

Decisions of the Area Planning Panel (Bradford) on Wednesday, 22 March 2023

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

Decisions

6. APPLICATIONS FOR APPROVAL OR REFUSAL

A. 1 Malvern Road, Bradford, BD9 6AR Toller

Application for 2 storey side extension and conversion of property to create 5 flats at 1 Malvern Road, Bradford.

Resolved –

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

AND

C6 All trees shown on the approved drawings to be retained, including any trees whose canopies overhang the development site, shall be protected throughout the construction period with tree protection fencing or other tree protection measures that are in accordance with BS 5837: 2012 Trees in Relation to Construction.

Notwithstanding any details that were submitted with this planning application, the development shall not begin until a Tree Protection Plan, setting out full details of proposals to protect trees within or adjoining the site during the development process, have been submitted to and approved in writing by the Local Planning Authority. The Tree Protection Plan shall accord with recommendations contained in BS: 5837. The development shall not be implemented otherwise than in full compliance with the approved Tree Protection Plan

Following the approval of such tree protection details, the development shall not begin, nor shall there be any demolition, site preparation or ground works, nor shall any materials or machinery be brought on to the site until the tree protection measures have been installed in accordance with the approved details.

Reason for pre-commencement condition: Trees on the site are of high amenity value and implementation of the tree protection measures prior to any development work beginning on the site is essential to ensure that trees are adequately protected in the interests of amenity and to

accord with Policy EN5 of the Core Strategy Development Plan Document.

C7. Five electric vehicle charging points shall be provided prior to the first occupation of the residential flats hereby approved. All charging points shall be marked clearly and permanently with their purpose and be retained fully operational whilst ever the development subsists.

Reason: To facilitate the uptake of low emission vehicles by residents and visitors and to reduce the emission impact of traffic arising from the development in line with the Council's Low Emission Strategy and National Planning Policy Framework.

If the applicants or their representatives fail to provide agreement to the pre-commencement condition 6 within a three-month period, the application is to be referred back to the Panel for a decision.

B. 15 Acre Crescent, Bradford, BD2 2LP Eccleshill

Application for a rear extension, a loft conversion with dormers and the replacement of a garage with an annex at 15 Acre Crescent, Bradford.

Resolved –

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

C. 6A Southfield Road, Bradford, BD5 9ED Wibsey

Application for a change of use from a packaging and distribution unit to Class E retail use (retrospective) at 6a Southfield Road, Bradford.

Resolved –

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

D. Caravan at Orchard Meadow Farm, Upper Heights Road, Thornton, Bradford

Thornton and Allerton

Application for the retention of caravan onsite for 2 years whilst the barn conversion works are completed at Orchard Meadow, Upper Heights Road, Thornton.

Resolved –

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

E. Fairweather Green Inn, 799 Thornton Road, Bradford

Clayton and Fairweather Green

Application for a change of use of the former Fairweather Green Inn, 799 Thornton Road to class E use, comprising charity shop on the ground floor and office/admin space on the first floor working in conjunction with the shop below.

Resolved –

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

F. First Floor, 15 Mansfield Road, Bradford Manningham

Application for a change of use of the upper floors of 15 Mansfield Road, Bradford from Plumber's Merchants to Class E(d) Snooker Lounge, creation of parking area and boundary treatments.

Resolved –

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

G. 29 Whetley Lane, Bradford, BD8 9EH Toller

Application for a change of use to create one shop unit and the retention of one residential unit including front and rear extensions and new shop front at 29 Whetley Lane, Bradford.

Resolved –

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

H. 783 Little Horton Lane, Bradford Wibsey

A retrospective application for a double storey rear extension; front porch and a disabled access ramp to the front entrance of 783 Little Horton Lane, Bradford.

Resolved –

That the application be approved as Members decided the medical needs of the occupier outweighed the reasons for refusal as set out in the Strategic Director, Place' technical report

I. Sandy Lane Methodist Church, Bairstow Street, Sandy Lane, Bradford

Thornton and Allerton

Householder application for two dormer windows to side elevation of the former Sandy Lane Methodist Church, Bairstow Street, Sandy Lane.

Resolved –

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

Action: Strategic Director, Place

7. MISCELLANEOUS ITEMS

Resolved –

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

Action: Strategic Director, Place

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