

Decisions of the Area Planning Panel (Bradford) on Wednesday, 3 October 2018

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

Decisions

5. APPLICATIONS RECOMMENDED FOR APPROVAL OR REFUSAL

(a) 16-18 Leylands Lane, Bradford Heaton

A full application for the change of use from a nursing home (Use Class C2) to a house in multiple occupation (HMO) (*Sui Generis*) at 16-18 Leylands Lane, Bradford - 18/01481/FUL

Resolved –

That the application be refused for the following reason:

That the lack of off street parking would be detrimental to highway safety and, therefore, the proposal would be contrary to Policy TR2 of the Core Strategy Development Plan Document and the National Planning Policy Framework.

Action: Strategic Director, Place

(b) 16 Kingswood Terrace, Bradford Great Horton

A full application seeking to change the use of 16 Kingswood Terrace from an A1 Beauty Shop to a C3 (b) residential use offering supported accommodation and emergency refuge - 18/02698/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

(c) The Pastures, Tong Lane, Tong, Bradford Tong

A full planning application for an extension to the reception area and the addition of a pavilion style orangery at The Pastures, Tong Lane, Bradford - 18/02717/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 subject to the amendment of condition 2 as below:

- 2. Before development of the damp course commences on site, arrangements shall be made with the Local Planning Authority for the inspection of all facing and roofing materials to be used in the development hereby permitted. The samples shall then be approved in writing by the Local Planning Authority and the development constructed in accordance with the approved details.**

Action: Strategic Director, Place

(d) 149 Wilmer Road, Bradford, Heaton

A retrospective planning application for the construction of a single storey extension to the rear of 149 Wilmer Road, Bradford - 18/02655/HOU

Resolved –

That the application be approved for the following reason:

The extension is not considered to be visually incongruous to the appearance of the wider street scene and is not considered to be harmful to the visual amenity. It does not overlook rear areas of adjoining properties to the detriment of occupants and, therefore, the proposal would not be contrary to Policies DS1, DS3 and EN3 of the Core Strategy Development Plan Document.

Action: Strategic Director, Place

(e) 27 Durham Terrace, Bradford Toller

Construction of decking and driveway to rear at 27 Durham Terrace, Bradford - 18/02457/HOU

Resolved –

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

Action: Strategic Director, Place

(f) Land at Grid Ref 413866 433641, Thornton Road, Bradford City

An outline application for the construction of eight retail units with eight apartments above at land adjacent to 581-583 Thornton Road Bradford - 17/05964/OUT

Resolved –

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

Action: Strategic Director, Place

(Mohammed Yousuf – 01274 434605)

6. MISCELLANEOUS ITEMS

REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION

(a) 204 Kensington Street, Bradford Toller

Unauthorised single storey front extension - 17/00628/ENFUNA

On 17 August 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(b) 60 Fitzroy Road, Bradford Bradford Moor

Unauthorised two-storey rear extension - 17/00925/ENFUNA

On 6 September 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(c) Former Olicana House, Chapel Street, Bradford City

Breach of condition 2 of planning permission 16/06970/FUL - 16/00138/ENFUNA

On 4 September 2018 the Planning Manager (Enforcement & Trees) authorised the issue of a Breach of Condition Notice.

DECISIONS MADE BY THE SECRETARY OF STATE

APPEALS ALLOWED

(d) 18 Duchy Avenue, Bradford Heaton

Extensions to side and rear and relocation of outbuilding to rear including alterations to existing levels (retrospective) - Case No: 18/00328/HOU

Appeal Ref: 18/00049/APPHOU

(e) 20 Moore Avenue, Bradford

Wibsey

Appeal against Enforcement Notice - Case No: 16/00387/ENFAPP

Appeal Ref: 18/00043/APPENF

(f) 4 Runswick Grove, Bradford

Wibsey

Single and two storey extensions, front and rear dormer windows and front porch
- Case No: 18/00244/HOU

Appeal Ref: 18/00063/APPHOU

(g) 51 Silverhill Drive, Bradford

Bradford Moor

Retrospective application for construction of two storey side and rear extension
with front dormer, bay window, porch and rear dormer - Case No: 17/06149/HOU

Appeal Ref: 18/00031/APPHOU

APPEAL DISMISSED

(h) 19 Uplands Crescent, Bradford

Queensbury

Appeal against Enforcement Notice - Case No: 16/00495/ENFUNA

Appeal Ref: 18/00013/APPENF

Resolved –

That the decisions be noted.

Action: Strategic Director, Place

(Mohammed Yousuf – 01274 434605)

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