

## Decisions of the Area Planning Panel (Bradford) on Wednesday, 4 July 2018

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

### Decisions

#### 6. APPLICATIONS RECOMMENDED FOR APPROVAL OR REFUSAL

(a) 1 West Lane, Thornton, Bradford Thornton & Allerton

Change of use from hairdressers with flat above to micro pub, new shop front and side window to shop area at 1 West Lane, Thornton, Bradford - 18/01000/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 and also subject to the following amendment to condition 2:**

2. The use of the premises shall be restricted to the hours from 1100 to midnight Sunday to Thursday and from 1100 to 0200 hours Friday, Saturday and Bank or Public Holidays.

**Reason: In the interests of the amenities of neighbouring residents and to accord with policies DS5 and EN8 of the adopted Core Strategy Development Plan Document**

***Action: Strategic Director, Place***

(b) 1A Brae Avenue, Bradford Bolton & Undercliffe

Retrospective change of use of basement from residential (C3) to education (D1) at 1A Brae Avenue, Bradford - 18/00521/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 and also subject to the following additional conditions:**

- (i) The use hereby permitted shall cease to operate on or before 05 July 2021 unless the Local Planning Authority has previously permitted its retention for a further period.

**Reason:** The Local Planning Authority is prepared only to grant planning permission on a temporary basis in view of the nature of the use, in the interest of neighbour's amenities and to accord with Policy DS5 of the Core Strategy Development Plan Document.

- (ii) The use of the premises hereby permitted shall be as a D1 education facility as described in the application documents only. Notwithstanding the provisions of the Order, or any subsequent equivalent legislation, the premises shall not be used for any other non-domestic business purpose (including any other activity within Class D1 of the Order).

**Reason:** In order that the Local Planning Authority retains control over future changes of use with particular regard to the amenity of neighbouring residents and parking provision at the site, and to accord with Policies DS5 and TR2 of the Core Strategy Development Plan Document.

- (ii) The use of the premises for the provision of education (use class D1) shall be restricted to the hours between 09-00 and 15-00 on Saturdays and between 09-00 and 15-00 on Sundays and the premises shall not operate for the provision of education at any other time.

**Reason:** In the interests of the amenities of neighbouring residents and to accord with policies DS1, DS3 and EN8 of the adopted Core Strategy for the Local Plan for the Bradford District.

**Action:** *Strategic Director, Place*

- (c) 4 Spencer Road, Bradford City

Change of use from class A1 (Retail) to class A3 (Cafe) with owners' accommodation above, installation of flue at 4 Spencer Road, Bradford - 18/01645/FUL

**Resolved –**

**That the withdrawal of the application by the applicant prior to the meeting be noted.**

**Action:** *Strategic Director, Place*

- (d) Land at Grid Ref 409168 430017 Bradshaw View, Queensbury  
Queensbury, Bradford

A full planning application seeking permission for the construction five detached dwellings at Bradshaw View, Queensbury, Bradford - 18/00920/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***

**(e) 135-137 Toller Lane, Bradford**

**Toller**

A retrospective application for a single storey waste recycling enclosure and revised extract flues at 135-137 Toller Lane, Bradford - 17/06894/FUL

**Resolved –**

**That the application be deferred and delegated to officers in order for further negotiations to be undertaken with the applicant in relation to the appearance of the outbuilding and the painting of the external flue; and that if a decision is not made within three months then the application be delegated to officers to refuse permission for the reasons given in the Officer's report in liason with the Chair of the Area Planning Panel (Bradford).**

***Action: Strategic Director, Place***

**(f) 18 Heaton Grove, Bradford**

**Heaton**

A householder application for the construction of a detached annex building to provide ground floor accommodation for disabled family members at 18 Heaton Grove, Bradford - 17/05494/HOU

**Resolved –**

**That the withdrawal of the application by the applicant prior to the meeting be noted.**

***Action: Strategic Director, Place***

**(g) 19 Brompton Avenue, Bradford**

**Bowling & Barkerend**

Retrospective application for front dormer window, hip to gable conversion, single storey rear extension, covered terrace and lowered ground level to rear garden and demolition of outbuildings at 19 Brompton Avenue, Bradford - 18/01667/HOU

**Resolved –**

**That the application be refused for the reasons set out in the Strategic Director, Place's technical report.**

***Action: Strategic Director, Place***

**(h) 20 Pemberton Drive, Bradford** **City**

A retrospective application to retain front and rear dormers as built at 20 Pemberton Drive, Bradford- 18/01328/FUL

**Resolved –**

**That the application be refused for the reasons set out in the Strategic Director, Place’s technical report.**

***Action: Strategic Director, Place***

**(i) 201A & 203A Great Horton Road and  
26 & 28 Alexandra Street, Bradford** **City**

Retrospective application for dormers to side of each property at 201A & 203A Great Horton Road and 26 & 28 Alexandra Street, Bradford - 18/00850/FUL

**Resolved –**

**That the application be refused for the reasons set out in the Strategic Director, Place’s technical report.**

***Action: Strategic Director, Place***

**(j) 22 Pemberton Drive, Bradford** **City**

A retrospective application to retain front and rear dormers as built at 22 Pemberton Drive, Bradford - 18/01327/FUL

**Resolved –**

**That the application be refused for the reasons set out in the Strategic Director, Place’s technical report.**

***Action: Strategic Director, Place***

**(k) 4 Heaton Grove, Bradford** **Heaton**

A householder application for the construction of a garden store at 4 Heaton Grove, Bradford at 4 Heaton Grove, Bradford - 18/01359/HOU

**Resolved –**

**That the withdrawal of the application by the applicant prior to the meeting be noted.**

**Action: Strategic Director, Place**

**(I) Upper Ground Floor, Clifton Mill, Clifton Street, Manningham  
Manningham, Bradford**

A retrospective application for the change of use of the Upper Ground Floor of Clifton Mill, Clifton Street, Bradford from a warehouse/office to a snooker lounge - 17/06659/FUL

**Resolved –**

**That the application be refused for the reasons set out in the Strategic Director, Place’s technical report.**

**Action: Strategic Director, Place**

(Mohammed Yousuf – 01274 434605)

**7. MISCELLANEOUS ITEMS**

**REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION**

**(a) 12 Melbourne Terrace, Bradford City**

Unauthorised dormer on the front roof slope of a listed building - 17/00711/ENFLBC

On 4 June 2018 the Planning Manager (Enforcement & Trees) authorised the issue of a Listed Building Enforcement Notice and an Enforcement Notice.

**(b) 194 Canterbury Avenue, Bradford Little Horton**

Unauthorised structure - 17/00437/ENFCOU

On 26 April 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

**(c) 66 Curzon Road, Bradford Bradford Moor**

Unauthorised front extension - 16/00725/ENFUNA

On 17 May 2018 the Planning Manager authorised the issue of an Enforcement Notice.

**(d) 82 Curzon Road, Bradford Bradford Moor**

Unauthorised front extension - 17/00374/ENFUNA

On 17 May 2018 the Planning Manager authorised enforcement action on 6 March 2018.

- (e) **Land to the West of Sandbeds Farm, Trough Lane, Denholme** ?

Unauthorised development - 17/00824/ENFUNA

The Development Services Manager authorised the issue of a Temporary Stop Notice on 1 May 2018..

- (f) **Land at South View Works, Dirk Hill, Bradford** ?

Unauthorised use of land in connection with a business that stores, dismantles and repairs motor vehicles and supplies recycled motor vehicle spares - 17/00732/ENFCOU

The Area Planning Manager authorised the issuing of an Enforcement Notice under delegated powers, on 22 May 2018.

## **DECISIONS MADE BY THE SECRETARY OF STATE**

### ***APPEAL ALLOWED***

- (g) **Land at Kings Drive, Bolton Hall Road, Bradford** Windhill & Wrose

Appeal Ref: 18/00023/APPOU2

Proposed construction of 23 residential units consisting of 17 dwellings and 6 bungalows - Case No: 17/05355/MAO

### ***APPEALS DISMISSED***

- (h) **21 Dracup Road, Bradford** Great Horton

Dormer windows to front and rear and retrospective two-storey side extension - Case No: 17/04810/HOU

Appeal Ref: 18/00014/APPHOU

- (i) **3 New Augustus Street, Bradford** Bowling & Barkerend

1 No 48 sheet freestanding digital advertising display unit - Case No: 17/06532/ADV

Appeal Ref: 18/00025/APPAD1

- (j) **56 St Wilfrids Crescent, Bradford** Great Horton

Appeal against Enforcement notice - Case No: 14/00812/ENFAPP

Appeal Ref: 18/00009/APPENF

**(k) 56 West Cote Drive, Thackley, Bradford Idle & Thackley**

Construction of single storey rear extension - Case No: 17/05278/HOU

Appeal Ref: 18/00011/APPHOU

**(l) 8 Lynch Avenue, Bradford Great Horton**

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

Appeal Ref: 17/00137/APPHOU

**(m) Clayton Edge Farm, Station Road, Queensbury, Queensbury  
Bradford**

Change of use of agricultural building to two holiday lets - Case No: 17/02679/FUL

Appeal Ref: 17/00125/APPFL2

**(n) Former 53 -61 Lidget Place, Bradford Great Horton**

Construction of vehicle repair garage and MOT testing station - Case No: 17/03918/FUL

Appeal Ref: 18/00012/APPFL2

***APPEAL ALLOWED IN PART/PART DISMISSED***

**(o) 88 Bolingbroke Street, Bradford Little Horton**

Retrospective application for the construction of a front porch - allowed on appeal. Dormer window to front and rear dormer to be built under permitted development - dismissed on appeal. - Case No: 17/06195/HOU

Appeal Ref: 18/00017/APPHOU

**Resolved –**

**That the decisions be noted.**

**Action: Strategic Director, Place**

(Mohammed Yousuf – 01274 434605)

FROM: Michael Bowness  
Interim City Solicitor

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