

Application No: 14/01059/MAF

REMAFZ

**TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010**

**Silvermantle Ltd
C/O Mr Anthony Greally
Nathaniel Lichfield And Partners
Generator Studios
Trafalgar Street
Newcastle Upon Tyne
NE1 2LA**

REFUSAL OF PLANNING PERMISSION

Proposal: Demolition of buildings and construction of a foodstore and petrol filling station with associated car parking, servicing, highway works including formation of vehicular access and cycle/foot way, and hard and soft landscaping. Formation of all-weather sports pitches and associated car parking

Location: Becks Mill Keighley Road Silsden West Yorkshire BD20 0EH

Applicant: Silvermantle Ltd

Date Application Valid: 10 March 2014

City of Bradford Metropolitan District Council hereby gives notice of its decision to **REFUSE** planning permission for the development described above for the following reason(s):

Reasons for Refusal

1. As a result of the total retail floor space proposed for both convenience and comparison goods, the development is likely to have a significant, cumulative, adverse impact on the vitality and continued viability of the Silsden Local Centre and would therefore be contrary to Paragraphs 26 and 27 of the National Planning Policy Framework

Footnotes:

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



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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 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 refuse planning permission for the proposed development or to grant it 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 Planning Inspectorate, Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN Tel 0303 444 5000 or online at www.planningportal.gov.uk/pcs.

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 and Culture, Development Services, Jacobs Well, Bradford, BD1 5RW 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.