

# Agenda for a meeting of the Regulatory and Appeals Committee to be held on Thursday, 28 September 2023 at 10.00 am in Council Chamber - City Hall, Bradford

## Members of the Committee – Councillors

LABOUR	CONSERVATIVE	GREEN
Salam Shafiq Alipoor Mullaney	Brown Sullivan	Edwards

## Alternates:

LABOUR	CONSERVATIVE	GREEN
Engel I Hussain S Hussain Lal	Pollard Glentworth	Love

## Notes:

- 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 0930 in the Council Chamber on the day of the meeting.**
- Applicants, objectors, Ward Councillors and other interested persons are advised that the Committee may visit any of the sites that appear on this Agenda during the day of the meeting, without prior notification. The Committee will then reconvene in the meeting room after any visits in order to determine the matters concerned.
- At the discretion of the Chair, representatives of both the applicant(s) and objector(s) may be allowed to speak on a particular application for a maximum of five minutes in total.

## From:

Asif Ibrahim

Director of Legal and Governance

Agenda Contact: Yusuf Patel

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## To:

## A. PROCEDURAL ITEMS

### 1. ALTERNATE MEMBERS (Standing Order 34)

The Director of Legal and Governance 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 must consider their interests, and act according to the following:*

<b>Type of Interest</b>	<b>You must:</b>
<i>Disclosable Pecuniary Interests</i>	<i>Disclose the interest; not participate in the discussion or vote; and leave the meeting <u>unless</u> you have a dispensation</i>
<i>Other Registrable Interests (Directly Related)</i> <b>OR</b> <i>Non-Registrable Interests (Directly Related)</i>	<i>Disclose the interest; speak on the item <u>only</u> if the public are also allowed to speak but otherwise not participate in the discussion or vote; and leave the meeting <u>unless</u> you have a dispensation</i>
<i>Other Registrable Interests (Affects)</i> <b>OR</b> <i>Non-Registrable Interests (Affects)</i>	<i>Disclose the interest; remain in the meeting, participate and vote <u>unless</u> the matter affects the financial interest or well-being</i>

*(a) to a greater extent than it affects the financial interests of a majority of inhabitants of the affected ward, and*

*(b) a reasonable member of the public*

*knowing all the facts would believe that it would affect your view of the wider public interest; in which case speak on the item only if the public are also allowed to speak but otherwise not do not participate in the discussion or vote; and leave the meeting unless you have a dispensation.*

- (2) *Disclosable pecuniary interests relate to the Member concerned or their spouse/partner.*
- (3) *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.*
- (4) *Officers must disclose interests in accordance with Council Standing Order 44.*

### **3. 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 / Jane Lythgow 07970 411623)

## **B. BUSINESS ITEMS**

### **4. 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 / Jane Lythgow 07970 411623)

5. **LAND OFF BOLTON ROAD, SILSDEN - 22/01184/MAF**

1 - 34

The Assistant Director (Planning, Transportation & Highways) will submit a report (**Document “D”**) which reports a full planning application for the development of 138 residential dwellings with open space, associated landscaping and infrastructure works (including access to and within the site) off Bolton Road, Silsden.

**Recommended –**

**That the application be approved subject to the completion of Section 106 Agreement to include affordable housing; the funding of highway improvements within Silsden town centre and at the Aire Valley Road; biodiversity gain, and conditions included in the report, Appendix 1.**

(Hannah Lucitt – 07811503622)

6. **FULL PLANNING APPLICATION AT FORMER HMRC OFFICE, 2 RIVERSIDE ESTATE, SHIPLEY, BRADFORD BD98 8AA - 22/04182/MAF**

35 - 114

The Assistant Director (Planning, Transportation & Highways) will submit a report (**Document “E”**) which reports a full planning application for the demolition of the former HMRC office and the construction of a mixed use development comprising 289 residential dwellings and 722 square metres of flexible Class E (Commercial, Business and Service) floor space providing a work space hub and café at 2 Riverside Estate, Shipley, BD98 8AA

**Recommended –**

**That the application be approved subject to the conditions included within Appendix 1 to Document “E” and the completion of a Section 106 Agreement.**

(Hannah Lucitt – 07811503622)

7. **LAND AT SKIPTON ROAD, ILKLEY - 21/05075/MAF**

115 -  
162

The report of the Assistant Director, Planning, Transportation & Highways, (**Document “F”**) asks Members to consider the recommendations for the determination of a full planning application for the development of 35 dwellings consisting of 12 pairs of semi-detached houses, two detached houses and one three storey block of 9 apartments on Land at Skipton Road, Ilkley.

**Recommended –**

**That the application be approved subject to the conditions included within Appendix 1 to Document “F” and the completion of a Section 106 Agreement.**

(Hannah Lucitt – 07811503622)

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