

Decisions of the Area Planning Panel (Bradford) on Wednesday, 30 June 2021

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

Decisions

4. APPLICATIONS RECOMMENDED FOR APPROVAL OR REFUSAL

A. 23 Lyon Street, Queensbury, Bradford Queensbury

Partially retrospective planning application to change of use of land to the side of the host property to form ancillary garden space and for the construction of walls/fencing.

Resolved –

That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Place’s technical report (Document “A”).

Action: Strategic Director, Place

B. 3 Southlands Avenue, Thornton, Bradford Thornton and Allerton

Householder planning application for a rear extension, hip to gable roof conversion and front and rear dormer windows.

Resolved –

That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Place’s technical report (Document “A”).

Action: Strategic Director, Place

C. Former the Gallopers, Wakefield Road, Bradford Bowling and Barkerend

A Section 73 application seeking to vary condition 2 of planning approval reference number 19/04913/FUL. This condition lists the drawings approved as part of that development. This application proposes to substitute approved drawings to primarily alter the design of the restaurant unit approved as part of that approved development on the site of the former Gallopers Arms public house, Wakefield Road, Bradford

Resolved –

That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Place’s technical report (Document “A”) and also subject to the additional conditions:

16. The use of the four retail units shall be restricted to uses within Class E(a) of the Town and Country Planning (Use Classes) Order 1987 (or any subsequent equivalent legislation). Notwithstanding the provisions of the Use Classes Order, or any subsequent equivalent legislation, the premises shall not be used for any other purpose or activity within Class E of the Order.

Reason: In order that the Local Planning Authority retains control over future changes of use with particular regard to the amenity of neighbouring residents and parking provision at the site, and to accord with Policies DS5 and TR2 of the Core Strategy Development Plan Document.

17. Before development above damp proof course commences on site, arrangements shall be made with the Local Planning Authority for the inspection of all external facing and roofing materials (including the finish of the proposed restaurant unit) to be used in the development hereby permitted. The samples shall then be approved in writing by the Local Planning Authority and the development constructed in accordance with the approved details.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with Policies DS1 and DS3 of the Core Strategy Development Plan Document.

Action: Strategic Director, Place

D. Mowbray Arms, 5 Lily Street, Bradford Manningham

Full planning application for the conversion of the former Mowbray Arms Public House to form a ground floor retail unit with three flats at first floor level.

Resolved –

That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Place’s technical report (Document “A”) and also subject to the additional conditions:

9. The use of the premises shall be restricted to the hours from 06:00 to 22:00.

Reason: In the interests of the amenities of neighbouring residents and to accord with Policy DS5 of the Core Strategy Development Plan Document.

10. The use of the ground floor shall be as a retail unit within Class E(a) of the Town and Country Planning (Use Classes) Order 1987 (or any subsequent equivalent legislation). Notwithstanding the provisions of the Use Classes Order, or any subsequent equivalent legislation, the premises shall not be used for any other purpose or activity within Class E of the Order.

Reason: In order that the Local Planning Authority retains control over future changes of use with particular regard to the amenity of neighbouring residents and parking provision at the site, and to accord with Policies DS5 and TR2 of the Core Strategy Development Plan Document.

11. From the date of first occupation a minimum of 1 parking spaces shall be equipped with fully operational, purpose built EV charging point(s) capable of providing a continuous supply of at least 16A (7.5kW) via a mode 3 type 2 connection. The location of the charging points shall be clearly and permanently signposted and their existence highlighted in staff induction packs. Details of the exact model and specification of charging points, and planned maintenance arrangements shall be provided to City of Bradford MDC for their approval prior to the opening date of the development. Charging points installed shall be retained thereafter.

Reason: To facilitate the uptake and use of low emission vehicles by future occupants and reduce the emission impact of traffic arising from the development in line with the council's Low Emission Strategy, policy EN8 of the Bradford Local Plan and National Planning Policy Framework (NPPF).

Action: Strategic Director, Place

E 16 Oakroyd Terrace, North Avenue, Bradford Manningham

A part retrospective application made under section 73A of the Town and Country Planning Act 1990 and relates to the construction of extensions and amendments to previously approved plans under application reference 11/02849/FUL. The application also includes the installation of new external stairs.

Resolved –

That the application be refused for the reasons set out in the Strategic Director, Place's technical report (Document "A").

Action: Strategic Director, Place

F 752 Little Horton Lane, Bradford

Little Horton

Permission sought to vary condition 2 (hours of opening) attached to planning permission reference 15/04936/FUL to allow opening until 01:00.

Resolved –

That the application be refused for the reasons set out in the Strategic Director, Place’s technical report (Document “A”).

Action: Strategic Director, Place

(Mohammed Yousuf - 01274 434605)

5. MISCELLANEOUS ITEMS

Resolved –

That the requests for Enforcement/Prosecution Action and the decisions made by the Secretary of State as set out in Document “B” be noted.

Action: Strategic Director, Place

(Mohammed Yousuf – 01274 434605)

FROM: Parveen Akhtar
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