

PLANS PANEL (WEST)

THURSDAY, 29TH OCTOBER, 2009

PRESENT: Councillor C Campbell in the Chair

Councillors S Andrew, A Castle,
B Chastney, M Coulson, T Leadley,
J Matthews and L Yeadon

44 **Chairs Opening Remarks**

The Chair welcomed all present to meeting and introduced the Panel and Officers to the members of the public in attendance.

Councillor Campbell then went onto make an announcement in respect of Mrs C Naylor, Area Planning Manager (North West Team) as this would be her last Panel meeting prior to her retirement in November.

Members expressed their thanks for her support to Plans Panel West and commended her on her commitment and passionate advocacy of planning in Leeds and extended their best wishes to her for the future.

45 **Declarations of Interest**

The following Members declared personal/prejudicial interests for the purposes of Section 81(3) of the Local Government Act 2000 and paragraphs 8 to 12 of the Members Code of Conduct

Councillor A Castle – Applications 09/0208/FU & 09/0209/LI redevelopment at 22 Shire Oak Road declared a personal interest as a member of Leeds Civic Trust. The Civic Trust had commented on the application (minutes 47 and 48 refer)

46 **Apologies for Absence**

Apologies for absence were received from Councillors Harper and Taggart

47 **Minutes**

Members discussed the minutes from the previous meeting and requested the following amendments be made

Min 37 - Leeds Girls High School – to delete the references to “prior to formal applications being submitted” and “although no formal applications had been submitted”

Min 39 – 123 Argie Avenue – to correct the second paragraph to read “Officers reported the contents of *two additional letters of representation submitted by the residents of 121 and 125 Argie Avenue received since..*”

Min 42 - Leeds and Bradford Airport –

Under the section “The Panel discussed the following” the second bullet point should read : “*Suggested a trigger figure of 1 in the morning and evening peak hours at any time of the year* ”

Resolution :under Terms of the Trigger - amend “A trigger figure of 1 be set per annum excluding exceptional circumstances outside of the control of the airport where evidence was produced to justify “ to read

“A trigger figure of 1 be set excluding exceptional circumstances outside of the control of the airport where evidence was produced to justify and agreed “ (i.e. apart from agreed exceptional circumstances monies would be payable if the limits of 831 am peak and 1332 pm peak are exceeded once 3.8 mppa is reached)

Resolution : under Terms of the Trigger – amend “Monitoring to include monitoring of the network to assess background traffic levels, in order for the LBIA to assess whether the airport did cause increase traffic flows” to read *“Monitoring to include monitoring of the network to assess background traffic levels in order for LCC to assess whether the road network does have capacity at particular times to accommodate LBIA traffic without adversely impacting on the highway network”*

Resolution : under the Travel Plan

“Travel survey to be undertaken in September/October of each year”

RESOLVED – That subject to the amendments listed above being made, the minutes of the meeting held 1 October 2009 be agreed as a correct record

48 Matters Arising

Minute 37 Leeds Girls High School –

Main School site - Officers reported receipt of all the requested information on proposals for the Main School site however the heads of terms of the Section 106 Agreement were in the process of being formalised and once this had been done local people would be informed and given opportunity to comment further.

Victoria Road site - The planned disposal of the swimming pool had not progressed and therefore the application relating to the Victoria Road site would be brought back for determination at the next Panel meeting

49 Application 09/0208/FU - Change of Use and Alterations of part of kitchen to 1 bedroom flat, 22 Shire Oak Road, Headingley, Leeds, LS6

The Panel considered the report on the application 09/02808/FU in conjunction with the next item on the agenda relating to application 09/02809/LI (minute 50 refers) concerning redevelopment proposals of one wing of a listed building at 22 Shire Oak Road, Headingley.

Site plans, internal layout plans and photographs of the site, current buildings and gardens were displayed at the meeting. Members had visited the site prior to the meeting.

The Panel expressed their regret that the main Listed Building, the subsidiary buildings and the gardens had fallen into a state of disrepair.

Officers reported on the unauthorised works already undertaken on site and the intention to commence enforcement procedures to ensure the Coach

House and the main building were returned to their proper form. It was clarified that a stop notice had not been served as indicated in the report as the owner had stopped work on the Coach House when legal action was threatened.

Officers highlighted the fact that these two applications included conditions which would address several other issues which they regarded as important to the shared amenity of the residents of the site and overall character and appearance of the listed building and structures including:

- Repair and reinstatement of the gate posts at the pedestrian access
- Repair of the feature summerhouse
- Reinstatement of the garden boundary "arcade style" low walling

One further condition was requested to ensure no gates were erected to the vehicular access.

Members further commented on:

- Whether the enforcement action would cover all the matters not included within the conditions on these two applications.
- Welcomed the re-use of the building but were concerned the conditions should be adhered to, and were keen to ensure the future maintenance of the grounds was safeguarded
- Concerned the feature chimney would fall into disrepair again as it was associated with the link building between the wing and the main house and therefore unlikely to be used. Members sought further information on the likely future of the link building to ensure some kind of usage and retention of the chimney
- Noted the trees would be protected within the Conservation Area
- Requested a report on all the enforcement action associated with the site be presented to the next Panel meeting

RESOLVED –

- a) That the application be granted subject to the specified conditions contained within the report plus an additional condition to ensure the vehicular access is not gated.
- b) That a report on the enforcement action associated with the site be presented to the next Panel meeting
- c) That details of the future use of the link building be provided in due course

50 Application 09/02809/LI - Listed Building Application for alterations including conversion of kitchen to One 1 Bedroom Flat at 22 Shire Oak Road, Headingley

The Panel considered the report on the application 09/02809/LI in conjunction with the previous item on the agenda relating to application 09/02808/FU (minute 49 refers) concerning redevelopment proposals of one wing of a listed building at 22 Shire Oak Road, Headingley.

RESOLVED – That the application be granted subject to the specified conditions contained within the report

51 Application 09/03364/FU - Change of Use of Dwelling House to 2 One Bedroom Flats, Highfields, Church Lane, Adel, Leeds LS16

Minutes approved at the meeting
held Thursday, 26th November, 2009

Site plans, internal layout plans and photographs of the site were displayed at the meeting. It was noted that no external alterations were proposed to the existing dwelling. Consent for similar proposals had been granted in 2003 but not implemented

Officers highlighted 2 main issues for consideration now as

- The separation of a family home with discreet garden into two flats with a shared garden
- The recently adopted Street Design Guide which advised against access for more than 5 homes from an un-adopted highway. 9 homes currently utilised this access route and the LPA would usually defend the policy

Officers however reported this application dealt with specific issues for one family and as such a personal condition was proposed tying the permission for the separation of the dwelling into 2 flats to ensure only for the time that the applicant's daughter occupied one of the flats.

Members did comment that the applicant could choose to separate the dwelling internally without planning permission but did acknowledge that this may not provide the level of privacy required to the residents. Some Members remained concerned that the application did not meet the requirements of the Street Design Guide and following a vote

RESOLVED – That the application be granted subject to the specified conditions contained within the report

52 Application 09/03665/FU - Detached Double Garage to side, single storey rear extension and conversion of existing garage to habitable room, 66 Clara Drive, Pudsey LS28

This application was withdrawn from Panel at the request of the applicant

53 Date and Time of Next Meeting

RESOLVED - To note the date and time of the next Panel meeting as Thursday 26th November 2009 at 1.30 pm