

Agenda for a meeting of the Regulatory and Appeals Committee to be held on Monday, 20 May 2019 at 10.00 am in the Banqueting Hall - City Hall, Bradford

Members of the Committee – Councillors

LABOUR	CONSERVATIVE	LIBERAL DEMOCRAT
Warburton Wainwright Amran Watson	Brown	Griffiths

Alternates:

LABOUR	CONSERVATIVE	LIBERAL DEMOCRAT
Azam Godwin S Hussain Lal	Ellis M Pollard	R Ahmed

Notes:

- This agenda can be made available in Braille, large print or tape format on request by contacting the Agenda contact shown below.
- The taking of photographs, filming and sound recording of the meeting is allowed except if Councillors vote to exclude the public to discuss confidential matters covered by Schedule 12A of the Local Government Act 1972. Recording activity should be respectful to the conduct of the meeting and behaviour that disrupts the meeting (such as oral commentary) will not be permitted. Anyone attending the meeting who wishes to record or film the meeting's proceedings is advised to liaise with the Agenda Contact who will provide guidance and ensure that any necessary arrangements are in place. Those present who are invited to make spoken contributions to the meeting should be aware that they may be filmed or sound recorded.
- If any further information is required about any item on this agenda, please contact the officer named at the foot of that agenda item.
- **A legal briefing for all Members will take place at 0915 in the Banqueting Hall on the day of the meeting.**
- Applicants, objectors, Ward Councillors and other interested persons are advised that the Committee may visit any of the sites that appear on this Agenda during the day of the meeting, without prior notification. The Committee will then reconvene in the meeting room after any visits in order to determine the matters concerned.
- At the discretion of the Chair, representatives of both the applicant(s) and objector(s) may be allowed to speak on a particular application for a maximum of five minutes in total.

From:

Parveen Akhtar
City Solicitor
Agenda Contact: Claire Tomenson
Phone: 01274 432457
E-Mail: claire.tomenson@bradford.gov.uk

To:

A. PROCEDURAL ITEMS

1. ALTERNATE MEMBERS (Standing Order 34)

The City Solicitor will report the names of alternate Members who are attending the meeting in place of appointed Members.

2. DISCLOSURES OF INTEREST

(Members Code of Conduct - Part 4A of the Constitution)

To receive disclosures of interests from Members and co-opted members on matters to be considered at the meeting. The disclosure must include the nature of the interest.

An interest must also be disclosed in the meeting when it becomes apparent to the Member during the meeting.

Notes:

- (1) *Members may remain in the meeting and take part fully in discussion and voting unless the interest is a disclosable pecuniary interest or an interest which the Member feels would call into question their compliance with the wider principles set out in the Code of Conduct. Disclosable pecuniary interests relate to the Member concerned or their spouse/partner.*
- (2) *Members in arrears of Council Tax by more than two months must not vote in decisions on, or which might affect, budget calculations, and must disclose at the meeting that this restriction applies to them. A failure to comply with these requirements is a criminal offence under section 106 of the Local Government Finance Act 1992.*
- (3) *Members are also welcome to disclose interests which are not disclosable pecuniary interests but which they consider should be made in the interest of clarity.*
- (4) *Officers must disclose interests in accordance with Council Standing Order 44.*

3. MINUTES

Recommended –

That the minutes of the meetings held on 7 March 2019 at 10am and 1.30pm be signed as a correct record.

(Claire Tomenson – 01274 432457)

4. INSPECTION OF REPORTS AND BACKGROUND PAPERS

(Access to Information Procedure Rules – Part 3B of the Constitution)

Reports and background papers for agenda items may be inspected by contacting the person shown after each agenda item. Certain reports and background papers may be restricted.

Any request to remove the restriction on a report or background paper should be made to the relevant Strategic or Assistant Director whose name is shown on the front page of the report.

If that request is refused, there is a right of appeal to this meeting.

Please contact the officer shown below in advance of the meeting if you wish to appeal.

(Claire Tomenson - 01274 432457)

B. BUSINESS ITEMS

5. MEMBERSHIP OF SUB-COMMITTEES

The Committee will be asked to consider recommendations, if any, to appoint Members to Sub-Committees of the Committee.

(Claire Tomenson – 01274 432457)

6. 8 - 24 DARLEY STREET, BRADFORD City

1 - 16

The Assistant Director - Planning, Transportation and Highways will submit a report (**Document “AT”**) in relation to a full application to include the demolition of 8, 10-14, 16-24 Darley Street, with basement retention, adaptation works and the construction of a 3-storey market building, public square and service yard on Darley Street, Bradford - 19/00737/REG

Recommended -

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

(John Eyles – 01274 434380)

7. SHARP'S CARD FACTORY, BINGLEY ROAD, BRADFORD

17 - 58

The Assistant Director - Planning, Transportation and Highways will submit a report (**Document “AU”**) in relation to an application for the residential development of 385 flats comprising conversion of two existing buildings with associated external works, construction of a new

build block and the conversion of a single storey building to form communal facilities at Sharp's Card Factory, Bingley Road, Bradford - Planning application 18/04238/MAF and Listed Building Consent application 18/04239/LBC

Recommended -

- (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.**
- (2) That the grant of planning permission be subject also to the completion of a legal planning obligation under Section 106 of the Town and Country Planning Act 1990, or such other lawful mechanism for securing the heads of terms as may be agreed in consultation with the City Solicitor, in respect of:**
 - (i) The financial contribution of £377,191 for off-site affordable housing in Heaton, or an adjacent ward.**
 - (ii) The financial contribution of £33,000 comprising the following public transport infrastructure upgrades:**
 - Bus shelter provision (20583 Haworth Road) - £13,000**
 - Real Time Information Displays (20583, 20586) - £20,000**
 - (iii) The payment of a commuted sum of £7,000 to the Local Planning Authority for the provision of a Traffic Regulation Order at the site access.**
 - (iv) The entering into a Section 278 Highway Works Agreement**

the legal planning obligation to contain such other ancillary provisions as the Assistant Director - Planning, Transportation and Highways (after consultation with the City Solicitor) considers appropriate.

(John Eyles – 01274 434380)

8. PUBLIC SPACE PROTECTION ORDER - URGENT ITEM

59 - 82

The Strategic Director, Place will present **Document "AW"** which outlines the proposals and seeks approval to begin the required public consultation exercise to implement a Public Space Protection Order for defined areas within Bradford District relating to antisocial behaviour arising from lighting fires and barbecues (and other materials) on moorland sites and subsequent risk of wildfire.

Recommended –

- (1) That the Strategic Director, Place be authorised to undertake the required (minimum 6 week) consultation exercise to implement a Public Space Protection Order for**

Restricted Areas within Bradford District.

- (2) That further to the completion of the necessary consultation process, the proposed Order be submitted to this Committee for approval, or, alternatively**
- (3) That further to the completion of the necessary consultation process, the proposed Order be approved under delegated powers by the Strategic Director, Place.**

(Danny Jackson – 01274 431230)

THIS AGENDA AND ACCOMPANYING DOCUMENTS HAVE BEEN PRODUCED, WHEREVER POSSIBLE, ON RECYCLED PAPER