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FOR SALE

Valuable Commercial/Residential Redevelopment Opportunity
Site extending to 0.46 acres.



GUIDE PRICE REDUCED £250,000

- **Planning permission obtained for two ground floor commercial units and 26 apartments**
- **Desirable mixed scheme**
- **Good access to all local amenities**
- **Well regarded residential locality**

**ECCLESHILL METHODIST CHURCH, NORMAN LANE,
ECCLESHILL, BRADFORD, BD2 2JZ**

ECCLESHILL METHODIST CHURCH, NORMAN LANE, ECCLESHILL, BRADFORD, BD2 2JZ

Location

The site is situated to the North East of Bradford on the fringe of Ecclehill a mature and well regarded suburb of the City. The immediate surroundings comprise a mix of housing and commercial/retail occupiers including a Morrisons Supermarket to the immediate rear of the site. Amenities are close to hand including Ecclehill Village a short distance away. There are excellent road links providing ready access to Bradford City Centre and beyond.

Description

The site extends in all to 0.46 acres and formally comprised Ecclehill Methodist Church and adjoining Church hall both of which have now been demolished.

Planning permission has been obtained to redevelop the site with a single building to comprise 2 ground floor commercial units plus 26 apartments and associated car parking. A copy of the consent notice is attached and full particulars of the application and associated drawings is available on Bradford Councils website at

<https://planning.bradford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NZGKG1DHFIL00>

Services

We understand that all main services are either installed or available however we recommend that individuals make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Guide Price

Reduced to £250,000

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

Further Information

Lisa Throupe - 01274 398729 /07966 300501
lisa@hayfieldrobinson.co.uk

Ian Hayfield – 07966 336616
ijh@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617
ejr@hayfieldrobinson.co.uk

www.hayfieldrobinson.co.uk

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.



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City of Bradford MDC

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Application No: 15/07401/MAO

SEMAOZ

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

Mr Ashley France
Bradford Northern Circuit Methodist Church, c/o Batty
Fra...
C/O Mr John Crompton
LOROC Architects
25A Park Square
Leeds
West Yorkshire
LS1 4EH

GRANT OF OUTLINE PLANNING PERMISSION SUBJECT TO A S106 AGREEMENT

Proposal: Demolition of the Eccleshill Methodist Church and the re-development of the site comprising of 26 apartments (16, 1 bed units and 11, 2 bed units) and associated (undercroft) car parking, plus 2 self-contained units with associated facilities to be used for any of the following purposes: internet cafe/ charity shop (Use Class A1), cafe (Use Class A3), place of worship/ day centre (Use Class D1)
Location: Eccleshill Methodist Church Norman Lane Bradford West Yorkshire BD2 2JZ
Applicant: Mr Ashley France
Date Application Received: 15 December 2015
Date Application Valid: 21 January 2016

City of Bradford Metropolitan District Council hereby gives notice of its decision to **GRANT** outline 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:

Plan Type	Plan Reference	Version	Date Received
Location Plan	1405-001		16th Dec 2015
Site Plan	1405-100(P)D		30th Mar 2016
Site Plan	1405-101(P)C		30th Mar 2016

CONDITIONS AND ASSOCIATED REASONS:

1. Application for approval of the matters reserved by this permission for subsequent approval by the Local Planning Authority shall be made not later than the expiration of three years beginning with the date of this notice.

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Reason: To accord with the requirements of Section 92 of the Town and Country Planning Act, 1990. (as amended)

2. The development to which this notice relates must be begun not later than the expiration of two years from the date of the approval of the matters reserved by this permission for subsequent approval by the Local Planning Authority, or in the case of approval of such matters on different dates, the date of the final approval of the last of such matters to be approved.

Reason: To accord with the requirements of Section 92 of the Town and Country Planning Act, 1990 (as amended).

3. Before any development is begun plans showing the:

- i) appearance and
- ii) landscaping

of the development must be submitted to and approved in writing by the Local Planning Authority.


Reason: To accord with the requirements of Article 5 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

4. The development shall not begin until details of a scheme for foul and surface water drainage, including full calculations and any balancing 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. Consideration should be given to discharge surface water to soakaway, infiltration system and watercourse in that priority order. The scheme so approved shall thereafter be fully implemented prior to any of part of the development hereby approved being brought into use or occupation.

Reason: To ensure proper drainage of the site in the interests of minimising flood risks and improving the quality of surface water, to accord with policies NR15B, NR16 and UR3 of the Replacement Unitary Development Plan.

5. No development or demolition works shall commence, no materials or machinery shall be brought on to the site and no tree works shall be undertaken until Temporary Tree Protective Fencing is erected in accordance with the details submitted on a tree protection plan to BS 5837 (2005), which shall first have been submitted to and approved in writing by the Local Planning Authority. The Temporary Tree Protective Fencing shall be erected in accordance with the approved plan and be retained for the duration of the development. No excavations, engineering works, service runs and installations shall take place

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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 and ecological protection. To safeguard the visual amenity provided by the trees on the site and to accord with Policies NE4, NE5 and NE6 of the Replacement Unitary Development Plan.

6. The development hereby approved shall not be brought into use or occupation until full details of boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment details so approved shall thereafter be fully implemented prior to any of part of the development hereby approved being brought into use or occupation.

Reason: In the interests of amenity, visual impact and planning for crime prevention, in accordance with policies D1, D4 and D5 of the replacement Unitary Development Plan.

7. The development hereby approved shall not be brought into use or occupation until full details of the provision of Closed Circuit Television Security Cameras on the site have been submitted to and approved in writing by the Local Planning Authority. The Closed Circuit Television Security Camera details so approved shall thereafter be fully implemented prior to any of part of the development hereby approved being brought into use or occupation.

Reason: In the interests of planning for crime prevention, in accordance with policy D4 of the replacement Unitary Development Plan.

8. The development hereby approved shall not be brought into use or occupation until a landscape management plan, including long term design objectives, management responsibilities, replacement planting for failing trees and maintenance schedules for all landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

Reason: To ensure proper management and maintenance of the landscaped areas in the interests of amenity and to accord with Policies D1, D5, and NE10 of the replacement Unitary Development Plan.

9. The development hereby approved shall not be brought into use or occupation until full details of the provision of Electric Vehicle Charging Points on the site have been submitted to and approved in writing by the Local Planning Authority. The Electric Vehicle Charging details so approved shall thereafter be fully implemented prior to any of part of the development hereby approved being brought into use or occupation.

Reason: To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the District, and takes into consideration

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paragraph 35 of the National Planning Policy Framework and polices UDP3 and UR2 of the Replacement Unitary Development Plan.

10. The development hereby approved shall not be brought into use or occupation until all best endeavours have been undertaken to implement a Traffic Regulation Order (TRO) prohibiting on street parking in the vicinity of the site. A scheme indicating the extents and full details of the TRO shall first be agreed with and approved in writing by the Local Planning Authority.

Reason: In the interest of highway and pedestrian safety and to accord with policy TM19A of the Replacement Unitary Development Plan.

11. Before any part of the development is brought into use or occupation, 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 plans 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 and to accord with Policy TM19A of the Replacement Unitary Development Plan.

12. Before any part of the development is brought into use or occupation, the visibility splays shown on drawing ref. 1405-101(P) Rev C shall be laid out and there shall be no obstruction to visibility exceeding 900mm in height within the splays so formed above the road level of the adjacent highway.


Reason: To ensure that visibility is maintained at all times in the interests of highway safety and to accord with Policy TM19A of the Replacement Unitary Development Plan.

13. Before any part of the development is brought into use or occupation, the proposed car parking spaces shall be laid out, hard surfaced, sealed, marked out into bays and drained within the curtilage of the site in accordance with the approved plans and to a specification to be submitted to and approved in writing by the Local Planning Authority. The car park so approved shall be kept available for use while ever the development is in use or occupation.

Reason: In the interests of highway safety and to accord with Policy TM19A of the Replacement Unitary Development Plan.

14. Before any part of the development is brought into use or occupation, details of the type and position of all proposed external lighting fixtures to the buildings and external areas (including measures for ensuring that light does not shine directly on the highway or is visible to highway users) shall be submitted to and approved in writing by the Local Planning Authority. The external lighting so approved shall be installed in accordance with

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the approved details before the development is brought into use or occupation and no external lighting shall be installed at the site other than in accordance with the approved details.

Reason: In the interests of crime prevention and to avoid drivers being dazzled or distracted in the interests of highway safety and to accord with Policies D4 and TM19A of the Replacement Unitary Development Plan.

15. Notwithstanding the provision of Class A, Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, or any subsequent legislation, the development hereby permitted shall not be begun until a plan specifying arrangements for the management of the construction site has been submitted to and approved in writing by the Local Planning Authority. The construction plan shall include the following details:

- i) full details of the contractor's means of access to the site including measures to deal with surface water drainage;
- ii) hours of construction work, including any works of demolition;
- iii) hours of delivery of materials;
- iv) location of site management offices and/or sales office;
- v) location of materials storage compounds, loading/unloading areas and areas for construction vehicles to turn within the site;
- vi) car parking areas for construction workers, sales staff and customers;
- vii) a wheel cleaning facility or other comparable measures to prevent site vehicles bringing mud, debris or dirt onto a highway adjoining the development site;
- viii) the extent of and surface treatment of all temporary road accesses leading to compound/storage areas and the construction depths of these accesses, their levels and gradients;
- ix) temporary warning and direction signing on the approaches to the site

The construction plan details as approved shall be implemented before the development hereby permitted is begun and shall be kept in place, operated and adhered to at all times until the development is completed. In addition, no vehicles involved in the construction of the development shall enter or leave the site of the development except via the temporary road access comprised within the approved construction plan.

Reason: To ensure the provision of proper site construction facilities on the interests of highway safety and amenity of the surrounding environment and its occupants and to accord with Policies TM2 and TM19A of the Replacement Unitary Development Plan.

16. Prior to the commencement of development a report, setting out the findings of an investigation and risk assessment to assess the nature and extent of any contamination affecting the site, shall be submitted to and approved in writing by the Local Planning Authority. The report should include:

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- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to all significant receptors including human health and controlled waters;
- (iii) an appraisal of remedial options.
- (iv) identification of the preferred remedial option.

Reason: To ensure that risks from land contamination are appropriately investigated, in accordance with policies UR3, NR17 and NR17A of the replacement Unitary Development Plan and paragraph 121 of the National Planning Policy Framework.

17. No part of the development hereby approved shall be brought into use or occupation until either the Local Planning Authority has approved a contamination risk assessment report which concludes that no site remediation works are necessary or a remediation verification report has been submitted to and approved in writing by the Local Planning Authority. A remediation verification report must include:

- (i) a description of the remediation works which have been carried out;
- (ii) evidence to demonstrate that the site has been brought to a condition suitable for the intended use;
- (iii) any necessary provisions for future contamination monitoring and maintenance of remediation works.


Reason: To ensure that risks from land contamination are appropriately remediated, in accordance with policies UR3, NR17 and NR17A of the replacement Unitary Development Plan and paragraph 121 of the National Planning Policy Framework.

18. In the event that contamination is found at any time when carrying out the approved development, which has not previously been identified and risk assessed, it must be reported in writing immediately to the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, an investigation and risk assessment must be undertaken, details of which must be submitted to the Local Planning Authority for approval in writing before the expiration of 1 month from the date on which the contamination was found. If remediation is found to be necessary, a remediation scheme must be prepared and submitted to the Local Planning Authority for approval in writing; following completion of measures identified in the approved remediation scheme and prior to the commencement of the use of the approved development a verification report must be prepared and submitted to the Local Planning Authority for approval in writing.

Reason: To ensure that risks from land contamination are minimised, in accordance with policies UR3, NR17 and NR17A of the replacement Unitary Development Plan and paragraph 121 of the National Planning Policy Framework.

19. No part of the development hereby approved shall be brought into occupation until a report demonstrating that the building hereby approved has been constructed so as to provide sound attenuation against external noise arising from road traffic of not less than

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The logo for the City of Bradford Metropolitan District Council (MDC). It consists of a black rectangle with the text 'City of Bradford MDC' in white, bold, sans-serif font.

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35 dB(A) (daytime) and 30 dB(A) (night time), with windows shut and other means of ventilation provided, has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and to accord with saved policies UR3 and P7 of the replacement Unitary Development Plan.

FOOTNOTES:

Footnote: The developer's attention is drawn to the obligation under Section 106 of the Town and Country Planning Act 1990 affecting this site. This permission must, therefore, be read in conjunction with that obligation.

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. Works must not commence until the necessary approval(s) have been obtained.

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 Section 38 Estate Roads (Mr K. Stoddart, 01274 437423) before building commences.

If your development affects any street lighting columns please contact Mr A Preece, 01274 434019 of the Street Lighting Section 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

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

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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 for further advice.

Footnote: The cost of processing and implementing the TRO shall be borne by the Applicant. In the first instance the applicant should contact Gurnam Shergill (Senior Engineer) on 01274 434963 to discuss this matter further. Implementing the Traffic Regulation Order process can be time consuming and therefore in order to avoid unnecessary delays in the development being brought into use the applicant should take steps to start the process as soon as is practicable.


Footnote: The Development Management Procedure Order 2015 requires that planning authorities provide written reasons in the decision notice for imposing planning conditions that require particular matters to be approved before development can start. Conditions numbered 3, 7, 9, 10, 11, 12 and 13 of this permission require matters to be approved before development works begin; however, in this instance the conditions are justified because:

- i. The application is in outline form and therefore it is sensible to reserve the approval of a number of matters of detail relating to the site development scheme to a subsequent stage prior to the commencement of development when a detailed site development scheme has been devised;
- ii. The details required under condition numbers 3, 7, 9, 10, 11, 12 and 13 are fundamental to the acceptability of the development.

Footnote: The applicant is directed to note the detailed comments made by West Yorkshire Police in relation to the development hereby approved, as summarised below. Any Reserved Matters or Discharge of Condition application made in respect of appearance, boundary treatments and landscaping must fully address these matters:

- i. Residents should have their own private entrances which is separate from the business areas.
- ii. Car parks for residents should be secured with some form of access control i.e. automated gate or barrier to reduce levels of vehicle crime and anti-social behaviour.
- iii. A clear physical barrier to the front entrance of the development.
- iv. Appropriate strong boundary fencing installed around the perimeters.
- v. The undercroft area should not be exposed and should have access control such as automated gates installed to prevent unauthorised access.
- vi. Clear separation between residents and customer parking.
- vii. Good uniformity and lighting levels around the development (white light) covering the car park areas, footpaths and entrance areas to the apartments.

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SEO:UTZ

viii. Monitored CCTV should also look to cover the same areas in addition to the inside of the apartments such as lobby areas, stairwells, corridors and work in conjunction with the lighting plan.

ix. CCTV should provide a good evidential quality picture with images that are worthy for identification purposes.

x. Communal door sets should look to achieve SBD standards (PAS 24:2012, LPS 1175 issue 7, security rating 2, or STS 202 issue 3, burglary rating 2 or above).

xi. Ground floor and accessible door sets and windows should look to achieve SBD standards (e.g. PAS 24:2012, STS 202 issue 3 doors etc.) and include laminated glazing to 6.8mm or attack resistant glazing to BS EN 356 P1A.

xii. On the door entrance to the apartments there should be an external door entry panel which is DDA (Disability Discrimination Act) compliant, vandal resistant with either integral or stand along camera providing colour images which should be visible from the apartment, in addition to audio communication between visitor and resident and electronic release mechanism.

xiii. There should also be some form of access control such as swipe card reader or key fob access (which is security encrypted to prevent unauthorised copying), this should be applied on the entrance and exit doors, lobby door, stairwells and corridors so that in the event a stranger managed to enter the building they do not have unrestricted access around all of the floors.

xiv. A secure 'through the wall mail delivery system' which should have anti-fishing properties and be fire retardant, this will prevent the postal worker from having to enter the building, which reduces the risk of strangers managing to tail gate into the property.

STATEMENT OF COMPLIANCE WITH ARTICLE 31 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2012

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: Prior to the submission of any reserved matters application in respect of appearance, it is requested that the applicant consults local residents to ascertain their views on the design of the proposed undercroft parking area, particularly in terms of the security measures to be implemented.

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

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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 Regeneration, Development Services, Britannia House, Hall Ings, Bradford BD1 1HX or 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.