

CITY PLANS PANEL – 9TH MAY 2013

**SUPPLEMENTARY REPORT FOR AGENDA ITEM 11 –
APPLICATION 12/03400/OT – LAND AT ROYDS LANE LS26**

**THE ATTACHED REPORT SETS OUT FURTHER
REPRESENTATIONS WHICH HAVE BEEN RECEIVED IN
RESPECT OF THIS APPLICATION**

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ADDENDUM

Report of the Chief Planning Officer
PLANS PANEL CITY

Date: 9th May 2013

Subject: Addendum reporting further additional representations received for
Residential development at Royds Lane Application number 12/03400/OT

APPLICANT	DATE VALID	TARGET DATE
Hallam Land Management Ltd. DW Wilson and Trustees of the Thurcaston Park Trust	6th August 2012	5 th May 2012

Electoral Wards Affected:
Rothwell

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

ADDENDUM

Reporting further representations received for Royds Lane.

1.0 INTRODUCTION:

1.1 Further written representations have been received for Application 12/03400/OT Development at Royds Lane. The following section outlines the representations received.

2.0 PUBLIC/LOCAL RESPONSE:

2.1 The Application was presented to City Plans Panel on the 11th April 2013. Members resolved to defer the application to allow residents and the local community the opportunity to submit their representations.

2.2 In addition to the representations outlined in the main report. The following further representations have been received:
To date a further 49 representations have been received with the following concerns and issues being raised:

- Object to any access through Arran way.
- Pedestrian accessway will cause further security and unsociable behaviour.
- Accessway to park and will cause more problems.
- Protected Greenfield land which would not be reviewed until 2016.
- Council has done U turn with very little public consultation
- Amenities in Rothwell have not been extended to accommodate the extra housing.
- Over burdening of the existing facilities of doctors dentists.
- Further development of Rothwell cannot be sustained.
- Further noise and traffic congestion on Royds Lane, not designed to build and sustain a large housing development.
- Landscape will be spoiled , Royds Lane is a route used by many for walking
- Housing development is not eco friendly, and is car dependent.
- Full review in six weeks time rather than rush through these applications.
- Site unsustainable nothing has changed.
- Schools and services cannot cope.
- Other brownfield sites awaiting development, before these PAS sites.
- Question the legality and morality of the Councils "Interim Policy"
- Current flooding problems, topography will only make it worse.
- Have sewage problems currently, additional development will add to it.
- Pedestrian accessway will open up Arran Way estates cul de sac, causing safety and security issues for residents on Arran Way.
- Pedestrian access may become vehicular access.
- Highway concerns and issues
- To approve is going against the outcome of a public enquiry back in 2008/09
- Greenbelt field being used as prime agricultural land.
- Infrastructure not in place to accommodate a further 80 dwellings.
- Application premature in advance of the LDF which is yet to be finalised.
- Developers are dictating where development goes and not the planners and the neighbourhood forum.
- There are other brownfield site available.
- Request to have more time to address the concerns and community engagement.
- Recent decision in release of some PAS sites seems unnecessary and undemocratic.
- Not in compliance with NPPF guidelines
- Nothing has change since the last appeal was dismissed.

Rothwell Neighbourhood Forum

- Not just Greenfield land but safeguarded land.
- Any proposals fore new development is a departure from the Review and prejudicial to the Councils policy both on PAS land and undermining their priority to first attract development to brown field sites that were in need of regeneration.
- Review of sites should be through the Local Development Framework which plans the housing growth development, rather than piecemeal consideration of development.
- Neighbourhood plan still some way off being developed which is paramount to provide our community the chance to determine where they want any needed development to be located especially when our safeguarded land is under

imminent threat and this application is prejudicing our ability to make these objective decisions.

- Contradicts all current national and local planning policies.
- Interim policy decided without going through democratic process.
- Council could leave themselves open to legal argument regarding the introduction of this policy.
- The introduction of Interim Policy sacrifices this site to assist the Council in protecting the rest of Leeds PAS sites from development.
- Parameters for rejecting this site for housing development has remain unchanged.
- Steering Group considers that this application must be refused.

Alec Shelbrook MP for Elmet and Rothwell

Letter received 8th May 2013 addressed to Chair and City Panel members, with the following comments

- I write to you with reference to the suggested release of PAS land at Fleet Lane/Royds Lane in the Rothwell ward of my constituency. I have received a large number of complaints and representations from my constituents on this matter and I know you have also received representations from Ward Councillors in Rothwell. I am concerned as to whether the Council has undertaken a comprehensive and comparative analysis of all PAS sites in Leeds. This would put these safeguarded sites on a level playing field with comparable technical data from which a sound and effective assessment can be made as to which PAS sites are the most suitable for release. This is particularly important for data relating to the economic, social and environmental sustainability of all PAS sites.
- It is the view of my constituents that the Council and developers need an evidence base from which to assess PAS Sites; there would then be clear information to base applications against. Such data would lead to an impartial judgment being made on the suitability of all PAS sites across Leeds. At present it seems that the whole system is subjective and biased towards selective sites without a valid evidence base, allowing developers to cherry pick PAS sites.
- My constituents in the Rothwell ward are of the view that should the Council have produced an evidence base on which to judge the merits of PAS site applications across the city they would be in a far stronger position to justify refusal or approval of applications as they come forward. As it is now, the fear of my constituents is that the Council has left itself wide open to PAS land applications coming forward across the city through a few biased criteria which would carry little weight at appeal. Likewise, the Council's interim policy criteria appear to be subjective and discriminatory; they are wide open to interpretation from developers who will be waiting in the wings for this latest decision. Approval will set up a dangerous precedent and a free for all across the city.
- I write with a plea to panel members to make the right decision for my constituents and recognise the strength of feeling in the community about this application; a strength of feeling shared cross-party by all elected members in the ward.

Background Papers:

Application number 12/03400/OT

Representations received

