

PLANS PANEL (WEST)

THURSDAY, 6TH JANUARY, 2011

PRESENT: Councillor N Taggart in the Chair

Councillors J Akhtar, B Chastney,
M Coulson, J Hardy, T Leadley,
J Matthews, E Nash, R Wood and
P Wadsworth

88 **Declarations of Interest**

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

Councillors Chastney and Wadsworth – item 9 Little London Regeneration – declared personal interests as Directors of the local West North West Homes ALMO (minute 93 refers)

Councillor Nash – item 10 Clariant site – declared a personal interest as she stated her husband was a member of a cricket team who occasionally played matches on the recreation ground within the development site and made use of the pavilion (minute 94 refers)

89 **Apologies for Absence**

Apologies for absence were received from Councillors Castle and J Harper. The Panel welcomed Councillors Wadsworth and Nash as their substitutes

90 **Minutes**

RESOLVED – That, subject to the amendments below, the minutes of the meeting held on 14th December 2010 be agreed as a correct record

a) minute 76 (November minutes) – to amend to read “minute 66 to show that both Councillors Fox and Leadley required it to be recorded that they abstained from voting on the matter. Councillor Leadley felt that separate votes should be taken on each of the applications”

b) minute 79 Leeds Girls High School – to amend paragraph PPG17 to read as follows:

PPG17 - “... Members commented on the value of this greenspace to the *listed building setting in the Conservation Area* within this dense inner city area ...”

Policy N6 – “ .. this re-provision could be deemed to be acceptable in terms of function as defined by Policy N6 (1). “

91 **Application 10/03747/FU - Part two storey and part single storey side extension at 5 Caythorpe Road, West Park Leeds LS16 5AQ**

The Chief Planning Officer submitted a report setting out a proposed reason to refuse an application for a part two storey and part single storey side extension to a residential dwelling. Members had visited the site prior to the meeting. Site plans and floor plans of the existing dwelling and proposed

extension were displayed at the meeting along with photographs of the dwelling and streetscene.

Officers highlighted the planning history of the site, including the outcome of appeals against refusal of two previous applications for extensions to the same dwelling. The Panel heard from the applicant Mr Simpson and from Mr Roche a local resident who objected to the application and noted their comments.

Members discussed the following matters:

- character of the local area which included a range of dwelling styles
- size of dwelling; proposed extensions and the size of the development plot
- Permitted Development rights and the scale of development which could be erected without the need for a planning application
- distance between the proposed new extension and the boundary
- impact of the extension on the adjacent oak tree and nature of the space around dwellings – a feature of the area highlighted within the Far Headingley, Weetwood and West Park Neighbourhood Design Statement
- the design and size of the extension and roof pitch

Members and officers acknowledged the application was finely balanced. Officers stated the principle of development had not been agreed and Members considered the benefits of redeveloping the existing single garage and 1950's vestibule. The Panel considered whether a more modest extension would be more acceptable, however it was noted that this would require a fresh application and re-advertisement. Members were not minded to support the officer recommendation to refuse the application and following a vote

RESOLVED –

- a) Not to accept the officer recommendation to refuse the application:
- b) That the application be approved in principle and be deferred and delegated to the Chief Planning Officer for final approval subject to appropriate conditions

92 Application 10/04972/FU - Retrospective application for change of use of Shop (Use Class A1) to Letting Office (Use Class A2) at Victoria House, 1 Stott Road, Headingley, Leeds LS6 1GH

The Chief Planning Officer submitted a report setting out the details of a retrospective application for the change of use of a shop (Use Class A1) to a letting office (Use Class A2). Members had visited the site prior to the meeting

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

(Councillor Akhtar withdrew from the meeting at this point)

93 Position Statement - Little London Regeneration Programme

The Panel received a report and presentation setting out the current position with regards to 8 detailed planning applications which had been submitted as part of the Little London Regeneration Programme. Officers anticipated submission of the formal applications in March 2011 and presented slides

containing 3D images, site plans and elevations and concentrated on three main areas relating to:

Carlton Gate – regarded as the gateway to the Little London area, comprising a central open space and green route for pedestrians through to the neighbourhoods to the north. Scheme designed having regard to pedestrians, rather than vehicles, and the 11m level change. The corner block was intended as a sculptural gateway feature with family housing on Carlton Walk and Carlton Carr at 3 storeys along tree lined streets

(Councillor Akhtar resumed his seat in the meeting)

Oatlands areas – containing the community hub with retail units and community centre with a one way loop road proposed around this area and pedestrian access through to the adjacent school site. The proposed apartment block now included elements of render to the elevations in response to comments made by Panel at an earlier presentation

The refurbishment proposals – the existing tower blocks would be re-clad and the setting of the tower blocks would be improved to allow better management and ownership of the grounds around each block. This would produce defensible and defined spaces, allow for landscaping, car parking and allotments for residents. Existing homes and maisonettes would receive new doors and windows and rendered elevations

(Councillor Akhtar withdrew from the meeting for a short period at this point)

Members made the following comments

- Some Members felt there was insufficient space between dwellings, and that it was not clearly defined to promote a sense of ownership and safety; however some Members felt that gaps could encourage anti social behaviour.
- Members noted comments that public seating in the open spaces could also generate anti social behaviour
- fencing could be appropriate around the public open space as a safety measure for children
- concern that future residents could come to regard the greenspace within the south eastern part of the Carlton Gate site as a permanent feature
- were keen to ensure that future maintenance of all green spaces within the scheme would be undertaken for the length of the PFI agreement
- established trees, as opposed to saplings, should be planted to the streets
- the relationships between the local ALMO and the PFI homes provider required careful management
- local ward Councillors should receive more details on the schemes
- need for high standard future proof homes. Members re-called the relative newness of the development to be demolished
- some Members expressed a preference for pitched roofs to the family housing units

- whether render or coloured bricks should be introduced to elevations. Render was susceptible to age and vandalism
- whether the glazing of the retail units could be protected without the use of shutters

RESOLVED – That the position statement and the comments of the Panel be noted

94 Application 10/04068/OT - Progress report on redevelopment proposals for the Clariant Site, Calverley Lane, Horsforth LS18

The Chief Planning Officer submitted a report on progress assessing the outline planning application for redevelopment of the former Clariant site, Horsforth in conjunction with the following item on the agenda (Riverside Mills, Horsforth - minute 95 refers) as the application sites are adjacent.

The two schemes would provide for a total of 550 new homes, retail unit, allotments, retention of a sports & recreation ground in community use. The developer had offered Section 106 and Section 278 Agreements that could also secure off-site highways improvements including Horsforth And Rodley roundabouts, new bus service to Horsforth, 25% Affordable Housing, footpath and cyclepath link improvements, free metrocards for residents and contributions to primary education.

Officers reported objections from Horsforth Town Council; Horsforth Civic Society and Leeds Civic Trust. Representations had been received from Councillors representing both the Horsforth and Calverley wards, except Councillor R Wood as a Member of the Panel. A total of 85 residents had submitted objections to the Clariant proposals and 72 residents had objected to the Riverside Mills proposals.

The Panel viewed slides showing plans and photographs of the overall site, an indicative site layout plan, associated highways works and proposed treatments of the Horsforth and Rodley roundabouts. Officers stated both applicants had submitted a Concept Masterplan, which was largely agreed, subject to revisions to the extent of 3 storey housing and areas of open space.

Officers confirmed the site comprises a redundant brownfield site, inset within the green belt. There would be problems associated with the continued use of the site for employment in the context of the fall-back position; a residential use may be more acceptable.

Officers reported that the majority of objections referred to potential impact on the highway network, but that this concern should be balanced against the number of trips which could be generated under the existing employment use and fallback position. It was reported that highways officers were generally satisfied with the principle of recent revisions to the proposed off-site highway works, subject to revised modelling and detail design amendments. Works could only be required to mitigate the development rather than resolve the existing problems already experienced through high volume general traffic on the ring road.

Officers concluded that discussions were still ongoing regarding highways, education and sustainability issues in particular:

- provision and timetabling of a bus service through the site
- level of Affordable Housing contribution
- contribution towards secondary education
- level of pedestrian/cycleway contribution
- potential for Code For Sustainable Homes 4
- potential for 10% renewable/low carbon generating energy

Members made the following comments/queries:

Primary school provision

- whether Education Leeds could accurately identify whether the nearest school would be St Wilfred's in Calverley or West End School Horsforth
- whether individual schools could be listed in the S106 for improvement
- that there was no point directing contributions to a Horsforth school when parents could choose to send and transport their child to a Calverley school.
- requested projected pupil figures for the locality

Employment Land

- queried the applicants assessment of local employment land provision which indicated a current surplus in the locality

Highways

- concern at status of the routes through the site and the pressure on Calverley Lane North
- commented that historically, Clariant site traffic operated an informal one way in/one way out system due to the difficult junction with the ring road
- requested accident statistics associated with right turns onto the ring road
- discussed signalisation of the Calverley Lane South junction, but noted this would require expensive bridge strengthening works on the ring road which may be prohibitive
- noted the residents of Calverley Lane North would prefer that route to be closed to general use, however the costs of the associated works to Calverley Lane South made this option prohibitive
- Members commented that no major changes had been made to the highway proposals since pre-application stage and that a more radical highways solution was needed

Numbers

- felt that provision of 550 homes on this site was too many
- the residential area produced a larger footprint than the former pharmaceutical factory
- Members were keen to ensure 30% Affordable Housing provision

Sustainability

- queried likely use of proposed bus, measures to encourage use of the proposed bus and implications of the bus offer not being taken up by residents. Members felt bus use must be encouraged and ensure connectivity with Horsforth and Pudsey to reduce pressure on the highways network
- viability of the bus scheme which would be funded for up to 10 years
- a view that the site could not be supported without major highways works
- provision of only one retail unit would encourage residents to take trips off-site to shop and increase pressure on the road network
- considered viability of a new rail halt although noted rail policy would not support this as this site was close to proposed stations at Apperley Bridge and Kirkstall Forge.
- could money be spent on the pavilion to make it more useable.

Overall Members maintained their earlier concerns regarding the sustainability of the site and some Members felt that no residential development should be approved without extensive highways improvements. The Panel expressed concern about creating a distinct settlement in this location, distant from Horsforth which would require residents to use a car.

RESOLVED – That the contents of the progress report and the comments of the Panel be noted

95 Application 10/04261/OT - Progress Report on redevelopment proposals for Riverside Mills, Low Hall Road, Horsforth LS18

The progress report submitted by the Chief Planning Officer was considered in conjunction with the report on the Clariant site. Comments made by Members are set out in minute 94 above

96 Date and Time of Next Meeting

RESOLVED – To note the date and time of the next meeting as Thursday 3rd February 2011 at 1.30 pm