

Bradford Metropolitan District Council

Section Header

Decision



Section 003



**TOWN AND COUNTRY PLANNING ACT, 1990**  
**TOWN AND COUNTRY PLANNING (APPLICATIONS) REGULATIONS 1988**

Yorkshire Co-operatives Limited  
c/o Bowman Riley Partnership  
Wellington House  
Otley Street  
Skipton  
North Yorkshire  
BD23 1EL

**GRANT OF PLANNING PERMISSION**

TAKE NOTICE that in pursuance of their powers under the above mentioned Act and Regulations the City of Bradford Metropolitan District Council as Local Planning Authority hereby GRANT permission for: Erection of food store and social club including demolition of Copper Beech Club at Copper Beech Club Northgate Baildon Shipley West Yorkshire in accordance with the form of application and plans accepted as valid by the Council on 20 April 1998 and numbered 98/01137/FUL as amended by revised plans received on 9 June, 10 June and 2 July 1998.

SUBJECT TO CONDITIONS as follows:

1 The development to which this notice relates must be begun not later than the expiration of five 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.

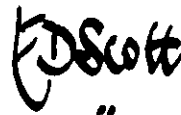
2 The development hereby approved shall only be carried out in accordance with the amended plans L(O)02 Rev A; L(O)05 Rev C; L(O)07; L(O)08; L(O)09 Rev B; L(O)12 received by the Council on 2/7/98, 9/6/98, 10/6/98, 10/6/98, 10/6/98 and 9/6/98 respectively, showing amendments to the site boundary, highway improvements and street works, elevational alterations, floor layouts and cross sections through the site.

Reason: For the avoidance of doubt as to the terms under which this planning permission has been granted since amended plans have been received.

3 Before the building is brought into use the highway improvements and street lighting shown on drawing no. 405716/03 shall be fully implemented to the reasonable satisfaction of the Council.

Reason: In the interests of highway and pedestrian safety.

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Principal Planner, Development Control,  
Transportation and Planning Division

**NOTE:** Any enquiries regarding this notice should be made to the Area Planning Office.

(See Reverse)

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4 Before any of the building or carpark to be constructed as part of the development is brought into use the proposed means of vehicular and pedestrian access hereby approved shall be laid out, hard surfaced, sealed and drained within the site in accordance with the approved plan and completed to a constructional specification approved in writing by the Local Planning Authority.

Reason: To ensure that a suitable form of access is made available to serve the development in the interests of highway safety.

5 Concurrently with the construction of the new access being brought into use the existing vehicular access shall be permanently closed off with a full kerb face, and the footway returned to full footway status, as shown on the approved plan.

Reason: In the interests of highway safety.

6 Before the store is brought into use the vehicle turning area hereby approved shall be laid out, hard surfaced, sealed and drained within the site, as shown on the approved and retained whilst ever the development is in use.

Reason: To avoid the need for vehicles to reverse on to or from the highway in the interests of highway safety.

7 Before the foodstore is brought into use the footway hereby approved shall be laid out and street lighting installed to a specification approved in writing by the Local Planning Authority.

Reason: In the interests of highway and pedestrian safety.

8 Before the foodstore is brought into use the proposed car park hereby approved shall be laid out, hard surfaced, sealed, marked out into bays and drained within the site as shown on the approved plan to a specification approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

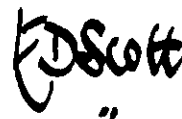
9 A scheme showing full details of the contractor's means of access, vehicle parking facilities, loading/unloading areas for materials, site compound, together with internal turning facilities, temporary warning and direction signs on the adjacent highway, levels, gradients, construction, surface treatment and means of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented and be available for use before the commencement of any construction works on the site. Any temporary works, signs and facilities shall be removed and the access reinstated on completion of the development.

Reason: In the interests of highway safety.

10 The developer shall prevent any mud, dirt or debris being carried on to the adjoining highway as a result of the site construction works. Details of such preventive measures shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Reason: In the interests of highway safety.

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(See Reverse)

11 Before any development commences on site full details of the wheel cleaning facility including its location in relation to the highway shall be submitted to and approved in writing by the Local Planning Authority. The details and measures so approved shall be installed, maintained in good operational condition and used for wheel cleaning whilst ever construction or delivery vehicles leave the site.

Reason: To prevent mud being taken on to the public highway in the interests of highway safety.

12 Before any development commences on site details of the temporary warning and direction signing arrangements showing size, type, colour and location shall be submitted to and approved in writing by the Local Planning Authority. The approved signs shall be installed and maintained for the duration of works and on completion of the development the temporary signs shall be removed.

Reason: To ensure vehicles entering or leaving the site can do so safely, and that main road traffic and pedestrians are aware of such movements.

13 There shall be no outside storage of materials or goods unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure sufficient space is available for parking and servicing of vehicles, in the interests of highway safety.

14 Prior to the development commencing details of the type, position and angle of glare of any proposed floodlights or outdoor lighting (including measures for ensuring that light does not shine directly on the highway or is visible to highway users to the detriment of highway safety) shall first have been submitted to and approved in writing by the Local Planning Authority. The details and measures so approved shall be carried out and maintained thereafter whilst ever the use subsists.

Reason: To avoid drivers being dazzled or distracted in the interests of highway safety, and to avoid disturbance to local residents, in the interests of residential amenity.

15 Samples of all facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority before the development commences, and the development shall be constructed in the approved materials

Reason: To ensure the use of appropriate materials in the interests of visual amenity.

16 The development shall be drained using separate foul sewer and surface drainage systems.

Reason: In the interests of pollution prevention and to ensure a satisfactory drainage system is provided.

17 Surface water from the vehicle parking and/or manoeuvring area(s) shall be drained using petrol/oil interceptors which shall be installed before the development is brought into use.

Reason: To ensure proper drainage of the site and in the interests of pollution prevention.

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18 Any proposed liquid storage tanks for fuel oils or process chemicals etc., shall be located within a bund having a capacity of not less than 110% of the combined volume of the tanks. The floor and walls of the bund shall be impervious to oil and water and shall also be resistant to any store chemicals. All inlet/outlet/vent pipes and gauges shall be within the bunded area.

Reason: In the interests of pollution prevention.

19 Prior to the commencement of development an independent site investigation and hazard identification and assessment of the extent of any contamination shall be carried out and a report submitted to and approved in writing by the Local Planning Authority. The report shall include remediation measures where necessary and the approved works shall be carried out before development commences or as may be agreed in writing by the Local Planning Authority.

Reason: In the interests of the safe development of the site and pollution prevention.

20 No tree on the site shall be pruned, felled or worked upon in any way which adversely affects its health without the prior written approval of the Local Planning Authority. Any trees which are removed shall be replaced to the specifications of the Local Planning Authority.

Reason: To safeguard the visual amenity provided by the trees on the site.

21 No development shall begin, nor shall any materials or machinery be brought on to the site, until a fence of a minimum one metre in height (or other fencing as agreed in writing with the Local Planning Authority) has been erected in a continuous length, one metre beyond the crown spread of the trees. This fence must remain throughout the development and no materials or equipment shall be stored, nor shall any fires be lit or any excavation take place within the fencing.

Reason: To protect trees during the construction period and in the interests of visual amenity.


22 The development shall not begin until a plan showing the positions, design and materials of boundary treatments has been submitted to and approved in writing by the Local Planning Authority. The treatments so approved shall then be provided in full prior to the first occupation of the building and shall thereafter be retained.

Reason: In the interests of amenity and privacy.

23 The development shall not begin until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall show the following details:

- 1) Position of trees to be felled, trees to be retained, proposed trees and defined limits of shrubs and grass areas.
- 2) Numbers of trees and shrubs in each position with size of stock, species and variety.
- 3) Proposed topsoil depths for grass and shrub areas.
- 4) Types of enclosure (fences, railings, walls).

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(See Reverse)

- 5) Types of hard surfacing (pavings, tarmac, etc).
- 6) Regraded contours and details of changes in level.

Reason: In the interests of visual amenity.

24 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority.

Reason: To achieve a satisfactory standard of landscaping in the interests of amenity.

25 The social club premises shall only be used between the hours of 8am and midnight, and no member of the public shall make use of the premises outside these hours, unless specifically agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of the amenity of nearby residents.

26 The store shall only be open for business between the hours of 7.30am to 10pm daily, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of the occupants of nearby dwellings.

27 Deliveries to the store shall not take place before 7am nor after 7pm and no vehicles shall make use of the delivery yard outside of these hours, unless the Local Planning Authority has agreed otherwise in writing.

Reason: To protect the amenity of the occupants of nearby dwellings.


28 There shall be no vehicular or pedestrian access to the site from either Laburnum Drive or Heather Road.

Reason: In the interests of highway safety and residential amenity.

29 Notwithstanding any details shown on the plans hereby approved the development shall be constructed entirely in natural, coursed local stone.

Reason: To ensure that the development is of satisfactory appearance, in the interests of visual amenity, having regard to its location in the Baildon Conservation Area.

Footnote: If your development involves the construction of a new road or a new footway to an existing road, a new industrial access or modification to an existing industrial access, please contact the Transportation and Planning Division (Mr G Marsh, 01274 757422 or 757421) before building commences.

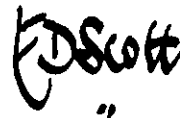


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Transportation and Planning Division

Application No:98/01137/FUL

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 Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and the British Standard Institution Code of Practice BS5810 1979 concerning Access Requirements for Disabled People. Advice may be obtained from Mr D Smith, Access Officer on 01274 754171.

Date of Issue: 15 July 1998.  
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(See Reverse)