

SOUTH AND WEST PLANS PANEL

THURSDAY, 10TH OCTOBER, 2013

PRESENT: Councillor J McKenna in the Chair

Councillors J Akhtar, J Bentley, A Castle,
M Coulson, R Finnigan, C Gruen, C Towler,
P Truswell and R Wood

56 Declarations of Disclosable Pecuniary and other Interests

There were no declarations of disclosable pecuniary interests; however Members brought the following to the attention of the Panel:

- Councillor J Akhtar – Agenda Item 9, Victoria Road – he had been involved in discussions regarding this site at the North West Inner Area Committee.
- Councillor J Bentley – Agenda Item 8, Sandfield House – The applicant's agent had raised a query as Councillor S Bentley had made representations in relation to this item.

57 Apologies for Absence

Apologies for absence were submitted on behalf of Councillor J Walker.

58 Minutes

RESOLVED – That the minutes of the meeting held on 12 September 2013 be confirmed as a correct record.

59 Application 13/00868/OT - Victoria Road, Headingley

The report of the Chief Planning Officer referred to an outline application for residential development and retail store at Victoria Road, Headingley.

The Panel was informed of additional representations that had been received prior to the meeting and issues relating to informal use of the land. It was reported that consideration had been given to previous formal use of the land and reference was made to policy relating to designated playing fields. It was advised that the Panel should not take a decision until further consideration had been given to the informal use and it was recommended to defer the item.

RESOLVED – That the application be deferred for further consideration of public access/use issue.

60 Application 13/03169/FU - St Michaels Court, Shire Oak Street, Headingley, Leeds, LS6 2AF

The report of the Chief Planning Officer referred to the application that was considered at the previous meeting regarding the change of use of part of ground floor and extension to side of part of medical centre to form a restaurant at St Michaels Court, Shire Oak Street, Headingley.

The application had been brought back to Panel following additional information that had been received regarding the provision of parking in the area. At the previous meeting both the applicant and objector had stated different closing times of the nearby Arndale car park. Further investigation had shown conflicting evidence of the times of closure of the car park in relation to signage at the site and conditions relating to another planning application. The Panel was informed that it would be difficult to attach a condition relating to car parking at the Arndale car park as it was a separate building.

It was recommended that the application be approved.

Concern was raised by Members regarding the provision of car parking in Headingley and a question was asked regarding the closing times of the Arndale car park and appropriate signage to reflect this. It was reported that this issue had been raised with the applicant.

RESOLVED – That the application be granted as per the officer recommendation and conditions outlined in the report and additional conditions relating to local employment and boundary treatment to bin store and outdoor eating area. Also condition 15 be amended to ensure no drinks available inside or outside without meals.

61 Application 13/02893/FU - Sandfield House, Sandfield Avenue, LS6 4DZ

The report of the Chief Planning Officer presented an application for the change of use and alterations to existing care home to create 13 dwellings at Sandfield House, Sandfield Avenue, Far Headingley.

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

Issues highlighted in relation to the application included the following:

- The building fell within the Headingley Conservation Area
- Car parking – there would be 14 unallocated spaces on site
- Proximity to properties in Sandfield View
- Proposals for communal gardens and internal alterations.
- It was proposed to restrict occupation to prevent full time students under the age of 22 years.
- Representations made in support and objection to the application.
- It was recommended to approve the application.

A local resident addressed the Panel with objections to the application. These included the following:

- This was over development in a conservation area.
- Increase in traffic.
- Car parking – this was already untenable on surrounding streets.
- Concern with regard to the proposed landscaping
- Impact from vehicle lights shining into nearby properties
- Concern regarding location of bins and collection of refuse.

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

- The proposals would see the re-use of a positive building in the Headingley Conservation Area.
- Amendments had been made to the application in respect of complaints from neighbours.
- There had been ongoing engagement with Councillors and Officers and there had been no highways or environmental objections.
- The applicant advised that he only lived two doors away from the premises and would be in a position to ensure any conditions applied to bin storage would be adhered to.

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

- Age restrictions on the occupants could be controlled through tenancy agreements.
- Concern regarding units within the property being able to overlook other properties.
- Guidance would indicate 15 parking spaces with 2 visitor spaces, but it was felt that the potential occupants would not all be car users.
- Style of windows on the gables of the building – these could be resized or obscurely glazed.

RESOLVED – That the application be granted as per the officer recommendation and conditions outlined in the report. Officers to look carefully at detail of boundary fence to rear regarding in particular the height and the addition of planting to ensure persons cannot approach the fence from the application site. In addition two windows in gables on rear elevation serving attic bedrooms to be obscurely glazed to their lower half.

62 Application 13/03717/FU - 55 Otley Road, Headingley, LS6 3AB

This item was withdrawn by the applicant prior to the hearing.

63 Application 13/02272/FU - Unit 10A, Sugar Mills, 432 Dewsbury Road, Hunslet, LS11 7DF

The report of the Chief Planning Officer presented an application for the change of use of a former office/warehouse to form a children's indoor play area.

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

Issues highlighted in relation to the application included the following:

- The application had been brought to the Panel at the request of a local Ward Councillor to ensure the impact of the proposed use on the residential amenity of nearby properties was fully considered.
- There was a proposed condition not to access the premises from Oakhurst Grove.
- Conditions to make certain outdoor areas accessible to staff only.
- The applicant was requested to submit a sound insulation scheme,
- The centre was to be a not for profit scheme and would employ 5 full time and 10 part time staff.
- There had been negotiations with the applicant and subsequent amendments to the proposals.
- The application was recommended for approval.

Members asked questions regarding the qualifications and whether staff would be recruited locally. The applicant was invited to address these questions and confirmed that staff would be qualified and it was hoped to employ local people. They would also be working closely with a local training provider to enable staff to gain qualifications whilst working.

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

64 Former Clariant Site, Horsforth

The report of the Chief Planning Officer recommended that the Panel grant authority to pursue a revocation order under Section 14(1) of the Planning (Hazardous Substances) Act 1990 (as amended) for all extant hazardous substance consents at the former Clariant site, Horsforth.

It was reported that as the Council's scheme of delegation did not grant the Chief Planning Officer the authority to revoke hazardous substance consents. Former buildings on the site had now been demolished and removal of the consents was now required before further development could take place at the site.

RESOLVED – That authority be granted to pursue a revocation order under Section 14(1) of the Planning (Hazardous Substances) Act 1990 (as amended)

65 Date and Time of Next Meeting

Draft minutes to be approved at the meeting
to be held on Thursday, 7th November, 2013

Thursday, 7 November 2013 at 1.30 p.m.

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to be held on Thursday, 7th November, 2013