

## Agenda for a meeting of the Regulatory and Appeals Committee to be held on Thursday, 23 September 2021 at 10.00 am in the Council Chamber

### Members of the Committee – Councillors

LABOUR	CONSERVATIVE	GREEN
Warburton Wainwright Lee Shafiq	Ali Brown	Edwards

### Alternates:

LABOUR	CONSERVATIVE	GREEN
Godwin Hussain Lal Salam	K Green Sullivan	Love

### Notes:

- Please note that Item 8 will not be considered before 1.00pm. There will also be a 30 minute adjournment for lunch.
- This agenda can be made available in Braille, large print or tape format on request by contacting the Agenda contact shown below.
- The taking of photographs, filming and sound recording of the meeting is allowed except if Councillors vote to exclude the public to discuss confidential matters covered by Schedule 12A of the Local Government Act 1972. Recording activity should be respectful to the conduct of the meeting and behaviour that disrupts the meeting (such as oral commentary) will not be permitted. Anyone attending the meeting who wishes to record or film the meeting's proceedings is advised to liaise with the Agenda Contact who will provide guidance and ensure that any necessary arrangements are in place. Those present who are invited to make spoken contributions to the meeting should be aware that they may be filmed or sound recorded.
- If any further information is required about any item on this agenda, please contact the officer named at the foot of that agenda item.
- A legal briefing for all Members will take place at 0915 in the Council Chamber on the day of the meeting.
- Anyone wishing to speak to any of the business items on the agenda either as a Ward Councillor, applicant/agent, in support of or objecting to an application must register to speak by emailing the Governance Officer [yusuf.patel@bradford.gov.uk](mailto:yusuf.patel@bradford.gov.uk) by midday on Tuesday 21 September 2021. Please provide a telephone contact number, together with the relevant application details and explaining who will be speaking. They will then be advised on how you can participate in the meeting. If you have not registered you may not be able to speak.
- If anyone wishes to submit any accompanying photographs/plans they should not exceed four and must also be submitted in writing by midday on Tuesday 21 September 2021 to the following Governance Officer: [yusuf.patel@bradford.gov.uk](mailto:yusuf.patel@bradford.gov.uk)
- Please note that any representations will be allowed 5 minutes only and this will have to be shared if there is more than a single speaker.
- On the day of the meeting you are encouraged to wear a suitable face covering (unless you are medically exempt) and adhere to social distancing. Staff will be at hand to advise accordingly.

### From:

Parveen Akhtar  
City Solicitor  
Agenda Contact: Yusuf Patel  
Phone: 07970 411923  
E-Mail: [yusuf.patel@bradford.gov.uk](mailto:yusuf.patel@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. MINUTES

**Recommended –**

**That the minutes of the meeting held on 19 August 2021 be signed as a correct record.**

(Yusuf Patel – 07970 411923)

#### 4. **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.

(Yusuf Patel – 07970 411923)

### **B. BUSINESS ITEMS**

#### 5. **MEMBERSHIP OF SUB-COMMITTEES**

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

(Yusuf Patel – 07970 411923)

#### 6. **WESTMINSTER DRIVE, CLAYTON - 20/05310/MAF**

1 - 98

The Assistant Director (Planning, Transportation & Highways) will submit a report (**Document “H”**) which sets out a full application for the construction of a residential development on land at Westminster Drive, Bradford.

**Recommended –**

**That the application be approved subject to the conditions set out in Appendix 1 to Document “H”.**

(Hannah Lucitt - 01274 434605)

#### 7. **AIRE VALLEY BUSINESS CENTRE, LAWKHOLME LANE, KEIGHLEY - 21/02307/MAO**

99 - 126

The Assistant Director (Planning, Transportation & Highways) will submit a report (**Document “I”**) which sets out an outline planning application for a redevelopment of a site of 2.85 hectares for commercial and business units (use classes E, B2, and B8), requesting consideration of access only at the Aire Valley Business Centre, Lawkholme Lane, Keighley.

**Recommended –**

**That the application be approved subject to the conditions set out in Appendix 1 to Document “I”.**

(Richard Holliday – 01274 434605)

**NOTE**

Please note that the following Item (Item 8) will not be considered before 1.00pm. Interested parties are advised to arrive in City Hall at around 12.50 and you will be directed to the Council Chamber.

**8. THE ESHOLT ESTATE, THE AVENUE, ESHOLT, BRADFORD - 19/02504/MAF**

127 -  
234

The Assistant Director (Planning, Transportation & Highways) will submit a report (**Document “J”**) which sets out a Hybrid planning application comprising of full planning application to demolish and redevelop the redundant primary tanks with a residential development of 150 dwellings and ancillary community hub, vehicular access, public open space and outline planning application to demolish and redevelop the redundant filter beds for up to 100,000m<sup>2</sup> of employment development including means of vehicular access, with all other matters reserved.

The application also includes an Environmental Statement.

**Recommended –**

**That the application be approved subject to the conditions set out in Appendix 1 to Document “J”.**

(Hannah Lucitt - 01274 434605)