

Application No: 17/00916/FUL

GRFULZ

**TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015**

**Mr Richard Gelder  
City of Bradford Metropolitan District Council  
C/O Mr Dominic Waugh  
Fairhurst  
1 Arngrove Court  
Barrack Road  
Newcastle upon Tyne  
NE4 6DB**

**GRANT OF PLANNING PERMISSION**

**Proposal:** Construction of a new one way 'P-Loop Junction' link road between Harrogate Road and New Line, including two 60m long vehicle lanes, a new pedestrian footpath, a 1.5m cycle lane, two pedestrian crossings, new street lighting, new street planting and an Urban Traffic Control (UTC) layby. Construction of an access to the existing Farmfoods Store with associated car parking.

**Location:** Harrogate Road And New Line Bradford West Yorkshire

**Applicant:** Mr Richard Gelder

**Date Application Received:** 24 February 2017

**Date Application Valid:** 1 March 2017

City of Bradford Metropolitan District Council hereby gives notice of its decision to **GRANT** planning permission for the development described above, in accordance with the plans, drawings and documents which form part of the application as listed below, and subject to the following schedule of conditions:

<b>Plan Type</b>	<b>Plan Reference</b>	<b>Version</b>	<b>Date Received</b>
Planning Layout	R/PTH/MH/10 3196/PL-5D		24th Feb 2017
Other	151209 TCP		24th Feb 2017
Planning Layout	R/PTH/MH/10 3196/PL-4D		24th Feb 2017
Highways Layout	R/PTH/MH/10 3196/PL-6B		24th Feb 2017
Highways Layout	R/PTH/MH/10 3196/PL-7B		24th Feb 2017
Other	R/M/MH/1014 63/30A		24th Feb 2017
Existing Site Plan	R/PTH/MH/10		24th Feb 2017



**Application No: 17/00916/FUL**

GRFULZ

Proposed Elevations	3196/PL-2A R/PTH/MH/10	24th Feb 2017
Location Plan	3196/PL-9A R/PTH/MH/10	24th Feb 2017
Proposed Sections	3196/PL-3B R/PTH/MH/10	24th Feb 2017
Drainage Plan	3196/PL-8B DDU/103196/0	24th Feb 2017

1

**CONDITIONS AND ASSOCIATED REASONS:**

1. The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The development shall not be begun nor any works carried out on the development site until a detailed tree planting scheme has been submitted to and approved in writing by the Local Planning Authority.

In the first planting season following the completion of the development or as otherwise specified by the Local Planning Authority the trees shall be planted in accordance with the approved tree planting scheme.

Any trees becoming diseased or dying within the first 5 years after the completion of planting shall be removed immediately after the disease/death and a replacement tree of the same species/specification shall be planted in the same position no later than the end of the first available planting season following the disease/death of the original tree.

No other tree shall be removed from the site except with the written consent of the Local Planning Authority. Any replacement tree or trees specified in such written consent shall be planted as soon as reasonably practicable and in any event during the first available planting season following such removal.

Reason: For the maintenance of tree cover and in the interests of visual amenity and to accord Policies D5 and NE12 of the Replacement Unitary Development Plan.

3. The development shall not be begun, nor shall there be any demolition, site preparation, groundworks, tree removals, or materials or machinery brought on to the site until Temporary Tree Protective Fencing is erected in accordance with the details submitted on a tree protection plan to BS 5837 (2012) (or its successor) approved by the Local Planning Authority.



**Application No: 17/00916/FUL**

GRFULZ

The Temporary Tree Protective Fencing shall be erected in accordance with the approved plan, or any variation subsequently approved, and remain in the location for the duration of the development. No excavations, engineering works, service runs and installations shall take place between the Temporary Tree Protective Fencing and the protected trees for the duration of the development without written consent by the Local Planning Authority.

Reason: To ensure trees are protected during the construction period and in the interests of visual amenity. To safeguard the visual amenity provided by the trees and to accord with Policies NE4, NE5 and NE6 of the Replacement Unitary Development Plan.

**FOOTNOTES:**

Footnote: Please note that the development hereby approved may contain conditions that require details to be submitted to and approved in writing by the Council either prior to the commencement of the development or at another specified period. To comply with the requirements of these conditions the developer is required to submit an "application for the approval of details reserved by a condition". Applications can be submitted online via the planning portal or in paper format to: Planning Service, Britannia House, Hall Ings, Bradford, BD1 1HX. There is a charge for this service; £97 per request (£28 per request for householder developments). For more information please go to [www.bradford.gov.uk/planningforms](http://www.bradford.gov.uk/planningforms). Works must not commence until the necessary approval(s) have been obtained.

Footnote: If any aspect of your proposed works affects existing public footways, public highway or public rights of way you must ensure that relevant Highway Legislation and Statutory Notices are complied with and that all relevant fees are paid prior to commencement of your works. Please contact the Network Resilience and Management Team on 01274 437420 or email [network.management@bradford.gov.uk](mailto:network.management@bradford.gov.uk)

Footnote: If your development involves the construction of a new road, a new footway to an existing road or a new industrial access, please contact the New Estate Roads Office on 01274 437423 before building commences. Please note that Section 38 agreements take 6 -12 weeks to process.

Footnote: If your development involves the construction of a new junction, or any alteration of an existing road or footway, please contact the Section 278 Coordination office on 01274 437308 before building commences. Please note that Section 278 agreements take 12-18 weeks to process.



**Application No: 17/00916/FUL**

GRFULZ

Footnote: If your development affects any street lighting columns please contact the Street Lighting Section on 01274 434019 before building commences.

Footnote: Please note that this approval does not convey any form of approval under the Building Regulations. You are therefore advised to contact Building Control to find out whether your proposal requires building regulations approval before starting work. Contact Building Control on 01274 433807. Email - [buildingcontrol@bradford.gov.uk](mailto:buildingcontrol@bradford.gov.uk)

Footnote: For non-householder applications your attention is drawn to Section 76 of the Town and Country Planning Act 1990 which relates to the applicant's responsibilities under Section 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and the British Standards Institution Code of Practice BS5810 1979 concerning Access Requirements for Disabled People. Advice may be obtained from your local Planning Office.

Footnote: There are specific Regulations and adopted standards above and beyond Planning and Building Regulation requirements that apply to 'Houses in Multiple Occupation'. If your application relates to the construction, extension, conversion or alteration of a building containing flats or bedsits and/or the reconfiguration of an existing layout which creates new inner rooms then you are advised to consult the Housing Standards Team on 01274 434520 or email [CHESAdminSupport@bradford.gov.uk](mailto:CHESAdminSupport@bradford.gov.uk) for further advice.

**Positive & Proactive Statement in accordance with Article 35(2) of the Town and Country (Development Management Procedure) (England) Order 2015**

In dealing with this planning application the Local Planning Authority adopted a positive and proactive manner. The Council offers a pre-application service for minor and major applications and applicants are encouraged to undertake this. Proposals are assessed against the National Planning Policy Framework, Replacement Unitary Development Plan policies and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption and are referred to in the reason for approval or reason(s) for refusal. The Local Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant/agent as necessary. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed.

Footnote: Plans associated with this application can be viewed at [www.bradford.gov.uk/planning](http://www.bradford.gov.uk/planning) and click on "view planning applications"

The Bradford Council website uses cookies. For more information about these cookies and how they are used, please visit [http://www.bradford.gov.uk/bmdc/government\\_politics\\_and\\_public\\_administration/our\\_websites](http://www.bradford.gov.uk/bmdc/government_politics_and_public_administration/our_websites)



## YOUR RIGHTS IN CONNECTION WITH THIS NOTICE

### Appeals to the Secretary of State

#### APPLICATIONS FOR PLANNING PERMISSION

If you are aggrieved by the decision of the local planning authority to grant planning permission subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal your local planning authority's decision then you must do so within 6 months of the date of this notice\*.

However, if an Enforcement notice has been served for the same or very similar development, the time limit is:

- **28 days from the date of the Local Planning Authority's decision** if the Enforcement Notice was served before the decision was made, yet not longer than 2 years before the application was made, or
- **28 days from the date the Enforcement Notice** was served, if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

Appeals must be made using a form which you can get from Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN Tel 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk>

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application for and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

You must send a copy of your appeal to Department of Place, Development Services, Britannia House, Hall Ings, Bradford or [planning.appeals@bradford.gov.uk](mailto:planning.appeals@bradford.gov.uk).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

\*Applicants are advised that it is the Council's understanding that the time period for lodging an appeal is reckoned from the date of issue of this notice.

Application No: 17/03441/REG

GRREGZ

**TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)**  
**The Town and Country Planning General Regulations 1992**  
**DEVELOPMENTS BY LOCAL PLANNING AUTHORITIES**

**Mr Richard Gelder**  
**City of Bradford Metropolitan District Council**  
**C/O Mr Tom Miller**  
**City of Bradford Metropolitan District Council**  
**4th Floor Britannia House**  
**Bradford**  
**BD1 1HX**

**GRANT OF PLANNING PERMISSION UNDER REGULATION 3**

**Proposal:** Close existing access to New Line Retail Park from New Line and amend existing access to Nursery and New Works Units A & B from New Line to include access to New Line Retail Park. Alterations to existing parking within New Line Retail Park. Removal of external walls to 70 New Line between existing columns on west elevation to form new openings to accommodate 4 car parking spaces, including a replacement bin store.

**Location:** New Line Retail Park Bradford West Yorkshire BD10 9AP

**Applicant:** Mr Richard Gelder

**Date Application Received:** 6 June 2017

**Date Application Valid:** 6 June 2017

City of Bradford Metropolitan District Council hereby gives notice of its decision to **GRANT** planning permission for the development described above, in accordance with the plans, drawings and documents which form part of the application as listed below, and subject to the following schedule of conditions:

<b>Plan Type</b>	<b>Plan Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	P/PTH/HS/103 143/PL-1A		6th Jun 2017
Existing Floor Plans	P/PTH/HS/103 143/PL-2A		6th Jun 2017
Existing Elevations	P/PTH/HS/103 143/PL-3A		6th Jun 2017
Composite drawing with multiple types	4B		9th Aug 2017
Parking Layout	27	REV E	9th Aug 2017

**CONDITIONS AND ASSOCIATED REASONS:**



GRREGZ

1. The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. Concurrently with the construction of the new access and prior to it being brought into use, the existing vehicular access to the site shall be permanently closed off with a full kerb face, and the footway returned to full footway status, in accordance with the approved plan numbered

Reason: In the interests of highway safety and to accord with Policy TR2 of the Core Strategy

3. Concurrently with the closure of the existing access the new access and parking layout as detailed on drawing reference P/PTH/MH/103196/LA/27D shall be constructed and laid out with a gradient no steeper than 1 in 15 unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to accord with policy TR2 of the Core Strategy.

#### **FOOTNOTES:**

Footnote: Please note that the development hereby approved may contain conditions that require details to be submitted to and approved in writing by the Council either prior to the commencement of the development or at another specified period. To comply with the requirements of these conditions the developer is required to submit an "application for the approval of details reserved by a condition". For more information about the application process and fee please go to [www.bradford.gov.uk/planning](http://www.bradford.gov.uk/planning) and click on "Apply for planning". Works must not commence until the necessary approval(s) have been obtained.

Footnote: If any aspect of your proposed works affects existing public footways, public highway or public rights of way you must ensure that relevant Highway Legislation and Statutory Notices are complied with and that all relevant fees are paid prior to commencement of your works. Please contact the Network Resilience and Management Team on 01274 437420 or email [network.management@bradford.gov.uk](mailto:network.management@bradford.gov.uk)





**Application No: 17/03441/REG**

GRREGZ

Footnote: If your development involves the construction of a new road, a new footway to an existing road or a new industrial access, please contact the New Estate Roads Office on 01274 437423 before building commences. Please note that Section 38 agreements take 6 -12 weeks to process.

Footnote: If your development involves the construction of a new junction, or any alteration of an existing road or footway, please contact the Section 278 Coordination office on 01274 437308 before building commences. Please note that Section 278 agreements take 12-18 weeks to process.

Footnote: If your development affects any street lighting columns please contact the Street Lighting Section on 01274 434019 before building commences.

Footnote: Please note that this approval does not convey any form of approval under the Building Regulations. You are therefore advised to contact Building Control to find out whether your proposal requires building regulations approval before starting work. Contact Building Control on 01274 433807. Email - [buildingcontrol@bradford.gov.uk](mailto:buildingcontrol@bradford.gov.uk)

Footnote: For non-householder applications your attention is drawn to Section 76 of the Town and Country Planning Act 1990 which relates to the applicant's responsibilities under Section 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and the British Standards Institution Code of Practice BS5810 1979 concerning Access Requirements for Disabled People. Advice may be obtained from your local Planning Office.

Footnote: Records held by the Local Planning Authority indicate that the site which you intend to develop is located between 150 and 250 metres from one or more historic landfill sites. Although 150m from a historic landfill it would be prudent to raise this issue with your builder/ architect. You should ensure that you have a sufficient understanding of ground conditions beneath the site to select appropriate foundation options, deal appropriately with any excavation arisings from the development and understand whether it would be appropriate to install ground gas protection measures. For further information on the nature and proximity of the relevant Landfill Sites you may request a Landfill Search from the Local Planning Authority for a nominal fee, please contact [minerals.planning@bradford.gov.uk](mailto:minerals.planning@bradford.gov.uk) for further details.

Footnote: The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)



**Application No: 17/03441/REG**

GRREGZ

**Positive & Proactive Statement in accordance with Article 35(2) of the Town and Country (Development Management Procedure) (England) Order 2015**

In dealing with this planning application the Local Planning Authority adopted a positive and proactive manner. The Council offers a pre-application service for minor and major applications and applicants are encouraged to undertake this. Proposals are assessed against the National Planning Policy Framework, Local Plan for Bradford policies and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption and are referred to in the reason for approval or reason(s) for refusal. The Local Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant/agent as necessary. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed.

Footnote: Plans associated with this application can be viewed at [www.bradford.gov.uk/planning](http://www.bradford.gov.uk/planning) and click on "view planning applications".

The Bradford Council website uses cookies. For more information about these cookies and how they are used, please visit [http://www.bradford.gov.uk/bmdc/government\\_politics\\_and\\_public\\_administration/our\\_websites](http://www.bradford.gov.uk/bmdc/government_politics_and_public_administration/our_websites)

# YOUR RIGHTS IN CONNECTION WITH THIS NOTICE

## Appeals to the Secretary of State

### APPLICATIONS FOR PLANNING PERMISSION

If you are aggrieved by the decision of the local planning authority to grant planning permission subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal your local planning authority's decision then you must do so within 6 months of the date of this notice\*.

However, if an Enforcement notice has been served for the same or very similar development, the time limit is:

- **28 days from the date of the Local Planning Authority's decision** if the Enforcement Notice was served before the decision was made, yet not longer than 2 years before the application was made, or
- **28 days from the date the Enforcement Notice** was served, if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

Appeals must be made using a form which you can get from the Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN Tel 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk>

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application for and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

You must send a copy of your appeal to Department of Place, Development Services, Britannia House, Hall Ings, Bradford or [planning.appeals@bradford.gov.uk](mailto:planning.appeals@bradford.gov.uk).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

\*Applicants are advised that it is the Council's understanding that the time period for lodging an appeal is reckoned from the date of issue of this notice.