

Agenda for a meeting of the Regulatory and Appeals Committee to be held Remotely on Thursday, 19 November 2020 at 10.00 am

Members of the Committee – Councillors

LABOUR	CONSERVATIVE	LIBERAL DEMOCRAT AND INDEPENDENT GROUP
Warburton Wainwright Amran Watson	Ali Brown	Reid

Alternates:

LABOUR	CONSERVATIVE	LIBERAL DEMOCRAT AND INDEPENDENT GROUP
Azam Godwin S Hussain Lal	Ellis Pollard	R Ahmed

Notes:

- Please note that, under the current circumstances only Members and Alternates on the Committee will receive paper copies of the agenda, however the agenda and reports can be viewed on the Councils agenda and minutes website five clear working days in advance of the meeting.
- **There will be a legal briefing for Members of the Committee at 0830 (Members are advised to login remotely from 0815. It is important that the briefing starts promptly and concludes at 0930 to enable interested parties to join the meeting in a timely manner.**
- The meeting will be held remotely, Members, officers and interested parties in advance of the meeting will be sent via email, instructions and a link on how to join the meeting remotely. **However any interested parties are strongly advised to submit their representations in writing, by the deadline set out below**, in the first instance in case technical issues are encountered on the day of the meeting. If interested parties are unable to make representations remotely due to a technical issue, then the Committee will refer to their written representation (**they will not be read out**). **ANY REPRESENTATIONS SUBMITTED AFTER THE DEADLINE DATE SET OUT BELOW WILL NOT BE CONSIDERED.**
- A webcast of the meeting will be available to view live on the Council's website at <https://bradford.public-i.tv/core/portal/home> and later as a recording.

- Any **written** representations that interested parties may wish to make at the meeting itself in support of or objecting to an application or other business item should be made in writing to the Governance Officer by **midday on Tuesday 17 November 2020**. Please email your representations to the following officers: fatima.butt@bradford.gov.uk and tracey.sugden@bradford.gov.uk
- **PLEASE ENSURE THAT YOUR WRITTEN SUBMISSION IS OF A LENGTH, THAT IF READ OUT, WOULD TAKE NO LONGER THAN 5 MINUTES, AND ANY ACCOMPANYING PHOTOGRAPHS/PLANS SHOULD NOT EXCEED FOUR. MULTIPLE SUBMISSIONS WILL NOT BE ACCEPTED OR CIRCULATED TO THE MEMBERS OF THE COMMITTEE. ANY LENGTHY DOCUMENTS WILL BE REFERRED TO THE PLANNING OFFICER TO SUMMARISE AT THE MEETING.**
- Anyone wishing to **speak** to any of the applications at the meeting either as a Ward Councillor, applicant/agent or if you are in support or objecting to an application needs to email the above Governance Officers by **midday on Tuesday 17 November 2020**. **Please provide a telephone contact number**, together with the application details and explaining who will be speaking. You will then be advised on how you can participate in the remote meeting. Please note that any representations will be allowed 5 minutes only and this will have to be shared if there are one or more speakers.
- Approximately 15 minutes before the start time of the meeting the Governance Officer will set up the electronic conference arrangements initially in private and bring into the conference facility the Members and officers so that any issues can be raised before the start of the meeting. The officers presenting the reports at the meeting and other interested parties will have been advised by the Governance Officer of their participation and will be brought into the electronic meeting at the appropriate time.
- Members should be on their own when attending remotely and ensure that any confidential papers are not visible via the technology used.

From:

Parveen Akhtar

City Solicitor

Agenda Contact: Fatima Butt/Tracey Sugden

Phone: 01274 432227/01274 434287

E-Mail: fatima.butt@bradford.gov.uk/tracey.sugden@bradford.gov.uk

To:

A. PROCEDURAL ITEMS

1. ALTERNATE MEMBERS (Standing Order 34)

The City Solicitor will report the names of alternate Members who are attending the meeting in place of appointed Members.

2. DISCLOSURES OF INTEREST

(Members Code of Conduct - Part 4A of the Constitution)

To receive disclosures of interests from Members and co-opted members on matters to be considered at the meeting. The disclosure must include the nature of the interest.

An interest must also be disclosed in the meeting when it becomes apparent to the Member during the meeting.

Notes:

- (1) *Members may remain in the meeting and take part fully in discussion and voting unless the interest is a disclosable pecuniary interest or an interest which the Member feels would call into question their compliance with the wider principles set out in the Code of Conduct. Disclosable pecuniary interests relate to the Member concerned or their spouse/partner.*
- (2) *Members in arrears of Council Tax by more than two months must not vote in decisions on, or which might affect, budget calculations, and must disclose at the meeting that this restriction applies to them. A failure to comply with these requirements is a criminal offence under section 106 of the Local Government Finance Act 1992.*
- (3) *Members are also welcome to disclose interests which are not disclosable pecuniary interests but which they consider should be made in the interest of clarity.*
- (4) *Officers must disclose interests in accordance with Council Standing Order 44.*

3. INSPECTION OF REPORTS AND BACKGROUND PAPERS

(Access to Information Procedure Rules – Part 3B of the Constitution)

Reports and background papers for agenda items may be inspected by contacting the person shown after each agenda item. Certain reports and background papers may be restricted.

Any request to remove the restriction on a report or background paper should be made to the relevant Strategic or Assistant Director whose name is shown on the front page of the report.

If that request is refused, there is a right of appeal to this meeting.

Please contact the officer shown below in advance of the meeting if you wish to appeal.

(Fatima Butt/Tracey Sugden - 01274 432227)

B. BUSINESS ITEMS

4. MEMBERSHIP OF SUB-COMMITTEES

The Committee will be asked to consider recommendations, if any, to appoint Members to Sub-Committees of the Committee.

(Fatima Butt/Tracey Sugden – 01274 432227)

5. 34 SAPGATE LANE, BRADFORD BD13 3HD - 20/03538/OUT

1 - 12

The Assistant Director Planning, Transportation and Highways will submit a report (**Document “AQ”**) which sets out the outline planning permission for one residential property at 34 Sapgate Lane, Thornton, Bradford.

The application was initially submitted for a pair of semi-detached dwellings but following negotiations the application has been revised to one dwelling only.

Recommended-

That the application be approved for the reasons and subject to the conditions set out in Appendix 1 to Document “AQ”.

(Mark Hutchinson – 01274 434380)

6. 501 GREAT HORTON ROAD, BRADFORD BD7 4EG - 20/03847/FUL

13 - 24

The Assistant Director Planning, Transportation and Highways will submit a report (**Document “AR”**) which sets out a full planning application for the change of use of 501 Great Horton Road from a Class E shop to a *sui generis* hot food takeaway.

Recommended-

That the application be approved for the reasons and subject to the conditions set out in Appendix 1 to Document “AR”.

(Mark Hutchinson – 01274 434380)

7. 71 BEACON ROAD, BRADFORD BD6 3ET - 20/0816/FUL 25 - 40

The Assistant Director Planning, Transportation and Highways will submit a report (**Document “AS”**) which sets out a retrospective planning permission for change of use of 71 Beacon Road, Bradford from a doctor’s surgery with flat above to a mosque.

Recommended-

That the application be approved for the reasons and subject to the conditions set out in Appendix 1 to Document “AS”.

(Mark Hutchinson – 01274 434380)

8. 8 HIGHFIELD PLACE, BRADFORD BD8 7NN - 20/02561/HOU 41 - 50

The Assistant Director Planning, Transportation and Highways will submit **Document “AT”** which seeks planning permission for two rear dormer windows and a roof extension to 8 Highfield Place, Bradford.

Recommended-

That the application be refused for the reasons set out in the Assistant Director Planning, Transportation and Highways technical report.

(Mark Hutchinson – 01274 434380)

9. MISCELLANEOUS ITEMS

The Committee is asked to consider other matters which are set out in **Document “AU”** relating to miscellaneous items:

- (a) Requests for Enforcement/Prosecution Action (1-26) (1-26)**
- (b) Decisions made by the Secretary of State – Dismissed (27-37) (26-37)**

(Mohammed Yousuf - 01274 434605)