director - Planning, Transportation and Highways

(John Eyles – 01274 434380)

10. **100 HOLLINGWOOD LANE, 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, together with an additional condition relating to:

the Applicant entering into an Agreement with the Local Planning Authority under Section 278 of the Highways Act to secure improvements to the street lighting on Heathfield Grove to bring it up to adoptable standard.

ACTION: Assistant Director - Planning, Transportation and Highways

(John Eyles – 01274 434380)

11. **LAND TO THE EAST OF KEIGHLEY ROAD/NORTH OF HARDEN ROAD, HARDEN**

Resolved –

That the application be refused for the following reasons:

(i) The development would cause harm to the setting of the Grade II Listed Buildings at Crowther Fold and the registered historic landscape of the St Ives Estate and would therefore be contrary to Policies EN3 and SC9 of the Core Strategy.

(ii) The proposed three storey units would, by reason of their massing, have an adverse impact on the visual amenity of Harden Village and would therefore be contrary to Policies DS1 and DS3 of the Core Strategy.

(iii) The proximity of the proposed development to woodland adjacent to the Northern boundary of the site is likely to result in future pressure for the pruning and/or felling of trees to the detriment of visual amenity which would be contrary to Policies EN5, DS1 and DS3 of the Core Strategy.

ACTION: Assistant Director - Planning, Transportation and Highways

(John Eyles – 01274 434380)

12. **LAND AT RYSHWORTH HALL, KEIGHLEY ROAD, BINGLEY**

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

(John Eyles – 01274 434380)

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

Committee Secretariat Contact: Sheila Farnhill, 01274 432268