

Decisions of the Area Planning Panel (Bradford) on Wednesday, 6 February 2019

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

Decisions

5. APPLICATIONS RECOMMENDED FOR APPROVAL OR REFUSAL

(a) 46 Dawnay Road, Bradford

Little Horton

A householder application for the conversion of the roof from a hipped roof to a gable with the addition of dormer windows to the front and rear of No 46 Dawnay Road, Bradford - 18/05034/HOU

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

(b) 62 Glenrose Drive, Bradford

Great Horton

A full planning application for the construction of a single detached dwelling within the vacant garden area to the rear and demolition of the existing detached garage and the addition of a front porch at 62 Glenrose Drive, Bradford - 18/04096/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 7 as follows:

7. **Before any drainage works take place details of a scheme for foul and surface water drainage shall have been submitted to and approved in writing by the Local Planning Authority. The scheme so approved shall thereafter be fully implemented prior to the use being established on site.**

Reason: To ensure proper drainage of the site and to accord with Policies EN7 of the Core Strategy Development Plan Document and the National Planning Policy Framework.

Action: Strategic Director, Place

**(c) Former Site of the Junction Hotel, Leeds Road, Bradford Moor
Bradford**

An outline application for the construction of two retail units with six apartments above at the site of the former Junction Hotel, Leeds Road, Bradford. The application seeks consideration of the access, appearance, layout and scale of the development but reserves the landscaping of the site for later approval - 18/01150/OUT

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 following additional condition:

- (i) Notwithstanding the provisions of Section 55(2)(a) of the Town & Country Planning Act 1990 (or subsequent equivalent legislation) there shall be no internal subdivision of the larger retail unit hereby permitted without the express written permission of the Local Planning Authority.**

Reason: To ensure the Council retains sufficient control over future changes to this building which may be harmful to neighbour's amenities and to highway safety and to comply with Policies DS4, DS5 and TR2 of the Core Strategy Development Plan Document and the National Planning Policy Framework.

And that the following footnote be placed on the application:

The applicants are advised to check that the development hereby approved lies wholly within the land within their control as the granting of planning permission does not override the need to obtain the consent of any neighbouring land owners affected by the development. The developer is also advised by Members of the Area Planning Panel (Bradford) to consult with local residents in regards to allowing residents to use the approved car parking area outside of times the approved retail units are in use.

Action: Strategic Director, Place

(d) Land to Rear of 19 & 21 Ashfield Avenue, Bradford, Heaton

An outline application for the construction of four residential dwellings on land to the rear of 19 and 21 Ashfield Avenue, Bradford. The application seeks approval for the access, layout and scale of the development and retains the appearance and landscaping for later approval - 18/02740/OUT

Resolved –

That the application be refused for the following reason:

The proposed development occurs to the rear of other properties in a virtually landlocked situation, the new activities principally relate to vehicular movements and parking manoeuvres which will lead to an increase in noise and disturbance in a relatively tranquil environment which would be contrary to the aims of policy DS5 of the Local Plan for Bradford.

Action: Strategic Director, Place

(Mohammed Yousuf – 01274 434605)

6. MISCELLANEOUS ITEMS

REQUESTS FOR ENFORCEMENT/PROSECUTION ACTION

(a) Scrap Yard and Garage, Holroyd Hill, Bradford Wibsey

Breach of Planning Control: The unauthorised mixed use of land for the:

- The storage of motor vehicles, lorry backs and trailers, motor vehicle parts and tyres
- The dismantling of motor vehicles
- The repair of motor vehicles
- The storage of scrap metal
- The deposit of waste

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 3 January 2019

**(b) Former site of White Bear Inn , 1222 Leeds Road, Bradford Moor
Bradford**

Unauthorised hand car wash and valeting use and associated development works - 15/00177/ENFCOU

On 27 December 2018 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice in respect of the unauthorised use of the land.

(c) 507 Otley Road, Bradford Bolton & Undercliffe

Unauthorised externally mounted roller shutter - 17/00030/ENFUNA

On 2 January 2019 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

(d) 25 Buttermere Road, Bradford Bolton & Undercliffe

Unauthorised rear dormer window - 17/00528/ENFAPP

On 28 December 2018 the Planning Manager (Enforcement & Trees) authorised

the issue of an Enforcement Notice.

(e) The 6 Acres, 119 Westgate Hill Street, Tong, Bradford Tong

Unauthorised use of land in connection with a wedding and event venue, public house and restaurant business - 17/01089/ENFCOU

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 10 December 2018.

(f) The 6 Acres, 119 Westgate Hill Street, Tong, Bradford Tong

Unauthorised operational development consisting of the formation of a raised development platform and two marquees - 17/00946/ENFUNA

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers on 11 December 2018.

(g) Land East of 4 Bell Dean Road, Bradford Clayton & Fairweather Green

Untidy Land - 18/00305/ENFCOU

On 3 January 2019 the Planning Manager (Enforcement & Trees) authorised the issue of a Section 215 Notice.

(h) Land East of 12 Horsley Street, Bradford Wibsey

Unauthorised use of land for the storage of motor vehicles - 18/00326/ENFCOU

The Planning Manager (Enforcement and Trees) authorised the issuing of an Enforcement Notice under delegated powers, on 5 December 2018.

(i) 62 Brantwood Road, Bradford Heaton

Unauthorised Porches (canopy structure) to the front and rear of dwelling – 18/00433/ENFUNA

On 3 January 2019 the Planning Manager (Enforcement & Trees) authorised the issue of an Enforcement Notice.

DECISIONS MADE BY THE SECRETARY OF STATE

APPEALS ALLOWED

(j) 1 Reservoir Place, Glazier Road, Queensbury, Bradford Queensbury

Two storey side extension - Case No: 18/02548/HOU

Appeal Ref: 18/00100/APPHOU

(k) 1 Spindle Close, Bradford **Bowling & Barkerend**

Single storey side extension - Case No: 18/02572/HOU

Appeal Ref: 18/00107/APPHOU

(l) 59 Norman Lane, Bradford **Eccleshill**

Change of use of part of shop (A1) to coffee shop (A3) with new external window and fire exit - Case No: 18/01974/FUL

Appeal Ref: 18/00102/APPFL2

(m) 6 Rawson Place, Bradford **City**

Retention of existing shop front with amendments - Case No: 18/00392/LBC

Appeal Ref: 18/00114/APPLB2

APPEALS DISMISSED

(n) 257 Cemetery Road, Lidget Green, Bradford **Great Horton**

Re-submission of 18/00676/FUL Section 73a application for the construction of a detached dwelling (following previous approval of 12/02812/FUL for detached dwelling) including a new chimney, stone lintels to all front windows, replacement dormer materials, replacement sash style windows to front, front window reveals, replacement front door, replacement gutters and fascia to front. - Case No: 18/01516/FUL

Appeal Ref: 18/00098/APPFL2

(o) 43 Buttermere Road, Bradford **Bolton & Undercliffe**

Appeal against Enforcement Notice - Case No: 17/00514/ENFAPP

Appeal Ref: 18/00121/APPENF

(p) 99 to 101 High Street, Wibsey, Bradford **Wibsey**

Installation of an illuminated 48-sheet advertising display on a gable wall - Case No: 18/02054/ADV

Appeal Ref: 18/00125/APPAD2

(q) Sikh Temple Gobind Marg, Bradford **Bowling & Barkerend**

Appeal against Enforcement Notice - Case No: 15/00351/ENFUNA

Appeal Ref: 18/00086/APPENF

Resolved –

That the decisions be noted.

Action: Strategic Director, Place

(Mohammed Yousuf – 01274 434605)

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