

SOUTH AND WEST PLANS PANEL

THURSDAY, 9TH JANUARY, 2014

PRESENT: Councillor J McKenna in the Chair

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

80 Declarations of Disclosable Pecuniary and other Interests

There were no declarations of disclosable pecuniary interest made at the meeting.

81 Apologies for Absence

Apologies for absence were submitted on behalf of Councillors M Coulson and J Walker.

Councillors N Walshaw and M Harland were in attendance as substitute members.

82 Minutes of the Previous Meeting

RESOLVED – That the minutes of the meeting held on 5 December 2013 be approved as a correct record.

83 Appeal Decision - Application No. 13/01062/FU - Demolition of vacant school building, newsagents and cafe and redevelopment for part 2, part 3, and part 4 storey residential accommodation with care, comprising 48 apartments at land to Former Otley School site, Bridge Street, Otley.

The report of the Chief Planning Officer referred to an appeal decision in respect of land at the former Otley School site, Bridge Street Otley.

The application for the demolition of the school building, newsagents and café and redevelopment for part 2, part 3 and part 4 storey residential accommodations with care, comprising 48 apartments was refused under delegated decision.

Reasons for refusal included the scale/massing of the proposal, amenity of neighbours and the effect of the proposals on trees. Whilst the Inspector agreed with some of the reasons for refusal it was felt that some of these could be resolved with conditions to the application.

The appeal was subsequently allowed and permission granted subject to conditions and a signed legal agreement. There was to be no application for costs against the Council.

RESOLVED – That the report be noted.

84 Appeal Decision - Application No. 12/01963/FU - Erection of 34 houses and associated landscaping, access roads and public open space to land off Outwood Lane, Horsforth Leeds 18

The report of the Chief Planning Officer referred to an appeal regarding a planning application at Outwood Lane, Horsforth for residential development.

The application was refused under delegated powers and following a public inquiry the appeal was dismissed.

In response to a question regarding the current position in relation to five year land supply, it was reported that the Council currently considered that there was a five year land supply and that the Kirklees Knowl appeal would look at this in more detail.

RESOLVED – That the report be noted.

85 Application Nos. 13/02844/FU & 13/02843/CA - Demolition of an existing house and erection of part three storey, part two storey block of 30 students flats and Conservation Area Application for the demolition of existing building and outbuildings at 78 Lofthouse Place, Woodhouse, Leeds 2

The report of the Chief Planning Officer referred to an application for the demolition of an existing house and erection of a part three storey, part two storey block of 30 student flats and a conservation area application for demolition of existing building and outbuildings.

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

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

- The existing building on site was unsafe.
- Retention of boundary trees.
- Parking spaces.
- Garden areas.
- There had been no objections from conservation regarding demolition of the existing building.
- The proposals would provide purpose built student accommodation and bring a brownfield site back into use.

In response to Members comments and questions, further discussion focussed on the provision of student accommodation and boundary treatment

to the site. It was reported that the boundary would be picked up in conditions to the application.

RESOLVED – That the applications be approved as per the officer recommendations and conditions outlined in the report.

86 Application Nos 13/04022/FU & 13/04023/LI - Application for alterations including first floor extension and conversion of dwelling to 2 dwellings & Listed Building Application for internal and external alterations and first floor extension to existing garage to form house at Springfield Farm, 69 West End Lane, Horsforth, Leeds 18

The report of the Chief Planning Officer referred to an application and listed building application for alterations including first floor extension and conversion of dwelling to 2 dwellings at Springfield Farmhouse, West End Lane, Horsforth.

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

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

- Access arrangements to the property including parking allocation.
- Objections had been received regarding concerns over parking, potentially blocking the access road and the impact on a listed building in a conservation area.
- Reference to a previously agreed application and changes to that application including an increase in height.
- Garden boundary treatments.
- It was recommended to approve the applications.

An objector to the applications addressed the Panel. Concerns raised included the following:

- Adverse effect on the character and setting of a listed building
- Parking – it was currently difficult with just 2 cars parked and access would be obstructed with any more.
- This application fundamentally changed the original application.
- It was felt that the proposals did not have due regard to existing policy and the NPPF.
- Blocking up of window on rear elevation.
- Sub-division of the garden – the previous application had a condition so that this would not happen.

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

- The application had been assessed in terms of the NPPF.

- Sub-division of the garden – this was a fresh application and previous conditions did not apply.
- It was felt that parking arrangements were sufficient.
- Discussion on the proposed boundary of the site.

RESOLVED – That the applications be approved as per the officer recommendations and conditions outlined in the report and subject to the following:

- Submission and agreement of curtilage plan and detailed parking layout
- Case Officer to request opening up of walled up window on rear elevation. Evidence request and advise Ward Members of response prior to issuing of decision.

Councillor R Finnigan requested that his vote against the decision on this item be recorded)

87 Application No. 13/05206/FU - Change of use of ground floor public house (Use class A4) to three retail units (Use class A1) and alterations including single front and side extension at the Regent, Otley Road, Guiseley Leeds 20

This application was withdrawn by the applicant prior to the meeting.

88 Application No. 13/04008/OT - Outline Application for residential development including means of access and demolition of existing buildings at Department for Works and Pensions, Government Buildings, Otley Road, Leeds 16

The report of the Chief Planning Officer referred to an outline application for residential development including means of access and demolition of existing buildings at Department for Works and Pensions, Government Buildings, Otley Road, Leeds. Members had considered a position statement on the application at the previous meeting.

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

- There had not been any objection to the principle of residential development at the site.
- Use of access from Otley Road was felt to be acceptable.
- There had been no objection from highways for the use of Adel Lane.
- The applicant had been made aware that there was to be no through access of the site.
- Section 106 contributions to include £16k for new bus shelter, £150k for traffic calming on Adel Lane and £110k towards a pedestrian crossing.

Further to Members comments and questions, the following was discussed:

- Concern regarding the use of Adel Lane and the cumulative effect with development from the Bodington Hall site.
- Concern regarding local school places and the additional pressure that would be caused by this development. It was reported that there had been consultation with Children's Services and there was currently a surplus of secondary places in the area. Contributions from the scheme would be used to fund additional primary places.

RESOLVED – That the application be approved as per the officer recommendation and conditions outlined in the report and submission and agreement of further modelling works to Lawnswood Roundabout.

(Councillors J Bentley and R Finnigan requested that their votes against the decision on this item be recorded.)