

## **Decisions of the Area Planning Panel (Bradford) on Wednesday, 27 March 2024**

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

### **Decisions**

#### **5. APPLICATIONS RECOMMENDED FOR APPROVAL OR REFUSAL**

A. 112 Hunters Park Avenue, Bradford Clayton and Fairweather Green

**Resolved –**

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

B. and C. 51 Hanover Square, Manningham, Bradford Manningham

**Resolved –**

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

D. Changing facilities, Myra Shay Playing Field, Barkerend Road, Bradford  
Bradford Moor

**Resolved –**

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

E. Express House, White Abbey Road, Bradford Manningham

**Resolved –**

**That the application be refused:**

**Reason: The proposed increased operating times would be harmful to residential amenity contrary to Policy EN8 of the Core Strategy Development Plan Document.**

F. Land north of 1-21 New Street, Idle

Idle and Thackley

**Resolved –**

**That the application be approved subject to the conditions set out in the Strategic Director, Place' technical report with the additional and replacement conditions as set out below.**

**Condition 3 to be replaced with the following:**

**The drainage works shall not begin until details of a scheme for separate foul and surface water drainage, including any existing water courses, culverts, land drains and any balancing works or off-site works have been submitted to and approved in writing by the Local Planning Authority. Surface water must first be investigated for potential disposal through use of sustainable drainage techniques and the developer must submit to the Local Planning Authority a report detailing the results of such an investigation together with the design for disposal of surface water using such techniques or proof that they would be impractical. The details and scheme so approved shall thereafter be implemented in full before the first occupation of the development.**

**Reason: To ensure proper drainage of the site and to accord with policy EN7 of the Core Strategy Development Plan Document.**

**Condition 14:**

**Notwithstanding the details shown on the approved plan the whole of the southern side wall (facing the properties on New Street) of the dwelling hereby approved shall be faced in natural stone.**

**Reason: In the interest of visual amenity and to comply with Policies DS1 and DS3 of the Core Strategy Development Plan Document.**

G. The 6 Acres, 119 Westgate Hill Street, Bradford

Tong

**Resolved –**

**That the application be approved subject to the conditions set out in the Strategic Director, Place' technical report with the additional and replacement conditions as set out below.**

**Replace condition 4 with new condition as follows:**

**'Prior to the first use of the new vehicular access a scheme for the management of the new access from Tong Lane shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include:**

**i) a management plan for use of the Tong Lane access which seeks to prevent excessive numbers of vehicles using this access to prevent congestion and obstruction of the highway**

- ii) details of the design and position a physical barrier at the entrance of the new Tong Lane vehicular access that shall be used to prevent unauthorised access when the vehicular access is not in use
- iii) details of the design and location of directional flow plates (alligator teeth) to physically prevent vehicles exiting the site via the Tong Lane access road.

The physical barrier and directional flow plates shall thereafter be provided in accordance with the approved details before the first use of the new vehicular access and the development shall thereafter be operated in accordance with the approved management plan.

**Reason:** In the interests of highway safety and to comply with paragraph 115 of the National Planning Policy Framework.

#### **Condition 9**

The new vehicular access from Tong Lane shall not be used until Traffic Regulation Orders have been successfully implemented on this stretch of road in accordance with a plan showing the extent of this Order that has first been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To prevent obstruction to the highway which would conflict with paragraph 115 of the National Planning Policy Framework.

#### **Condition 10**

Concurrently with the construction of the new Tong Lane vehicular access and prior to it being brought into use, the existing unauthorised vehicular access and internal access road from Tong Lane to the site shall be permanently closed off and the land returned to its former condition in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

**Reason:** In the interests of highway safety and to protect the openness of the Green Belt and the significance of the Adwalton Historic Battlefield site and to accord with Policy GB1 of the Replacement Unitary Development Plan, Policy EN3 of the Core Strategy Development Plan Document and the National Planning Policy Framework

#### **Condition 11**

Notwithstanding the details submitted on drawing 001 Rev D prior to its erection, before first use of the new Tong Lane Access a wall separating the service yard from the car park shall be erected in a location and of a design that has first been submitted to and approved in writing by the Local Planning Authority. The wall shall thereafter be maintained as approved.

**Reason:** To ensure the safe ingress and egress of vehicles onto the Bradford and Wakefield Road and to accord with paragraph 115 of the National Planning Policy Framework.

H. 17 Leventhorpe Avenue, Bradford Clayton and Fairweather Green

**Resolved –**

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

***To be actioned by - Strategic Director, Place***

**6. MISCELLANEOUS ITEMS**

**Resolved –**

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

***To be actioned by - Strategic Director, Place***

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