

## Minutes of a meeting of the Regulatory and Appeals Committee held Remotely on Thursday, 14 January 2021

Commenced 10.10 am  
Concluded 11.15 am

### Present – Councillors

LABOUR	CONSERVATIVE	LIBERAL DEMOCRAT AND INDEPENDENT GROUP
Godwin Warburton Wainwright Watson	Ali Pennington	Reid

### Councillor Warburton in the Chair

#### 40. DISCLOSURES OF INTEREST

No disclosures of interest in matters under consideration were received.

#### 41. MINUTES

Resolved –

That the minutes of the meetings held on 15 October, 12 November and 19 November 2020 be signed as a correct record.

#### 42. INSPECTION OF REPORTS AND BACKGROUND PAPERS

There were no appeals submitted to review decisions to restrict documents.

#### 43. MEMBERSHIP OF SUB-COMMITTEES

There we no membership changes.

#### 44. CHAIR'S OPENING REMARKS

The Chair remarked that Councillors Abid Hussain and Michael Ellis had recently passed away. They had both served as members of this Committee and Councillor Ellis was also a former chair. Their contribution, service and hard work was alluded to, and on behalf of the Committee, the Chair expressed his sincere condolences to the family and friends of Councillors Abid Hussain and Michael Ellis, adding that they will be greatly missed.

**45. SITE OF FORMER ALEXANDRA WORKS, GRESLEY ROAD, KEIGHLEY, WEST YORKSHIRE - 20/00359/MAF**

Previous Reference: Minute 24 (2020/21)

The Assistant Director, Planning, Transportation and Highways presented a report (**Document “AV”**) which detailed a hybrid application comprising a full planning application for the construction of a retail food store (Use Class A1) and 3 retail units, together with car parking, landscaping and associated works and outline planning for a retail unit (Use Class A1) and coffee drive-thru (Use Class A3/A5) requesting consideration of access.

Members will recall that the Committee deferred determination of the hybrid application at its November meeting in order for the applicant to undertake further consultation with the Assistant Director Planning, Transportation and Highways on the layout of the site and the pedestrian link to the town centre, at the intersection of East Parade/Coney Lane. The applicant had subsequently revised the application and redesigned the proposed development to include retail units on East Parade and included pedestrian links as part of the full part of the hybrid application.

The Assistant Director gave an overview of the application which was detailed in the report, showing photographs of the site and the adjoining area, as well as the elevations and a artistic impression of the proposed development. He also summarised the representations that had been received.

In response to a question regarding a pedestrian link alongside the existing petrol station, the Assistant Director confirmed that a pedestrian link would be installed at this point.

In relation to the proposed car park layout, the Assistant Director confirmed that the car park would be a universal car park serving all the retail units on the site, however details of the car park arrangements and layout were yet to be submitted by the applicant.

A Member stated that Gresley Road and East Parade was already congested with traffic and ascertained if any junction improvements were being proposed, as well as the imposition of parking restrictions. In response the Assistant Director stated that a 278 highways agreement would include elements such as a pedestrian crossing, parking in the vicinity of the site, including any traffic regulation orders pertaining to East Parade and Gresley Road, however a number of these elements would have to be worked out in consultation with the applicant.

In response to a question regarding the access/agrees from the existing filling station, it was stated that this was outside the remit of this application. However a signalled crossing was being proposed as part of this development which could aid traffic flows in the area by breaks and gaps in the traffic flows.

Two Keighley Town Councillors were present at the meeting, who expressed their full support for the proposals, adding that it would significantly improve what was currently a vacant site and once developed, would not only enhance the retail offer but increase footfall and create a better synergy with the town centre as well as the bus and train station.

The applicant's representative was present at the meeting and stated that the applicant had worked very closely with the planning department to ensure that the issues raised at the last meeting, and the reasons for refusal were addressed through this application and that as a result, pedestrian links, site layout had been vastly improved, and that negotiations with existing occupiers had also been fruitful, resulting in a well thought out and practical development, and he urged Members to approve the application.

During the discussion, Members expressed broad support for the proposals, however it was suggested that a number of additional highway measures should be looked at, including traffic regulation orders as appropriate along East Parade and Gresley Road.

In addition it was suggested that a referral should be made to the Keighley Area Committee to look at what measures might be taken to improve traffic movements and highway safety at the filling station exit, and it was therefore:

**Resolved –**

- (1) That the application be approved subject to the conditions set out in the Assistant Director's technical report, together with the following additional conditions to be delegated to the Assistant Director in consultation with the City Solicitor to phrase accordingly:**
  - (i) Before the any part of the development is occupied, full details of the highway works associated with any Section 278 Agreement shall be submitted to and approved in writing by the Local Planning Authority and constructed in accordance with the Section 278 agreement. The highway works to include but not limited to a pedestrian crossing to East Parade and all associated ancillary works, traffic regulation orders along East Parade and Gresley Road, closing of all redundant accesses into the site (return to full height kerb and footway reconstruction), amendments to street lighting along East Parade as a result of development and new crossing, reconstruction of existing footway to site perimeter to accommodate public realm works. The plans so approved as well as appropriate timescales for the delivery of these highway improvements shall be implemented in accordance with the approved specifications.**

**Reason: In the interests of highway safety and to accord with policies DS4**

and DS5 of the Local Plan for Bradford.

- (ii) The development to which this notice relates must be begun not later than the expiration of three years from the date of this consent or two years from the final approval of the last reserved matters application, whichever is the later.

**Reason:** To accord with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).

- (iii) Before any development is begun plans showing the:

- i) appearance
- ii) landscaping
- iii) scale

must be submitted to and approved in writing by the Local Planning Authority.

**Reason:** To accord with the requirements of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- (2) That it be recommended to the Keighley Area Committee that they look at what measures might be taken to improve traffic movements and highway safety at the filling station exit.

**ACTION:** *Assistant Director Transportation, Design and Planning*

Chair

**Note:** These minutes are subject to approval as a correct record at the next meeting of the Regulatory and Appeals Committee.