

Minutes of a meeting of the Bradford West Area Committee held on Wednesday, 22 January 2020 in Committee Room 1 - City Hall, Bradford

Commenced 6.00 pm
Concluded 7.10 pm

Present – Councillors

LABOUR
Ahmed
Akhtar
Amran
Engel
Kamran Hussain
Mohammed
Nazir
Thirkill

COUNCILLOR AMRAN IN THE CHAIR

37. DISCLOSURES OF INTEREST

In the interest of transparency –

- The Chair disclosed an interest in the item relating to Allerton Road/Pearson Lane, Bradford - Objections Received to proposed Traffic Calming Measures (Minute 41) as he owned a property on Allerton Road, Bradford.
- Councillor Engel disclosed an interest in the item relating to Bradford Opportunity Area: Bradford West Briefing (Minute 42) as her children attended an education establishment in the area in which priorities were delivered to improve social mobility.
- Councillor Thirkill disclosed an interest in the item relating to Bradford Opportunity Area: Bradford West Briefing (Minute 42) as Essential Life Skills (ESL) monies had been received by Clayton Village Hall and she had supported the applications.
- The Chair disclosed an interest in the item relating to Nomination to list property as an Asset of Community Value - Ashwell Allotments (Minute 43) as both parties had engaged with him prior to this meeting.
- Councillor Mohammed disclosed an interest in the item relating to

Nomination to list property as an Asset of Community Value - Ashwell Allotments (Minute 43) as she was an acquaintance of a few allotment holders of Ashwell Allotments.

ACTION: City Solicitor

38. INSPECTION OF REPORTS AND BACKGROUND PAPERS

There were no appeals submitted by the public to review decisions to restrict documents.

39. PUBLIC QUESTION TIME

There were no questions submitted by the public.

40. ALLERTON ROAD/PEARSON LANE, BRADFORD - OBJECTIONS RECEIVED TO PROPOSED TRAFFIC CALMING MEASURES

The Report of the Strategic Director, Place (**Document “T”**) considered two objections received to the recently advertised proposals for Traffic Calming Measures on the approaches to the existing mini-roundabout at the Allerton Road/Pearson Lane junction.

Resolved –

- (1) That the objections be overruled and the proposed traffic measures as shown on Plan no.HS/TRSS/104495/CON-1A – attached as Appendix 1 to Document “T”, be implemented as advertised.**
- (2) That the objectors be informed accordingly.**

ACTION: Strategic Director, Place

41. BRADFORD OPPORTUNITY AREA: BRADFORD WEST BRIEFING

As an ‘Opportunity Area’, DfE funded a small team to work with Bradford, to agree and deliver priorities in improving social mobility. Its work was driven by an Opportunity Area Board made up of key stakeholders from across Bradford. This group identified four priority areas to work on:

- Strengthening school leadership and the quality of teaching;
- Improving literacy and oracy (spoken English), including a focus on parental engagement;
- Helping young people access rewarding careers; and,
- Removing health-related barriers to learning.

They had invested in a wide range of activities of which was outlined in the report

of the Programme Director, Bradford Opportunity Area (**Document “U”**) in Appendix 1, which specifically focused on the Bradford West Area.

The Programme Lead (Opportunity Area) was in attendance and with the invitation of the Chair gave a synopsis of the report. She explained that the investments covered the following priorities–

1. Improving the quality of our schools and outcomes for Bradford pupils;
2. Enriching children’s lives and their opportunities for personal development; and,
3. Building stronger relationships and working with partners to strengthen Bradford’s offer to children.

The Committee thanked the Programme Lead (Opportunity Area) for the information on activities provided to the Bradford West area.

Resolved –

That the programme progress be noted for information and the use of the Social Mobility Dashboard be endorsed to support the work of the Area Committee.

LEAD: Programme Director, Bradford Opportunity Area

42. NOMINATION TO LIST PROPERTY AS AN ASSET OF COMMUNITY VALUE - ASHWELL ALLOTMENTS

The Council had received a nomination to list the land and property known as Ashwell Allotments as an Asset of Community Value (ACV) under the Localism Act 2011.

The report of the Strategic Director, Corporate Resources (**Document “V”**) considered whether the nomination and nominated asset met the Asset of Community Value criteria set out in the Localism Act. The Committee was asked to make a recommendation to the Strategic Director, Corporate Resources to approve the nomination or not.

The Senior Surveyor Research and Development Officer was in attendance and with invitation of the Chair gave a detailed synopsis of the report.

Following report presentation, a question and answer session ensued –

- If the Committee was minded to approve the land as an asset of community value, would the Committee’s decision prevent the owner from submitting a planning application for development?
 - According to legislation, if the owner submitted a planning application then it would be considered as a material planning application; and,
- Following the owner’s 12 months notice served on remaining allotment holders, did the allotment holders have any rights at present?
 - Yes, under the Community Right to Bid.

A legal representative on behalf of the owner was in attendance and with the

invitation of the Chair, put forward his representations to the Committee. He explained that the land was not protected as 'statutory allotment land' hence the owner had served a 12 months written to notice for the allotment holders to vacate the land. The owner wished to develop on the land. He had also managed to gain in the region of 40% possession of the land to date from ex allotment holders who decided to vacate their allotment plots. Following consultations with a planning team, the owner had been notified that planning was not required for land.

The Committee thought information from the legal representative on the current use of the vacated 40% land gained from the ex allotment holders and what was the owner's intention to build on the land for the long term use. In response, it was explained that the vacant land was presently being used as a garden rear to his home and in relation to long term circumstances the intention was unknown at this present time.

Friends of Ashwell Allotments were present and with the invitation of the Chair, put forward the following representations to the Committee. There were a total of 12 plots and 3 had been vacated. No agreement would exist following the 12 months notice period. The allotment holders were asked to sign to quit their allotments. This land was originally purchased 80 years ago for the sole purpose of serving the wider Heaton community to use as open space and recreation facilities. The Church had not engaged effectively with the allotment holders prior to or during the sale of the land. The allotment holders were shocked for having been served a 3 months notice to quit on the remaining allotment holders as opposed to a 12 months notice. This nomination was the result of the owner serving notice on the allotment holders. It was paramount that the open space green land be protected for the wider Heaton community. We the Friends of Ashwell Allotments had expectations for the committee to approve the nomination as a community asset due to the land meeting all conditions required.

A further question and answer session ensued –

- Had the allotment holders expressed their concerns with the Church?
 - They had been made were aware of the negotiations between the Church and the owner had been on going over 4 years but were naive in the context of the not realising how swiftly the Church would complete the sale following agreement of a sale price. When the allotment holders had been updated that the Church was on the verge of selling the land following the agreement made between the two parties, it was at this point that the route of an ACV was sought for the land;
- Had the ACV been applied for while the land was owned by the Church?
 - Correct;
- Had the Church been aware of the application submission for an ACV?
 - It had not been made aware of an ACV application submission;
- What date had the ACV been submitted and the sale of land completed?
 - 22 October 2019 and 4 November 2019, respectively;
- Would the solicitors have known that the land was being applied for as an ACV?
 - This information would not necessarily come out during the search processes;
- A plot within the land had a trampoline, was this permitted?

- The tenancy agreement stipulated that 75% of the land had to remain as open green cultivated land and the remaining 25% as the community wished; and,
- The owner had purchased the land for £130,000 and this amount of sum was a clear sign of a vision he had for development. What would be the next process for the owner following the vacation of the whole land?
 - He would have to inform the Council that the land was no longer in use as allotments and then the Council would make a decision whether to delist the land. The owner wished to gain possession of the all the land that he had purchased and then progress with his land as he pleased following delisting by the Council.

Following the latter, a further discussion entered into phase, as follows –

- It was very unfortunate that the owner wished to develop on the land as this green space would benefit the wider Heaton community;
- Despite the owner having made a heavy financial investment towards purchasing the land, this open green space should be supported for the wider Heaton community for social wellbeing and a healthy lifestyle;
- This green space land was valued heavily as an environmental area used by allotment holders, child minders and other community members for numerous facilities;
- An Asset Community Value will not benefit the land due to the owner's intention of not wishing to continue with the use of land as allotments;
- There was a lack of information in the report to suggest that the land was currently being used for social being and therefore the nomination for an ACV should be refused;
- The Heaton Community were involved with this land and it was known as allotment land for a significant amount of years;
 - In response to comment, the legal representative stated that part of the land was used as allotment land.
- It was about how the nature of the green space land was used, the benefits it had for the community; and,
- Following the valuation of the land by the Church, it had been valued at £25,000 but with planning permission approval, the land would be worth significantly more.
 - In response to comment, the Senior Surveyor Research and Development Officer explained that the planning permission would only entail a material consideration.

The Chair concluded the discussion of the item by stating that following the detailed consideration of **Document "V"** and the sentiments expressed by all parties at tonight's meeting, the Committee therefore:

Resolved –

Option 1 - That the Strategic Director, Corporate Resources accept the nomination of the site Ashwell Allotments on the grounds that it meets the criteria and definition of an Asset of Community Value as set out in the Localism Act 2011.

ACTION: Strategic Director, Corporate Resources

43. YOUTH SERVICE UPDATE - BRADFORD WEST

The report of the Strategic Director, Place (**Document “W”**) gave an update on work undertaken by the Youth Service in the Bradford West Area in the past 12 months and outlined the direction of travel for the next 12 months.

Following an invitation by the Chair, the Strategic Delivery Coordinator presented the report to the Committee.

He commenced with an update on the work that had been undertaken by the Youth Service in the Bradford West Area in 2019-20. In summary, he outlined the following information–

- On the actual Youth Worker staffing structures in the five Constituency Areas;
- An update on the Youth Service Activity in Bradford West;
- An update on Bradford West’s Youth Service allocated base budget, current spend and projected spend for the financial year 2019-20 and 2020-21; and,
- Outlined future plans and direction of the Youth Service in Bradford West and District wide.

He further gave a synopsis of the work undertaken on a ward basis, as follows–

- City Ward – Over the course of 12 months the provisions in City Ward had developed and through partnership working had offered 6 provisions weekly. These sessions included 3 open access provisions, a girl’s sports session, an inclusion provision for young people with additional needs and a targeted enrichment programme supporting young people at BIASAN.
- Heaton Ward – Had 4 youth provisions had been delivered in the Heaton Ward Weekly across three evenings engaging young people in open access, targeted and outreach work. Howarth Road detached session enjoyed a summer of cycling and young people met weekly utilising the green spaces to engage in sports and health based activities.
- Thornton and Allerton Ward – Had 4 youth provisions and a targeted Looked After Children (LAC) provision had run weekly across the ward. All of the sessions were well attended and the young people had been engaging in a wide range of activities from caving, climbing and boxing to camping, cooking and appearing on the national advert for Children in Need following the Bakers from Bradford Project. Funding received from the local (Saffron Dean Community Association (SDCA) funded 12 young people to engage in a three month weekly project called the Edge Of Crime, the Young people engaged weekly in focussed issue based workshops whilst also having the opportunity to develop their skills Go Karting.
- Toller Ward – Had 2 open access sessions, a detached session and study support provision running weekly. The young people from the Toller Youth Club had shown a key interest in music, they had worked together and with support created lyrics and songs. The young people have had the opportunity to showcase these at district wide events, the dragon boat festival and at local youth provisions increasing their confidence, social mobility and having the opportunity to meet other young people.

- Detached in Girdlington had developed over the summer and positive relationships have been built with the young people who are now engaging in weekly sports sessions, partnership working is continue to develop and funding was secured which offered young people a variety of positive activities over the summer.
- Manningham Ward – The Youth Service supported the delivery of 5 sessions weekly in the Manningham Ward these included targeted open access and Youth In Mind Provision Archery sessions have been taking place weekly in partnership with Victor St Mosque with between 40 – 60 young people attending regularly, the young people engage in a 1hr issue based workshop prior to the archery session. The sessions have included awareness of anti-social behaviour, drug misuse, bullying, internet safety and healthy lifestyle's.
- Clayton Ward – Had 4 provisions available to the young people weekly; these include 2 open accesses, a transitional provision and a twilight boxing club. In addition the Ward had delivered a number of specialist projects including a reality works babies programme that engaged 12 young girls in a 3 month project educating them around teenage pregnancy, the Little Chef's project which taught young people to cook wholesome meals on a budget and the boys club that targeted young men at risk of ASB.

The Young people in the Ward enjoyed the holiday activities and participated in the Future Proof programme and residential achieving a recognised accreditation.

The Committee praised the efforts of the Youth Service and all those involved in the arduous work that had been undertaken; the future intended direction of the Youth Service.

The Committee praised the efforts of the Youth Service for the work undertaken over the past 12 months.

Resolved –

That the work undertaken by the Youth Service in the Bradford West Area as detailed in Document “W” be welcomed.

LEAD: Strategic Director, Place

Chair

Note: These minutes are subject to approval as a correct record at the next meeting of the Bradford West Area Committee.

THESE MINUTES HAVE BEEN PRODUCED, WHEREVER POSSIBLE, ON RECYCLED PAPER