

SOUTH AND WEST PLANS PANEL

THURSDAY, 10TH JANUARY, 2013

PRESENT: Councillor J Harper in the Chair

Councillors J Akhtar, J Bentley, M Coulson,
R Finnigan, J Hardy, C Towler, P Truswell,
P Wadsworth, J Walker and R Wood

42 Declarations of Disclosable Pecuniary and other Interests

Councillor J Bentley declared a personal interest in Agenda Item 7, Headingley Carnegie Stadium as he was a Member of Yorkshire County Cricket Club.

43 Apologies for Absence

Apologies for absence were submitted on behalf of Councillor C Gruen. Councillor J Hardy was present as a substitute member.

44 Minutes

RESOLVED – That the minutes of the meeting held on 6 December 2012 be confirmed as a correct record.

45 Application 12/04557/FU - Headingley Carnegie Stadium, St Michael's Lane, Headingley, Leeds

The report of the Chief Planning Officer introduced an application for the temporary change of use of the cricket stadium and educational facilities to accommodate up to three music concerts per calendar year for a period of two years.

Members attended a site visit prior to the meeting and site photographs were displayed.

Further issues highlighted in relation to the application included the following:

- The concerts would typically be held between 7.00 p.m. and 10.00 p.m. and would have a maximum capacity of 15,000 visitors.
- There were a number of detailed conditions to the application which included the submission of an Event Management Plan.
- Objections had been received from Ward Members and included the following:
 - Noise disturbance and the volume of music from the concerts
 - Problems with parking in the area

- Access for residents
- Traffic congestion
- People remaining in Headingley after any events
- It was suggested that no more than 1 or 2 events be held and to be held over the same weekend.
- 36 letters of objection had been received from local residents.
- It was reported that the venue was already used by a large number of visitors for events that were held at different times of the day and that approval of the application would bring a new and important attraction for the city with associated economic benefits.
- In relation to condition 8 as detailed in the report, it was reported that any Events Management Plan would need to be submitted at least 4 months prior to any event and be approved 3 months before. This plan would also include litter collection.
- It was recommended to approve the application.

A local resident addressed the Panel with objections to the application. Issues raised included extreme noise nuisance, crowd control and movement and the risk of anti-social behaviour. He informed the Panel of noise from events currently held at the stadium and felt that the prolonged noise from amplified music would not be acceptable. In response to questions from Members he reported that there were problems with traffic and there was sporadic noise disturbance from events currently held at the stadium.

A member of the Turnway and Laurel Bank association also addressed the Panel with objections to the application. Reference was made to conditions agreed when the ground was extended in 2000 and it was felt that this application would breach those conditions and was made to help sort Yorkshire County Cricket Club's financial position. It was reported that noise levels had been breached at over half the observation points and if the application was approved it would be a noise nuisance to a considerable number of residents.

Representatives of Yorkshire County Cricket Club addressed the Panel. In response to Members comments and questions, the following issues were highlighted.

- It was not proposed to have any further events of this kind other than those outlined in the application.
- Public consultation was ongoing with the Stadium Liaison Group which last met in November/December 2012.
- Engagement would take place with local residents regarding the park and ride facility from Becketts Park.

- There were 300 parking spaces at the stadium and a further 500 hundred available at Becketts Park.
- The proposals were made by Yorkshire County Cricket Club to address financial issues. There was a potential loss of £3 million due to the loss of test matches and the ability to use the stadium for other events was key.
- The application would offer a different kind of event that to what could be held elsewhere in the city.
- Sporting fixtures would restrict the number of events that could be held and it was felt that two or three per year would be the maximum.
- Use of Becketts Park for car parking – this would have to be agreed in the Event Management Plan beforehand.
- The applicant would pay for traffic enforcement measures when any events were held.
- Concern regarding the use of Becketts Park for parking on an evening and potential disturbance to residents.
- Noise limits of 75 decibels were taken from the Noise Council's recommendations and guidelines.
- It was felt that facilities and public transport already available added to the sustainability of proposed events.

RESOLVED – That the application be approved as per the officer recommendation and conditions outlined in the report.

46 Application 12/04984/FU - Ash Grove Social Club, 16 Ash Grove, Headingley, Leeds

The report of the Chief Planning Officer presented an application for the change of use of a ground and first floor social club to form four flats; alterations including new windows, associated parking and landscaping.

Members attended a site visit prior to the meeting and photographs of the site were displayed.

Further issues highlighted in relation to the application included the following:

- The application fell within the Headingley Conservation Area.
- The social club closed in October 2012.
- The upper floors of the building consisted of 3 flats.
- The proposals were for two four bedroom and 2 one bedroom flats.

- Additional objections had been received since the publication; these had included representations from local Ward Members and MP.
- Objections focussed on a demographic imbalance in the area, with a high number of students. This had caused additional problems with noise disturbance and litter. It was also suggested that should the application be granted, it should be stipulated that the flats should be for family occupation.
- It was reported that the premises had recently been used as a social club with a license for up to 150 patrons and Members were asked to consider whether conversion to flats would create more of a noise nuisance. There had been complaints about noise from the premises.
- With regards to stipulating that the flats be used only for family accommodation; it was reported that the flats on the upper floor were currently occupied by students and that new flats may not be suitable for families.
- The application was recommended for approval.

Due to letters of objection that had been received after the publication of the agenda, Members were asked to consider the deferral of this item to allow for further discussion to be held between Ward Members and local residents.

RESOLVED – That the item be deferred to the next meeting of the South West Plans Panel to consider objections submitted over the Christmas period post drafting of the report.

47 Application 12/03346/OT - Bradford Road, Gildersome, Leeds

The report of the Chief Planning Officer introduced an outline application for a residential development with means of access at Bradford Road, Gildersome.

Members attended a site visit prior to the meeting and site plans and photographs were displayed.

Further issues highlighted in relation to the application included the following:

- The proposals were for 26 residential properties.
- The site had previously been subject of an application considered by Plans Panel (East) for a residential home. The application had been approved.
- The report recommended that improvements be made to bus stops adjacent to the site.
- There would be greenspace in the centre of the site.
- There would be 15% affordable housing.
- The properties would be 2 storey.
- The site was on the edge of an existing residential area.
- There were still some highways issues to be clarified.

In response to Members comments and questions, the following issues were discussed:

- Highways Agency objections – Members were informed of holding objections by the Highways Agency in respect of the Gildersome Roundabout and other planning applications that had been made. It was reported that improvements to the roundabout would be required and new developments would contribute to improvements through Section 106 monies.
- As there were only 26 residential properties proposed, this did not trigger the need for education contributions through the Section 106 agreement.
- The provision of affordable housing within 2 years was negotiable and a trigger could be set that was agreeable to all parties.
- Concern that there would be further development on a greenfield site along with other applications on greenfield sites in the area.
- There would still be opportunities for consultation with Ward Members.

RESOLVED – That the application be approved as per the officer recommendation and conditions outlined in the report.

48 Date and Time of Next Meeting

Thursday, 31 January 2013 at 1.30 p.m.