

Decisions of the Area Planning Panel (Bradford) on Wednesday, 30 November 2022

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

Decisions

6. APPLICATIONS FOR APPROVAL OR REFUSAL

A. 38 - 40 Darley Street Bradford BD1 3HN - Wyke

Application to split former Post Office (Class E(a)) at 38-40 Darley Street, Bradford to form a fireworks retail shop (E(a) use) and a nail and eye lashes saloon (*sui generis*) and to form two, one bed apartments on the upper ground floor only (C3 use) with associated external alterations.

Resolved –

That the application be approved subject to the conditions set out in the Strategic Director, Place' technical report.

B. 6A Southfield Road Bradford BD5 9ED Wibsey

Change of use from packaging and distribution unit to Class E retail use (retrospective) at 6A Southfield Road, Bradford BD5 9ED.

Resolved –

That the application be approved subject to conditions set out in the Strategic Director, Place's technical report and the following amendments/additions as below:

Amendment to condition 3 to read:

Within 1 month of the date of this decision, the proposed car parking spaces shall be laid out, hard surfaced, sealed, marked out into bays and drained within the curtilage of the site in accordance with the approved site plan. The car park so approved shall be kept available for use while ever the development is in use.

AND

Condition 6.

Within 3 months of the date of this decision, at least one Electric Vehicle charging point shall be provided within the customer car park. The charging point and the

associated parking bays shall thereafter be kept available for their intended use for the lifetime of the approved development.

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 policy EN8 of the Core Strategy Development Plan Document, the West Yorkshire Low Emission Strategy, and the National Planning Policy Framework.”*

Condition 7.

The vehicular access and pedestrian access gates to the site shall be closed and locked outside the approved hours of operation.

Reason: *In order to reduce opportunities for anti-social behaviour and to comply with Policies DS5 and EN8 of the Core Strategy Development Plan Document.*

AND

A Section 106 Legal Agreement to secure revisions to signage at the site access/egress to emphasise the one-way system on Frimley Drive. If a Section 106 agreement is not completed within 3 months of the date of the meeting, the application to be referred back to the Planning Panel for determination.

C. 9 Wharfedale Rise Bradford BD9 6AU

Toller

Proposed two storey front extension and two storey rear extension at 9 Wharfedale Rise Bradford West Yorkshire BD9 6AU.

Resolved –

That the application be approved subject to the conditions set out in the Strategic Director, Place’ technical report.

D. Holmewood Social Club Broadstone Way Bradford BD4 9DY

Tong

A full application (19/05300/FUL) for the demolition of the Holmewood Social Club and construction of a single storey retail food store at Broadstone Way, Bradford, BD4 9DY

Resolved –

That the application be approved subject to the conditions set out in the Strategic Director, Place’ technical report.

E. Sunwin House 65 Sunbridge Road Bradford BD1 2NJ

City

Change of use of ground floor from retail to entertainment use with café, retail area, consultation room with health/nutrition specialist and a physiotherapy treatment room

(*sui-generis*) and repairs and improvements to front and interior to Sunwin House, 65 Sunbridge Road, BD1 2NJ.

Resolved –

That the application be approved subject to the conditions set out in the Strategic Director, Place’s technical report.

F. Sunwin House 65 Sunbridge Road Bradford BD1 2NJ City

An application seeking listed building consent for internal alterations, repairs and improvement to front to facilitate change of use of ground floor from retail to entertainment use with café, retail area, consultation room with health/nutrition specialist and a physiotherapy treatment room in Sunwin House, 65 Sunbridge Road, BD1 2NJ.

Resolved –

That the application be approved subject to the conditions set out in the Strategic Director, Place’s technical report.

G. Unit 6 Car Park Great Horton Industrial Estate Cooper Lane Bradford BD6 3ND

Queensbury

Change of use of land to HGV lorry park at Unit 6 Car Park, Great Horton Industrial Estate, Cooper Lane, Bradford.

Resolved –

That the application be approved subject to the conditions set out in the Strategic Director, Place’s technical report plus the amended/additional conditions as detailed below.

Amendment to Condition 5 to read:

*Within 6 months of the date of this decision, the vehicle turning area shall be laid out, hard surfaced and sealed within the site, in accordance **with a constructional specification that has first been submitted to and approved in writing by the Local Planning Authority** and retained and kept clear for the use of vehicles to manoeuvre whilst the development is in use.*

Reason: *To avoid the need for vehicles to reverse on to or from the highway, in the interests of highway safety and with Policy DS4 of the Core Strategy Development Plan Document and Paragraph 110 of the National Planning Policy Framework.*

AND

Condition 11.

Construction work to implement works approved by conditions attached to this permission shall only be carried out between the hours of 0800 and 1800 on Mondays to Fridays, 0800 and 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays, unless specifically agreed otherwise in writing by the Local Planning Authority.

Reason: *To protect the amenity of the occupants of nearby dwellings and to accord with Policies DS5 and EN8 of the Core Strategy Development Plan Document.*

H. 46-48 Fitzroy Road Bradford BD3 9PD - Bradford Moor

Full planning application for the change of use from shop/flat to education facility with single storey front extension at 46-48 Fitzroy Road, Bradford, BD3 9PD.

Resolved –

That the application be refused for the reasons set out in the Strategic Director, Place's technical report

**I. Maharaja Buildings Cemetery Road Lidget Green Bradford BD8 9RY
Clayton and Fairweather Green**

A full planning application seeking permission to change the use of approx.930 square metres of the Maharaja buildings, Cemetery Road, Lidget Green, BD8 9RY from storage and distribution (B8 use class) to a non-food retail shopping mall (use class A1).

Resolved –

That the determination be deferred for 3 months from the date of this meeting pending the submission of a retail impact assessment and a sequential test as required by Policy EC5 of the Core Strategy Development Plan Document.

If both documents are not received within 3 months of this decision, the decision to be delegated to Officers to refuse.

J. Parkfield 60 Moore Avenue Bradford BD6 3HU Wibsey

Application to retain cladding to face of rear dormer window at 60 Moore Avenue Bradford BD6 3HU

Resolved

That the application be approved as Members deemed that there was no significant impact on visual amenity due to being partly obscured and cladded with material of a similar colour to the roof in accordance with policies DS1 and DS3 of the Core Strategy Development Plan Document.

Action: Interim Strategic Director, Place

FROM: Asif Ibrahim
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