

Decisions of the Regulatory and Appeals Committee held on Thursday 29 January 2015 at 1000

**This decision is published for information in advance of
the publication of the Minutes**

DECISION:

1. MEMBERSHIP OF SUB-COMMITTEES

Resolved –

That Councillor Miller replace Councillor Sykes as an Alternate Member of the Area Planning Panel (Keighley and Shipley).

(Sheila Farnhill – 01274 432268)

ACTION: Assistant City Solicitor

2. LAND AT BINGLEY ROAD, MENSTON

Wharfedale

Previous references: 15 October 2014

Full application for residential development of 137 dwellings and associated works on land at Bingley Road, Menston - 13/04897/MAF.

Resolved –

(1) That the application be refused for the following reasons:

- (i) The applicant has failed to demonstrate that the submitted drainage scheme will be adequate to prevent the increased likelihood of flooding of properties off the site. The development would therefore be contrary to Policies UR3 and NR16 of the adopted Replacement Unitary Development Plan and Paragraph 103 of the National Planning Policy Framework.**
- (ii) The applicant has failed to include adequate mitigation measures to offset the harm to the South Pennine Moors Special Protection Area/Special Area of Conservation. In particular, the increased activity generated by the development within this area would lead to conditions prejudicial to the continued preservation of protected species and their habitat. The development would therefore be contrary to the emerging Core Strategy and Paragraph 118 of the National Planning Policy Framework.**



- (2) That authority be delegated to the Assistant Director – Planning, Transportation and Highways to establish the correct Policy reference from the emerging Core Strategy for Reason (ii) above and to include it within the Decision Notice.

ACTION: Assistant Director – Planning, Transportation and Highways

(John Eyles - 01274 434380)

3. **ENFORCEMENT IN RESPECT OF UNAUTHORISED
EXTERNAL ROLLER SHUTTERS**

District Wide

Resolved –

That Document “AX” be noted.

NO ACTION

(John Eyles - 01274 434380)

4. **ENFORCEMENT ISSUES**

District Wide

Resolved –

That Document “AY” be noted.

NO ACTION

(John Eyles - 01274 434380)

FROM: D Pearson
Assistant City Solicitor
City of Bradford Metropolitan District Council

Committee Secretariat Contact: Sheila Farnhill – 01274 432268
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