

## **Plans Panel (East)**

**Thursday, 28th October, 2010**

**PRESENT:** Councillor D Congreve in the Chair

Councillors R Finnigan, R Grahame,  
G Latty, M Lyons, K Parker, B Selby,  
G Wilkinson and D Wilson

### **68 Late Items**

There were no formal late items, however, a copy of a letter was circulated. The letter was Leeds City Council's response to consultation by Wakefield Council in respect of an outline planning application for mixed use development including 12,000 seat Community Stadium at Newmarket Lane, Wakefield. The application was considered by Wakefield Planning and Highways Committee at its meeting on 22<sup>nd</sup> October 2010. (Minute No.78 refers)

### **69 Declarations of Interest**

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

Application No. 10/00056/FU – The Old Rectory, 1 Lower Mickletown, LS26 9JH – Councillor Parker declared a personal interest due to the fact that the applicant was known to him (Minute No. 73 refers)

Application No. 10/00056/FU – The Old Rectory, 1 Lower Mickletown, LS26 9JH – Councillor Wilson declared a prejudicial interest due to the fact that he was an acquaintance of the applicant (Minute No.73 refers)

### **70 Apologies for Absence**

Apologies for absence were received from Councillors: Gruen, J Procter and Taylor

### **71 Minutes**

**RESOLVED** – That the minutes of the previous meeting held on 30<sup>th</sup> September 2010 were accepted as a true and correct record

### **72 Application 10/03112/FU - 4 Farm Hill Way, Miles Hill LS7 2SQ**

With reference to minute no.62 of the previous meeting when determination of the application was deferred to enable the Chief Planning Officer to bring back reasons for refusal based upon the concerns raised by Panel in relation to overdevelopment, causing harm to the character of the area and loss of amenities to the residents of 6 Farm Hill Way.

The Chief Planning Officer submitted a report now putting forward reasons for refusal of the application.

**RESOLVED** – That the application be refused for the reasons specified in the submitted report

**73 Application 10/00056/FU - The Old Rectory, 1 Lower Mickletown, Methley LS26 9JH**

(Prior to consideration of this application, Councillor Parker withdrew from the meeting having declared a personal interest due to the fact that the applicant was known to him. Councillor Wilson also withdrew from the meeting having declared a prejudicial interest due to the fact that he was an acquaintance of the applicant)

Plans, photographs and drawings were displayed at the meeting.

A site visit had taken place earlier in the day which some Panel Members had attended.

Officers presented a report which sought permission for the erection of a five bedroom detached house with attached double garage at The Old Rectory, 1 Lower Mickletown, Methley, LS26 9JH

It was reported that negotiations had taken place with the applicant in an attempt to address the areas of concern but the discussions had been unsuccessful

It was the opinion of officers that the principle of the development was acceptable but the proposed development by reason of its siting and design was unacceptable and contrary to policy, with particular regard to the impact on the setting of a listed building and amenity, as a consequence the recommendation before Panel was one of refusal of the application. Although planning permission (now lapsed) had been previously granted for a similar development at this site, planning policy had now changed and the current application had to be considered in light of the planning policies now operative.

Members heard representations from the applicants agent who expressed concern that the suggested realignment of the proposed dwelling would lead to a loss of privacy with bus passengers stopping at the nearby bus stop being able to overlook the property

**RESOLVED** – That determination of the application be deferred and delegated to the Chief Planning Officer for approval subject to further negotiations to secure:

- Alignment of the proposed dwelling with Laurel Farmhouse and listed rectory
- The removal of the link between the house and the garage
- Reduce the height of the garage (remove first floor)

In the event of the above matters not being satisfactorily addressed prior to the next Plans Panel meeting (November 2010), the Chief Planning Officer be authorised to

refuse planning permission in accordance with the reasons specified on page 15 of the submitted report

(Following consideration of the application Councillors Parker and Wilson resumed their seats in the meeting)

**74 Applications 10/03171/FU & 10/03172/CA - The Bungalow, Main Street, Linton, LS22 4HT**

Plans, photographs and drawings were displayed at the meeting.

A site visit had taken place earlier in the day which some Panel Members had attended.

Officers presented a report which sought permission to demolish the existing bungalow and replace with 5 bedroom detached bungalow at The Bungalow, Main Street, Linton, Wetherby, LS22 4HT

It was the opinion of officers that the proposed redevelopment preserved and enhanced the character and appearance of the conservation area and would not result in any harm to amenity. As the proposal was for a replacement dwelling the application did not raise any new issues with regard to highway safety. The development was compliant with relevant planning policy and guidance. The demolition of the existing building was not considered to be harmful to the conservation area and subject to a contract tying in redevelopment of the site, the application was being put forward with a recommendation of approval.

Members heard representations from an objector who expressed concern that the proposed new gable would obscure trees at the rear of the site and the parking of large contractor vehicles may cause problems on Main Street, Linton.

The Panel also heard from the applicant's agent who spoke in support of the application suggesting that the proposed development would enhance the existing site.

**RESOLVED –**

- (i) That Planning permission and Conservation Area Consent be approved subject to the conditions specified in the submitted report and with the inclusion of the following conditions:
  - Development to be carried out in accordance with the approved plans.
  - Details of architectural details of building, including archway to garage, to be submitted to and approved in writing by the local planning authority.
  - The front boundary wall shall be retained.

(ii) That the following conditions be amended:

- Condition 4 - to include existing and proposed ground levels.
- Condition 8 - to include no parking of contractors vehicles or storage of building equipment or materials on Main Street

**75 Application 10/00337/FU - Ryder Cottage, Main Street, East Keswick LS17 9EU**

Plans, photographs and drawings were displayed at the meeting.

A site visit had taken place earlier in the day which some Panel Members had attended.

Officers presented a report which sought permission for the erection of a two storey rear extension to Ryder Cottage, Main Street, East Keswick, Leeds, LS17 9EU

It was the opinion of officers that the existing dwelling was a prominent building within the conservation area that made a positive contribution to the character and appearance of the area. The proposed extension was large relative to the existing dwelling and it was considered that the extension by reason of its siting, height and depth would serve to dominate and compete with the existing gable of the dwelling and may result in an unbalanced development. The proposed extension, in part, would be visible when the site was approached from the south along Main Street. The proposal was therefore considered to fail with regard to policies GP5,N19,BD5,BD6 and to the guidance laid down in the East Keswick Village Design Statement and was therefore recommended for refusal

Members heard representations from a supporter of the application who suggested that the proposed development sensitively respected the character of the area

**RESOLVED** – That the application be refused in accordance with the reasons specified in the submitted report

**76 Application 10/03829//FU - Casa Blanca, Church Causeway, Thorp Arch, Wetherby, LS23 7AE**

Plans, photographs and drawings were displayed at the meeting.

A site visit had taken place earlier in the day which some Panel Members had attended.

Officers presented a report which sought permission to install 12 roof – mounted solar panels to the side of Casa Blanca, Church Causeway, Thorpe Arch, Wetherby, LS23 7AE

It was the opinion of officers that given the small scale of the development and the character of the application property, it was considered that the proposal offered minimal harm to the character or appearance of the conservation area.

Responding to a question from a Panel Member, the Panel's lead officer advised that he did not consider that the grant of planning permission would set a precedent for similar development in the conservation area. It was the particular and specific circumstances of this case that led to a recommendation that planning permission be granted

**RESOLVED** – That the application be approved in accordance with the conditions specified in the submitted report

**77 Application 10/02650/CA - Former Boston Spa Youth Club, Deepdale Lane, Boston Spa LS23**

Plans, photographs and drawings were displayed at the meeting.

Officers presented a report which set out details of a Conservation Area application for the demolition of the former youth centre on the site of the former Boston Spa Youth Club, Deepdale, Boston Spa, Wetherby.

It was the opinion of officers that the proposed demolition of the building was not considered to be harmful to the character or appearance of the conservation area and the building itself was considered to be of low significance to the local area. The proposed landscaping of the site was deemed acceptable. The proposal was considered to meet the aims and guidance set down in N18A, the Boston Spa Conservation Area Appraisal, and PPS5. It was therefore recommended that consent be granted subject to the authority of the Secretary of State

**RESOLVED** – That the application be approved in principal and be referred to the Secretary of State as the building is owned by the City Council. In the event of the Secretary of State not wishing to intervene, final approval be delegated to the Chief Planning Officer, subject to the conditions specified in the submitted report along with any others which may be considered appropriate

**78 Application 10/00225/OT - Consultation by Wakefield Council:- Outline Application for Mixed Use Development including 12000 seat community stadium at Newmarket Lane, Wakefield**

With reference to minute no. 239 of the meeting held on 13<sup>th</sup> May 2010 when Wakefield District Council sought the views of Leeds City Council in respect of the above application.

In responding Members were of the view that:

“Whilst Leeds City Council does not wish to frustrate regeneration and provision of important community facilities in Wakefield District and there are no concerns on principle over the stadium itself, there are objections over the scale and impact of the wider development on the Green Belt and transport network in Leeds District”

The Chief Planning Officer submitted a report indicating that Wakefield District Council are once again seeking the views of Leeds City Council on a revised scheme for the same site.

It was reported that the proposal was substantially the same, the revised application now including a Multi Use Games Area (MUGA) and playing pitches (totalling around 6,500 sq m), and associated transport infrastructure including a Park & Ride facility

In the discussion that ensued it was the opinion of Members that little had changed in respect of the nature of the proposal since the applications original submission and that the additional information submitted did not serve to overcome or alleviate the strong objections to the grant of permission previously raised.

**RESOLVED** – That Leeds City Council wishes to make the following comments in respect of the proposal:

- (i) Whilst Leeds City Council does not wish to frustrate regeneration and provision of important community facilities in Wakefield District, and there are no concerns in principle over the stadium itself, in the event that Wakefield Council are minded to grant planning permission, then there are strong objections to the scale and impact of the wider development on the Green Belt and transport network in Leeds District.
- (ii) That the representations made (in (i) above) be sent to the Government Office and that a request is made for the Secretary of State to call-in the application for determination

## **79 Date and time of next meeting**

To note that the next meeting will take place on Thursday 25<sup>th</sup> November 2010 at 1.30pm in the Civic Hall, Leeds.