

## **SOUTH AND WEST PLANS PANEL**

**THURSDAY, 3RD JULY, 2014**

**PRESENT:** Councillor M Rafique in the Chair

Councillors J Akhtar, J Bentley, A Castle,  
M Coulson, R Finnigan, K Ritchie,  
C Towler, P Truswell, F Venner and  
R Wood

### **1 Declarations of Disclosable Pecuniary Interests**

There were no declarations of a disclosable pecuniary interest.

### **2 Minutes - 29 May 2014**

**RESOLVED** – That the minutes of the meeting held on 29 May 2014 be confirmed as a correct record.

### **3 Application 13/02604/FU - St Bernard's Mills, Gelderd Road, Gildersome, Morley**

The report of the Chief Planning Officer presented an application for changes to existing materials recycling facility, extension to waste transfer building (no increase in annual waste throughput), two storey extension to offices and amended site layout with additional landscaping as St Bernard's Mill, Gildersome.

It was reported that the application had been withdrawn by the applicant to allow for further consideration of the MAS submission.

### **4 Application 14/02886/FU - The Morley Academy, Fountain Street, Morley**

The report of the Chief Planning Officer presented a proposal for a temporary school teaching block for a period of two years and use of Morley Cricket Club car park for staff.

Members had 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 school site was in a predominantly residential area.
- The proposals were only for a temporary basis until the delivery of a new permanent site.

- Phase 1 of the proposals would commence for September 2014 and would include 5 new temporary rooms. Phase 2 would see a further 7 rooms and in total would accommodate a further 285 pupils.
- The proposals had been supported by a local Ward Councillor.
- There had been no objection regarding the loss of playing field space from Sport England subject to this being reinstated at the end of the temporary two year period.
- It was recommended to approve the application.

A local Ward Councillor addressed the Panel with concerns that had been raised by local residents. These included the following:

- Local residents already suffered from problems with parking and had requested a permit scheme.
- Concerns regarding road safety due to extra vehicle movements.
- It was not felt that the additional parking available was sufficient.
- Reference to road traffic accidents in the vicinity of the school.
- In response to questions from the Panel, the following was discussed:
  - Proposals for a residents parking scheme had not been progressed by Highways.
  - 10 letters had been sent regarding the concerns but it was felt there would be more if the period of consultation was extended.
  - The accidents had occurred following the implementation of a 20 MPH zone and other traffic calming measures.

A representative of The Morley Academy addressed the Panel. Issues raised included the following:

- The proposals had been approved by the Department for Education and were supported by Children's Services.
- The proposals were essential to meet demand for school places in 2015.
- The travel plan had indicated that there would be no significant impact. Children who would be attending had been surveyed and the vast majority would use public transport or walk.

- The travel plan would be monitored and modified if necessary.
- The proposals offered the opportunity to provide high quality education facilities to students from deprived areas.
- In response to Members questions, the following was discussed:
  - Arrangements for coaches to drop students off. It was proposed to use the existing bus stop on Scatcherd Lane.
  - Other options had been explored for the temporary accommodation.
  - There were still sufficient hard play areas for use.
  - Calendars had been co-ordinated with the Cricket Club to ensure that events did not clash and lead to problems with parking.

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

- The applicant had held public consultation events in addition to the statutory notice requirements.
- Conditions relating to the travel plan.
- There was a condition for the site to be cleared at the end of the temporary 2 year period and the re-use of the outdoor play areas.
- The main accumulation of traffic accidents had occurred on Fountain Street. There had been 4 accidents on Scatcherd Lane in the past 5 years.

**RESOLVED** – That the application be approved as per the officer recommendation and conditions outlined in the report but further discussion to be held with Highways regarding progress on general traffic calming along Scatcherd lane and if appropriate bring an information report back to Panel once these discussions had taken place to advise of progress.

## **5 Application 14/00970/FU - Land off Tong Road, Farnley, Leeds**

The report of the Chief Planning Officer presented an application for a single storey retail food store with car parking, landscaping and associated works at land off Tong Road, Farnley, Leeds.

The Panel had received a position statement on the applicant at the previous meeting.

Site plans and photographs were displayed.

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

- The application had received 80 letters of support and 1 letter of objection from local residents. There had also been an objection from Morbaine who operated a site in Armley Town Centre and had a commitment to deliver a food store.
- As the site fell in an out of centre location the National Planning Policy Framework required a sequential test.
- The Morbaine site fell within the designated centre and the applicant had felt that this site would be too expensive to develop amongst other issues.
- The proposed store would be discount food retail only.
- The store would create between 20 and 30 full time jobs and 100 jobs during the construction.
- The Panel was shown proposed landscaping for the site.

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

- The site would be levelled with a gradual incline with entrances from Tong Road.
- Concern regarding delivery times and breaches that had occurred elsewhere – it was reported that there would be conditions to cover this and any breaches would be subject to enforcement action.
- Condition regarding the completion time of the development – it was reported that further discussion could take place with the applicant.
- There would be a condition relating to the sale of discount food only – products such as tobacco and newspapers would not be sold.

**RESOLVED** – That the application be approved as per the officer recommendation and conditions outlined in the report. Condition 2 to be amended to make specific reference to the amount of gross and net retail space.

## **6 Application 14/01572/FU - Little London Community Primary School and Nursery, Otland Lane and Meanwood Road, Leeds**

Minutes approved at the meeting  
held on Thursday, 31st July, 2014

The report of the Chief Planning Officer referred to an application for a two storey building to form enlarged school and single storey community centre and housing.

Site plans and photographs were displayed.

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

- The proposals included the expansion of Little London Primary School, a new community centre and a replacement housing office.
- Additional car parking would be provided on the existing school site play area and there would be a replacement play area.
- The school would be expanded by 200 places making it three form entry.
- If the application was approved there would need to be an additional condition to produce a travel plan.

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

- There would be provision for a drop-off point for the school.
- Concern regarding the hours of demolition as conditioned in the report.
- The area was currently covered by a mix of residential permit parking zones and no waiting restrictions. Traffic regulation orders would be amended to allow drop offs for the school. The majority of pupils walked to the school.
- Local residents and Ward Members were supportive of the scheme.

**RESOLVED** – That the application be approved as per the officer recommendation and conditions outlined in the report and subject to the amendment of hours of construction and demolition to 0800 and 1800 Monday to Friday and an additional condition to cover provision of school staff, parents travel plan.

## **7 Position Statement - Application 14/01474/RM - Land at Royds Lane, Rothwell, Leeds**

The report of the Chief Planning Officer presented a reserve matters application for 90 houses at land at Royds Lane, Rothwell, Leeds.

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 site was a Protected Area of Search (PAS) Site.
- Outline planning had been granted in May 2013 for a residential development with a condition to restrict the number of dwellings to 90.
- Location of greenspace on the development was shown with a large area to the western periphery of the site.
- The proposed affordable housing units would be located together – there was some concern regarding parking and turning space in this area.
- Reference was made to location of two and a half storey properties that would be on the site.
- Highways and parking issues.
- Landscaping between the site and golf course.

In response to questions outlined in the report, the following was discussed:

- The greenspace should be more central – a reduced number of houses would create more greenspace.
- There was a public rights of way which went over the golf course.
- Members did not support the clustering of affordable housing – it was reported that housing officers sometimes preferred this option for the economies of managing the housing.
- Concern that there were too many houses and not enough greenspace.
- It was felt that two and a half storey properties should not be on the Royds Lane frontage of the site but would be acceptable elsewhere.
- Concern regarding the lack of visitor parking.
- Public transport contribution.
- Traffic calming.

**RESOLVED** – That the report be noted.

**8 Preapp/14/00506 - White Rose Office Park, Millshaw Park Lane, Beeston, Leeds**

The report of the Chief Planning Officer presented a pre-application presentation for new office buildings to replace the existing office extension at White Rose Office Park, Millshaw Park Lane, Beeston Leeds.

Site photographs and plans were displayed.

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

- The proposals would see the demolition of the large single storey to the rear and replace with two 3 storey buildings with an open space between.
- The existing extension was initially an industrial building that had been converted into offices and had now reached the end of its useful life.
- The existing frontage would remain the same.
- It was proposed to continually evolve the business park and keep a supply of Grade A office accommodation on what was a mid town location.
- There were approximately 5,000 people employed at the business park.

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

- It was felt the proposals would improve the look of the park.
- The proposed landscaping between the two new buildings was welcomed.
- There would be no impact on residential properties.
- There were tenants who would be interested in the available office space.
- Local contractors would be used for construction.
- The Panel was happy for the application to be delegated to officers for decision.
- It was proposed to arrange a visit to the site.

**RESOLVED** – That the report be noted.

**9 Date and Time of Next Meeting**

Thursday, 31 July 2014.