

SOUTH AND WEST PLANS PANEL

THURSDAY, 31ST JANUARY, 2013

PRESENT: Councillor J Harper in the Chair

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

49 Declarations of Disclosable Pecuniary and other Interests

50 Apologies for Absence

Apologies for absence were submitted on behalf of Councillor J Bentley.
Councillor C Campbell was present as substitute.

51 Minutes - 10 January 2013

RESOLVED – That the minutes of the meeting held on 10 January 2013 be confirmed as a correct record.

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

The report of the Chief Planning Officer introduced an application for the change of use of a social club to form 4 flats with landscaping and car parking at Ash Grove Social Club, 16 Ash Grove, Leeds.

The item had been deferred at the previous meeting of the South and West Plans Panel to allow further consideration of objections submitted over the Christmas period post drafting of the report submitted to that meeting. Members of the Panel had made a site visit prior to that meeting.

Site plans and photographs were displayed.

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

- The proposals would create 4 flats at ground and first floor levels.
- There was already an approved extension for 5 flats which would give a total of 13 flats.
- There would be 14 car parking spaces.
- Objections included concern that the flats would be occupied by students which would further affect the demographic balance of the area.
- The premises had been licensed as a social club for up to 150 customers.

- There had been an extensive history of noise complaints from the premises.
- The existing flats were let to students.
- In terms of policy H15, the proposals did not specify student occupation and the proposals did not reduce family occupation.
- It would be difficult to enforce conditions for the flats not to be let to students and Members were asked to consider the proposals in context of the previous use of the building as a social club.
- The proposals would ensure improvements to the frontage of the property.
- The property fell within the Headingley Conservation area.

Representations were made by a local Ward Councillor and a local community association. These included the following:

- Concern regarding the number of Houses in Multiple Occupation (HMOs) in the area.
- History of noise disturbance and anti-social behaviour.
- Impact on car parking.
- The area needed more family homes which would attract people more likely to respect their neighbours and environment.
- It was requested that a decision be postponed so this could be discussed at Area Committee.
- Lack of consultation with residents regarding the proposals.
- An increase in the number of students in the area would increase noise and disturbance.

The applicant's agent addressed the meeting. He raised the following issues:

- Planning permission had previously been granted that would have allowed a total of 33 flats at the premises. There would be 30 in total with the new proposals.
- The new flats would only accommodate a modest number of students in comparison to the social club that had a capacity of 150 guests.
- The proposals were in full compliance with planning policy.
- It was not felt that consultation was necessary as the views of community groups in the area had already been stressed on similar applications.

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

- The planning permission approved in 1997 was not pursued as the social club was kept as a preferred use at that time.
- The flats could be occupied by anyone but were likely to be occupied by students.
- Bin storage – conditions would be included to provide this.
- Road safety concern due to potential impact of increased parking.
- Disappointment at the lack of consultation with local residents.

RESOLVED – That the application be deferred for one cycle for officers to draft detailed reason/s for refusal regarding concerns expressed by Panel Members that the proposal would have an unacceptable effect/s on neighbours living conditions through increased activity, or noise and disturbance either from the proposal itself or combined with existing housing offering similar accommodation contrary to part (ii) of policy H15 and part (iv) of emerging core strategy policy H6.

Councillors P Wadsworth and R Wood requested that their abstention from the voting on this item be recorded.

53 Application 12/04051/OT - University of Leeds, Bodington Hall, Otley Road, Adel

The report of the Chief Planning Officer introduced an outline planning application for the demolition of existing buildings and erection of circa 29 dwellings, University of Leeds, Bodington Hall, Otley Road, Adel.

Members were shown photographs and plans of the site.

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

- The application was an extension to an adjoining area that already had permission approved for development.
- The site was a greenfield site surrounded by trees that were covered by Tree Protection Orders.
- The proposals were for 29 new dwellings.
- Access to the site would utilise existing roads.
- The site was allocated for employment use in the UDP but it was felt there would be no detrimental effect to employment stock if it wasn't used for that purpose.
- Amendment to condition 25 regarding houses being built to Code Level 4 Sustainable Home standard.

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

- It was not felt necessary to include a condition regarding the use of the Adel Lane entrance to the site.
- Members discussed the Code Level 4 Sustainable Home standard and it was advised that it would be unsafe to reject the application on this. Officers would negotiate with the developers regarding sustainability issues. It was suggested that the Chair write to the Chair of the Local Development Framework Panel regarding policy in respect of Code Level 4.

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

amendment to condition 25 to reflect that officers would make best efforts to achieve Code Level 4 for Sustainable Homes.

Councillor R Finnigan requested that his vote against the recommendation on this item be recorded.

54 Application 12/04556/FU - Eastmoor Secure Childrens Home, East Moor Lane, Adel

The report of the Chief Planning Officer presented an application for the demolition of existing buildings and erection of a 24 bedroom secure Children's Home with reception, admissions and administration area and associated secure perimeter wall/fence, landscaping, car parking and access at East moor Secure Children's Home, East Moor Lane and land off Tile Lane, Adel.

Members were reminded of the pre-application presentation that had been made to the Panel and site plans and photographs were displayed.

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

- The nearest houses to the proposed new building were 43 metres away.
- There would be substantial tree planting to screen the new buildings.
- Improvements would be made to access roads with passing places incorporated.
- A surfaced footpath would be created during construction.
- Further representations had been received from Spring Hill residents.
- The tree referred to in Condition No. 6 could be kept.
- A 20% carbon reduction as suggested in Condition No. 26 could not be achieved and it was proposed that this be amended to 5%.

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

- Further to responses from Spring Hill residents it was reported that there would be substantial tree planting, a footpath along Tile Lane and road surface improvements.
- Colour of the proposed roof on the new building.

RESOLVED – That the application be approved as per the officer recommendation and conditions outlined in the report. Condition No 6 to be amended to reflect the retention of the tree within the site and Condition No 26 be amended to reflect the reported changes to the carbon emission target.

55 Application 12/04775/FU - 70 Armley Lodge Road, Armley

The report of the Chief Planning Officer presented an application for the change of use and alterations of offices and retail unit and 1 flat to form 8 flats.

Minutes approved at the meeting
held on Thursday, 28th February, 2013

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

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

- The building was a former Co-op store built in 1895.
- The roller shutters to the front of the building would be removed.
- Ground floor flats would have use of the forecourt yard.
- There was ample on street parking in the area.

In response to Members comments and questions. The following issues were discussed:

- The basement of the building would be used as a general storage area for residents.
- Bin storage.
- Cycle storage.
- Retention of the hoist at the rear of the building.

RESOLVED – That the application be approved as per the officer recommendation and conditions outlined in the report. A further condition be included to retain the hoist on the rear elevation of the building.

56 Application 12/04762/LA - Morley Newlands Primary School, Wide Lane, Morley

The report of the Chief Planning Officer presented an application for a new primary school with multi use games area.

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:

- A pre-application presentation was made in October 2012 which received the general support of the Panel.
- The new school would make provision for another 200 pupils and be a 3 form entry school.
- Access from Albert Road would be maintained.
- The site was partly on protected playing fields but met Sport England requirements.
- There had not been any objections to the application and there had been a letter of support from Morley Town Council.
- Improved pedestrian access – this included tactile paving, dropped kerbs and the introduction of a 20 MPH zone.
- Morley Town Council had requested monitoring of the parking situation at the Newlands Road entrance to the school. It was reported that this could be added to the conditions of the application.

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

- Members were pleased to see the introduction of a 20 MPH zone.
- There was some disappointment expressed at the shape of the proposed building and the use of flat roofs.
- The scheme was overall welcomed by Members.

RESOLVED – That the application be approved as per the officer recommendation with amendment to condition 16 to ensure parking on Newlands is monitored for 12 months following the opening of the new school to reassess the parking situation which may alter following the opening of the school.

57 Date and Time of Next Meeting

The next meeting of the South and West Plans Panel to be held on Thursday, 28 February 2013 at 1.30 p.m.