

Decisions of the Regulatory and Appeals Committee on Thursday, 24 June 2021

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

Decisions

6. **LAND TO THE SOUTH OF ROOLEY CRESCENT, STAITHGATE LANE,
BRADFORD - 21/01137/MAF**
Resolved –

That the application be approved subject to the completion of the Section 106 legal agreement and to the conditions included in appendix 1 to Document “E” and also subject to the following additional/amended conditions:

(i) Implementation of archaeological programme

No development shall take place within the area of archaeological interest on the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has first been submitted by the applicant and approved in writing by the local planning authority.

Reason: To record and advance the understanding of the significance of a potential heritage asset in a manner proportionate to its importance, in accordance with paragraph 141 of the National Planning Policy Framework and to accord with Policy EN3 of the Core Strategy Development Plan Document.

(ii) Removal of PD Rights for extensions/outbuildings

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 and section 55(2)(a) of the Town and Country Planning Act 1990 (or any subsequent equivalent legislation) the integral garages within the dwelling(s) hereby permitted shall remain available for the purposes of garaging and no subsequent alterations to convert these garages to primary residential accommodation addition shall be carried out without the express written permission of the Local Planning Authority.

Reason: To safeguard the health and safety of the occupiers of the dwellings due to potential contamination and to accord with Policies DS3 and DS5 of the Core Strategy Development Plan Document.

(iii) PD rights removed: Garages to remain

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 and section 55(2)(a) of the Town and Country Planning Act 1990 (or any subsequent equivalent legislation) the integral garages within the dwelling(s) hereby permitted shall remain available for the purposes of garaging and no subsequent alterations to convert these garages to primary residential accommodation addition shall be carried out without the express written permission of the Local Planning Authority.

Reason: To ensure these facilities remain for parking purposes, in the interests of amenity and highway safety and to accord with Policies TR2, DS4 and DS5 of the Core Strategy Development Plan Document.

The following 2 additional/amended conditions have been suggested by the Applicant and I am happy with them.

(iv) Amended condition 19. Biodiversity enhancements

The development shall be carried out in accordance with the biodiversity enhancement recommendations contained within the Ecological Management Plan (R-3681-02.5) and the Construction Environment (Ecology) Management Plan (R-3681-03.2). Notwithstanding these recommendations, a scheme in accordance with Chapter 36.3 of the SUDs Manual to ensure the health and safety of the central watercourse feature shall also be submitted to and approved in writing by the Local Planning Authority before development commences. A timetable for the implementation of the recommendations, which is to include the watercourse safety scheme, shall first be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted commences above damp proof course on site.

Reason: To enhance the biological value of the site and to accord with policy EN2 of the Core Strategy Development Plan Document.

(v) Play provision

A scheme for the provision of an area of doorstep play on site, as defined in Bradford Council's Homes and Neighbourhoods Supplementary Planning Document shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The approved scheme shall be implemented before 75% of the proposed homes are occupied.

Reason: To provide adequate outdoor recreation facilities and to accord with Policy DS1 of the Core Strategy Development Plan Document.

ACTION: Assistant Director Transportation Design and Planning

(Mark Hutchinson – 01274 434741)

7. **BULMER & LAMB LTD, BULMERS MILL, ROYDS HALL LANE, BRADFORD - 21/00842/MAF**

Resolved –

That the application be approved subject to the conditions set out in appendix 1 to Document “D”, together with the following additional condition:

No additional plant/machinery

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any subsequent equivalent legislation) no further plant or machinery shall be placed or erected on the site without the prior written permission of the Local Planning Authority.

Reason: To restrict the impact of noise emitted from the site on neighbouring noise sensitive locations and to accord with Policy D5 of the Core Strategy Development Plan Document.

ACTION: Assistant Director Transportation Design and Planning

(Mark Hutchinson – 01274 434741)

FROM: Parveen Akhtar
City Solicitor
City of Bradford Metropolitan District Council

Committee Secretariat Contact: ,