

## **NORTH AND EAST PLANS PANEL**

**THURSDAY, 11TH JULY, 2013**

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

Councillors C Campbell, R Grahame,  
M Harland, C Macniven, A McKenna,  
J Procter, G Wilkinson, J Harper and  
M Lyons

### **11 Late Items**

The Chair admitted the following late item to the Agenda:

- Panel Member Nominations for Workshop on Delivering Quality Housing

### **12 Declarations of Disclosable Pecuniary Interests**

Councillor M Lyons declared a disclosable pecuniary interest in Item 9, Application 13/00432/FU – 14 Morritt Avenue as the applicant was his son in law. He withdrew from the meeting during the discussion and voting on this item.

Councillor C Macniven drew the Panel's attention that she knew objectors to Item 11, Application 13/01292/FU – Southlands Nursing Home, 13 Wetherby Road, Roundhay.

### **13 Minutes**

**RESOLVED** – That the minutes of the meeting held on 13 June 2013 be confirmed as a correct record.

### **14 Application 13/02080/FU - 56 The Drive Cross Gates LS15**

The report of the Chief Planning Officer presented an application for a 3 bedroom detached house incorporating second floor ancillary granny annexe and basement level at No. 56 The Drive, Cross Gates, Leeds.

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

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

- Additional Ward Member objections had been received.
- Reference to previous planning history of the site.
- Concern over the true measurement of the height of the building.

- It was recommended that the application be refused as per the refusal of the application in September 2012.

**RESOLVED** - That the application be refused in accordance with the recommendation outlined in the report.

## **15 Application 13/01866/FU - 67 Pendas Way Stanks LS15**

The report of the Chief Planning Officer presented an application for the variation of Condition 6 (hours of delivery) of application 12/03366/FU for a café and takeaway at 67 Penda's Way, Stanks, Leeds.

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:

- Objections from Ward Members due to disturbance to residents.
- The premises had dual use as a café and a takeaway.
- The proposal in the application sought the extension of delivery hours from 1800 to 2300.
- It was recommended that the application be refused

A representative of the applicant addressed the Panel with reasons against the recommendation to refuse the application. The following issues were highlighted.

- Measures had been put in place to reduce odour with improvements to the flue.
- The applicant had carried out a soundcheck at the property and it was not felt there would be noise disturbance.
- The premises currently opened until 2300 and the ability to continue with deliveries would reduce people using vehicles attending the premises.
- 65% of the business was takeaways and it was felt the business could be at risk of closure if the application was refused.

A representative of a local residents group addressed the Panel in favour of the recommendation to refuse the application. The following issues were highlighted:

- Local residents had not been in favour of previous applications at the premises.
- Extended delivery hours would cause more disturbance to residents.
- Disturbance caused by taxis
- Problems with traffic being blocked.

**RESOLVED** – That the application be refused in accordance with the recommendation outlined in the report.

## **16 Application 13/00432/FU - 14 Morritt Avenue LS15**

The report of the Chief Planning Officer presented an application for a detached single storey building to rear to form ancillary accommodation/home office at 14 Morritt Avenue, Leeds.

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

- The proposed annexe would replace an existing single storey garage.
- The initial intention was to use the building as an office which could later be adapted for use as accommodation for an elderly relative.
- Conditions to the application included that the office accommodation should be occupied by no more than 5 employees and that the use as an office should be no longer than 24 months from the date of the permission. The main dwelling was currently being used for office purposes.
- Letters of objection had been received from local residents regarding increased traffic and other disturbance.

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

- The condition to restrict the use as an office for 24 months was to allow time to measure the impact of the use.
- Members expressed a view that the time restriction for use an office was unnecessary.
- It was suggested that the possibility of Morritt Avenue and adjacent streets being classed as a Conservation Area be investigated.

**RESOLVED** – That the application be approved subject to the conditions outlined in the report with the removal of the condition limiting the use as an office for 24 months from the date of the permission.

## **17 Application 11/04402/FU - 166 Shadwell Lane LS17**

The report of the Chief Planning Officer presented an application for the variation of a condition (hours of opening) to Application 30/21397/FU at 166 Shadwell Lane, Leeds.

Members visited the site prior to the meeting.

Current hours of opening permitted 09:00 to 22:00 Monday to Friday and 10:00 to 20:00 on Saturday and Sunday. The application proposed opening hours of 09:00 to 24:00 Monday to Saturday and to 22:30 on Sundays and for further extensions when necessary by permission in writing. This had been refused due to apparent disturbance caused by activity at the premises. A subsequent offer had been made to open till 23:00 on Thursday, 22:30 other

week days and 22:00 Saturday on Sunday for a period of 12 months. This had been rejected by the agent of the applicant.

Members were also informed of a history of breaches to the current condition regarding opening hours at the premises.

The applicant addressed the Panel. He raised the following issues:

- There were some uncertainties around the wording of the current condition.
- Part of the premises were occupied by the caretaker and his family and this sometimes gave the impression the centre was in use.
- Following closure of the centre, members of the community remain to clear and tidy up.
- The extension of the hours was to enable worship at particular times of the year after sunset.
- The centre only served a small community of approximately 25 members.
- Other centres in the vicinity did not have restricted use.

In response to a Member's question, it was reported that the application had been brought to Panel due to the enforcement history at the premises.

**RESOLVED** – That the application be refused in accordance with the recommendation outlined in the report.

## **18 Application 13/01292/FU - Southlands Nursing Home 13 Wetherby Road Roundhay LS8**

The report of the Chief Planning Officer presented an application for a part single storey and part 4 storey extension to a nursing home with landscaping and additional car parking at Southlands Nursing Home, Wetherby Road, Roundhay.

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

The Panel was given a briefing on the planning history at the site which was situated in a residential area and the Roundhay Conservation Area. The application had been referred to the Panel following representations from a local Ward Councillor and local residents.

A local resident addressed the panel with objections to the application. The following was raised:

- The extension would impair the character of the area and block sunlight to residential properties.
- The 6 rooms on the top floor would overlook private gardens. These rooms would be in regular use with residents, care staff and visitors.

- This was primarily a residential area that should not be overburdened due to commercial interests.
- Objections to the height of the extension.

The applicant's agent addressed the Panel. The following was raised;

- There were only modest amendments to what was previously approved.
- The amendments improved the quality of the proposals.
- The improvements would add value to the area.

**RESOLVED** – That planning permission be approved in accordance with the recommendation and conditions outlined in the report.

## **19 Application 13/01096/ADV - Leeds Road Collingham Wetherby LS22**

The report of the Chief Planning Officer referred to an application for three illuminated signs at the former Old Star Inn, Leeds Road, Collingham, Wetherby.

Pictures of how the proposed signs would appear were displayed at the meeting.

Members were given a brief history of recent planning applications at the site which fell within the Collingham Conservation Area. It was felt that the proposals didn't impair on public safety and were complimentary to the existing building and it was recommended to approve the application.

Councillor J Procter informed the Panel that the signage at the site was not in line with the application and raised further concerns regarding treatment to windows and also regarding bollards at the front of the premises. He requested that the application be deferred so these issues could be investigated.

**RESOLVED** – That the application be deferred.

## **20 Panel member Nominations for workshop on delivering quality housing**

The report of the Chief Planning Officer referred to the decision of the Joint Plans Panel to hold a workshop with major housebuilders regarding the delivery of quality housing. It was suggested that each Plans Panel nominate Members to participate in the workshop which was likely to be held in September 2013.

**RESOLVED** – That Councillors J Procter, R Grahame, C Macniven and A McKenna be nominated for the workshop on delivering quality housing.

## **21 Date and Time of Next Meeting**

Thursday, 8 August 2013 at 1.30 p.m.

minutes approved at the meeting  
held on Thursday, 8th August, 2013

minutes approved at the meeting  
held on Thursday, 8th August, 2013