

Minutes of a meeting of the Regulatory and Appeals Committee held on Thursday, 19 August 2021 in the Council Chamber, City Hall Bradford

Commenced 10.00 am
Concluded 11.05 am

Present – Councillors

LABOUR	CONSERVATIVE	GREEN
Warburton Wainwright Godwin Shafiq	Ali Brown	Love

Observers: Councillors Alipoor, Engel and Thirkill (Minute 23)

Councillor Warburton in the Chair

19. DISCLOSURES OF INTEREST

In the interest of transparency, Councillors Wainwright and Warburton declared an interest in the item relating to Land at Westminster Drive (Minute 23) as they were Members at the time when a planning application was considered on an adjacent site, however they stated that they would consider this application with an open mind.

ACTION: City Solicitor

20. MINUTES

Resolved –

That the minutes of the meeting held on 29 July 2021 be signed as a correct record.

21. INSPECTION OF REPORTS AND BACKGROUND PAPERS

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

22. MEMBERSHIP OF SUB-COMMITTEES

There were no changes to Membership of Sub-Committees.

23. LAND AT WESTMINSTER DRIVE, BRADFORD - 20/05310/MAF

The Assistant Director Planning, Transportation and Highways submitted a report (**Document "G"**) which related to a full application for the construction of a residential scheme of 69 dwellings, of which 14 were to be provided as affordable dwellings. Access to the site would be taken directly from Westminster Drive.

The Assistant Director gave a PowerPoint presentation setting out the details of the application, stating that the red line of the application site had been amended to include land on which the drainage works would be undertaken.

Aerial photographs, proposed layout and access from Westminster Drive were shown and highlighted, stressing that highways and drainage were considered the main issues on this application. In relation to highways, the impact of the proposed dwellings on access and its impact on the highway had been considered, and it was felt that they were both acceptable, and that the surrounding highway network could accommodate post development traffic. In relation to drainage, surface water would connect up to the beck; however it would be up to the applicant to manage any surface water runoff issues and ensure that there was adequate drainage, and any surface water should not be made worse by the development. During the construction phase there may be some issues on adjoining footpaths as a result of surface water run-off, and again it would be up to the applicant to manage this, suffice to say that details of the layout, landscaping and drainage would have to be submitted and agreed in writing, to our satisfaction, prior to development commencing.

Drawings showing the proposed street scene were alluded to as well as examples of the proposed house types, concluding that subject to the conditions set out in the report, the application was recommended for approval.

In relation to a question regarding drainage. It was stated that details of the drainage scheme were yet to be submitted, however drainage works would be phased on the development.

In response to a question regarding parking, it was envisaged that each house would have to two parking spaces and a garage, which would be conditioned to ensure it remained as such. Additional visitor parking would also be provided on site.

A number of objectors were present at the meeting including Ward Councillors, a Parish Councillor and a representative from the Keep Clayton Green Group;

during their submission the following points were highlighted:

- That there was no confidence in the drainage solutions proposed and the modelling used.
- That flooding occurred frequently on adjoining land, including flooding of Low Lane at Hole Bottom Beck and at the key road connection between Clayton and Thornton.
- That householders downstream already suffered from the impact of surface water flooding.
- That flooding at Middlebrook Crescent was already problematic and that these households could not obtain insurance and that the Council was offering flood grants.
- That there were a number of objections from the residents of Spring Valley View around flooding issues.
- That there were a number of traffic safety and access issues arising from the proposed development and with already poor sight lines, this development would only add to the existing problems.
- That the existing access from Westminster Drive to the proposed site was already compromised and there were further concerns expressed around emergency vehicle access.
- Detailed reference was made to a report by KRS Environmental, commissioned by the Keep Clayton Green Group to technically review the Flood Risk Assessment and extracts from this report were alluded to, principally arguing against development on this site given the flooding risk in the area.
- That the proposed development raised wider environmental/ecological concerns, with local wildlife and bird species affected by the proposals.
- In addition there would be a detrimental impact on the Bronte Way in terms of the impact on the openness and views being affected by this development.
- That previous comments by Members on a planning application on an adjacent site around substandard drainage, particular foul and surface water were still pertinent for this site.

In response to the issues raised by the objectors, the Assistant Director stressed that the surface water drainage and flood risk had been considered by the Council's drainage team, as well as Yorkshire Water, and no concerns had been expressed, and although details of the scheme were still awaited, any flooding in the area should not be exacerbated by this proposal.

During a detailed discussion on the issue of drainage and flooding risk, Members were keen to explore the contents of the Technical Review of Flood Risk

Assessment undertaken by KRS Environmental on behalf of the Keep Clayton Green Group, and it was felt that this report should be made available to the Council's drainage team, as well as the applicant to allow them to comment on its content, and that officers from the Council's drainage team should also attend a future meeting, so that they can respond to questions around drainage, and it was therefore:

Resolved –

That the application be deferred to a future meeting to allow the Council and the applicant to assess the drainage report commissioned by the Keep Clayton Green Action Group. This report must be submitted to the Assistant Director Transportation Design & Planning by 12 Noon Friday 20 August 2021.

ACTION: Assistant Director Transportation Design & Planning

Chair

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

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