**Report of Cllr Dixon to Full Council 23rd September 2024**

**BTC have met with McCarthy Stone representatives regarding revisions they have made to their planning application for residential units on the former Ian Clough Hall site**.

All the revised documents from McCarthy Stone (MCS), BTC’s original comments and the comments of the Conservation Officer, Bradford Council can be found here: <https://planning.bradford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S9VSX0DHLQT00>

**Background**

MCS’s application was considered by Baildon Town Council (BTC) on 8th May 2024 in a public meeting and comments were resolved (FC2324/118) and submitted to Bradford Council Local Planning Authority (LPA). BTC’s resolution also ‘called in’ the application (ie. it was BTC ‘s right to confirm it did not want a decision made by an Officer) and Bradford Council LPA allocated it for decision at the Regulatory and Appeals Panel which is due in October.

**Detailed response to BTC’s original comments**.

The points BTC made are itemised in brief and MCS’s response in the informal meeting are summarised below.

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| **BTC comment** | **MCS comment** |
| BTC had concerns about the overall density of the development | MCS have reduced the number of units on site from 47 to 46 and replaced a single bed unit to a two-bed unit. There are still 26 parking spaces in the development site. |
| BTC objected to MCS leasing any spaces in the public car park (they were proposing to lease 6 spaces) | They have withdrawn this proposal. |
| BTC urged MCS to make a financial contribution to benefit the community. | MCS have now included details of their legal requirement to make a contribution to the South Pennine Moors Recreation Fund. Managed by Bradford Council. |
| Traffic Surveys were out of date ie 2015/16 | MCS have updated the Traffic Survey data to 2023/24.  |
| BTC had concerns about construction traffic. | MCS said this could be mandated in their Construction Management Plan |
| BTC suggested the cycle store become a more flexible space and might alleviate the parking pressures. | The cycle store cannot be accessed by vehicles due to changes of level in the development. |
| BTC urged the use of solar panels and air source heating | MCS’s approach to eco targets is ‘Fabric First’ ie they meet their targets through the build materials.  |
| BTC had concerns about the stone to be used (reconstructed) | Responding to Bradford Council’s Conservation Officer, MCS have revised their application to all natural stone except for render on the elevation facing up Hallcliffe. |
| BTC wanted to be consulted on the landscape plans | MCS have agreed and indicated that the bio-diversity net gain required is 10% and they were achieving 18% with their proposed designs. |
| Other designs issues caused concern – design of balconies, window reveals and mortars. | All these were picked up by Bradford Council’s Conservation Officer and have been revised. |

**Additional information**

As part of the informal meeting other issues were discussed:

* Farmers Market – this has been flagged with the Planning Officer and may be contained in their report. MCS understand the importance of maintaining access.
* We have also raised other issues such as hours of work during the construction phase with the Planning Officer for mandating in the MCS Construction Management Plan.