



SOUTH AND WEST PLANS PANEL

Meeting to be held in the Civic Hall on
Thursday, 31st July, 2014
at 1.30 pm

MEMBERSHIP

Councillors

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

**Agenda compiled by:
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Governance Services
Civic Hall
Tel: 0113 24 74325**

A G E N D A

Item No	Ward	Item Not Open		Page No
1			<p>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</p> <p>To consider any appeals in accordance with Procedure Rule 15.2 of the Access to Information Rules (in the event of an Appeal the press and public will be excluded)</p> <p>(*In accordance with Procedure Rule 15.2, written notice of an appeal must be received by the Head of Governance Services at least 24 hours before the meeting)</p>	
2			<p>EXEMPT INFORMATION - POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC</p> <p>1 To highlight reports or appendices which officers have identified as containing exempt information, and where officers consider that the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons outlined in the report.</p> <p>2 To consider whether or not to accept the officers recommendation in respect of the above information.</p> <p>3 If so, to formally pass the following resolution:-</p> <p style="padding-left: 40px;">RESOLVED – That the press and public be excluded from the meeting during consideration of the following parts of the agenda designated as containing exempt information on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the press and public were present there would be disclosure to them of exempt information, as follows:-</p> <p style="text-align: center;">No exempt items or information have been identified on the agenda</p>	

Item No	Ward	Item Not Open		Page No
3			<p>LATE ITEMS</p> <p>To identify items which have been admitted to the agenda by the Chair for consideration</p> <p>(The special circumstances shall be specified in the minutes)</p>	
4			<p>DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS</p> <p>To disclose or draw attention to any disclosable pecuniary interests for the purposes of Section 31 of the Localism Act 2011 and paragraphs 13-16 of the Members' Code of Conduct.</p>	
5			<p>APOLOGIES FOR ABSENCE</p>	
6			<p>MINUTES - 3 JULY 2014</p> <p>To confirm the minutes of the meeting held on 3 July 2014 as a correct record.</p>	1 - 8
7	Rothwell		<p>APPLICATION 14/02399/RM - LAND AT FLEET LANE, OULTON</p> <p>To receive and consider the attached report of the Chief Planning Officer regarding a reserved matters application for 77 dwellings with landscaping.</p>	9 - 20
8	Adel and Wharfedale		<p>APPLICATION 13/05550/FU - FORMER SOCIAL CLUB, POOL ROAD, OTLEY</p> <p>To receive and consider the attached report of the Chief Planning Officer regarding an application for the construction of five light industrial units (B1C/B2/B8)</p>	21 - 30

Item No	Ward	Item Not Open		Page No
			<p data-bbox="675 181 1015 219"><u>Third Party Recording</u></p> <p data-bbox="675 255 1382 472">Recording of this meeting is allowed to enable those not present to see or hear the proceedings either as they take place (or later) and to enable the reporting of those proceedings. A copy of the recording protocol is available from the contacts named on the front of this agenda.</p> <p data-bbox="675 510 1310 584">Use of Recordings by Third Parties– code of practice</p> <ul style="list-style-type: none"> <li data-bbox="724 622 1382 853">a) Any published recording should be accompanied by a statement of when and where the recording was made, the context of the discussion that took place, and a clear identification of the main speakers and their role or title. <li data-bbox="724 898 1398 1200">b) Those making recordings must not edit the recording in a way that could lead to misinterpretation or misrepresentation of the proceedings or comments made by attendees. In particular there should be no internal editing of published extracts; recordings may start at any point and end at any point but the material between those points must be complete. 	

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

147 Declarations of Disclosable Pecuniary Interests

There were no declarations of a disclosable pecuniary interest.

148 Minutes - 29 May 2014

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

149 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.

150 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.

151 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.

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

Draft minutes to be approved at the meeting
to be 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.

153 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.

154 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.

155 Date and Time of Next Meeting

Thursday, 31 July 2014.



Originator: Victoria H Walker
Tel: 51378

Report of the Chief Planning Officer

PLANS PANEL SOUTH AND WEST

Date: 31st July 2014

Subject: Application number: 14/02399/RM: Reserved Matters application for 77 dwellings with landscaping. Land off Fleet Lane, Oulton, Leeds, LS26.

APPLICANT	DATE VALID	TARGET DATE
Barratt Homes	23/04/14	23/07/14 – extension of time to 04/08/14.

Electoral Wards Affected:
Rothwell

Y

Ward Members consulted referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: Defer and Delegate approval to the Chief Planning Officer, subject to conditions as set out below, to allow further negotiations on matters of design (as set out in report below).

CONDITIONS: (please note Members to be updated on conditions at Panel).

- 1 Removal of permitted development rights for roof alterations (to restrict use of dormer windows which may cause amenity issues for residents adjacent to the site).
- 2 No building within 5m of sewer (this impacts on plots numbers 48 and 49 and would restrict their ability to erect any extensions or outbuildings).
- 3 All vehicle areas to be laid out as indicated, drained, and surfaced with use of porous materials.
- 4 Surface water drainage details to be submitted, including any balancing and off-site works.
- 5 No occupation of any buildings prior to completion of all approved surface water and foul drainage works.
- 6 Retention and protection of all retained hedges.
- 7 Tree protection measures.
- 8 Replacement planting for five years.

- 9 No development shall commence until all off-site highway works, including a timetable for implementation, are agreed with the Local Planning Authority. Implementation in accordance with approved details.

1 INTRODUCTION:

- 1.1 The application site is designated as a Protected Area of Search but has been granted outline approval for dwellings (see history below). This reserved matters application is brought back to Plans Panel for determination due to the nature of the designation. The application is to consider all matters that were reserved at outline.
- 1.2 The original 13 week target date has been passed, however the applicants have agreed to an extension of time taking the new deadline to 4th August 2014.

2 PROPOSAL:

- 2.1 The site measures 3.58Ha and the application seeks to erect 77 dwellings, predominantly detached houses with some semi-detached and terraced forms. The houses will range in size from 2 and 3 bed properties up to 5 bed family houses. 15% of the units will be affordable.
- 2.2 The main access into the site is off Fleet Lane, adjacent to existing properties, and only a small part of the site is on the Fleet Lane frontage, there are 3 detached properties proposed to this frontage. The access road then forms a central square with houses to either side, with several spurs to break the form up into smaller blocks. Houses line these blocks with rear gardens largely backing onto other rear gardens. To the southern boundary will be a strip of informal open space that is bounded by Oulton Beck, tapering off towards the village, and retaining existing footpath links.
- 2.3 All properties are designed to be two stories in height, with spaces between the buildings used to reduce massing further; density achieves approximately 20 – 25 dwellings per hectare.

3 SITE AND SURROUNDINGS:

- 3.1 The application site lies approximately 5 miles to the south of the city centre and sits on the eastern edge of Oulton, outside of the "Main Urban and Smaller Urban Areas" envelope. The site is bounded by housing to three sides, Fleet Lane to the North and Oulton Beck to the South. The eastern boundary marks the edge of the Green Belt designation. The site also bounds the Oulton Conservation Area on part of the western boundary.
- 3.2 The site is Greenfield in nature showing no signs of any form of previous development. It is currently in agricultural use with green agricultural produce growing at the time of the officer's site visit. It is a relatively level site sloping gently down towards the south and west. Land to the west is all open and agricultural in appearance.
- 3.3 There is a mix of house types and styles in the local area with brick built bungalows and two-storey houses along Fleet Lane. Houses to the West tend to be stone built and are more traditional in character, particularly within the Conservation Area.
- 3.4 Towards the south of the site is an area of planting which sits alongside a watercourse (Oulton Beck) and public footpath.

4 RELEVANT PLANNING HISTORY:

- 4.1 12/03401/OT – Outline application for residential use, approved 22/10/13. All matters were reserved. The application was considered at City Plans Panel on 9th May 2013 and again on 6th June 2013. A s106 has been signed which provides the following:

- i) Metro Card Sum - £44,425.60.
- ii) Off-site Greenspace Contribution £85,597.41.

- iii) Greenspace Area Scheme – construction and maintenance of greenspace areas (details to be submitted before commencement of construction).
- iv) Primary Education Contribution £237,785.00.
- v) Secondary Education Contribution £143,319.00.
- vi) Public Transport Improvement Contribution £98,097.00.
- vii) Travel Plan and Travel Plan Monitoring Contribution £2,500.00.
- viii) Provision of 12 affordable housing units – 6 of which are sub-market/intermediate affordable units and 6 social rented affordable units.
- ix) Training and Employment Initiatives.

4.2 08/00943/OT – Outline application for residential development. Refused 19/05/08. Appeal dismissed 16/03/09.

5 HISTORY OF NEGOTIATIONS:

5.1 The applicants have submitted a Statement of Community Involvement which outlines the following:

- i) Number of meetings held between applicants and council officers prior to application being submitted.
- ii) Meetings held with local Ward Members and Oulton & Woodlesford Neighbourhood Forum on 20/11/13 and 07/03/14.
- iii) Meeting held with Alec Shelbrooke MP on 31/01/14.
- iv) 300 consultation brochures sent out to local residents.

6 PUBLIC/LOCAL RESPONSE:

6.1 Application was advertised by way of site notices posted on 30/04/14. Publicity expired on 10/06/14.

6.2 2 letters of general comment, one raising questions regarding retention of existing landscaping to boundaries of site, mix of social housing and traffic arrangements. The other questioned whether bungalows were required due to nature of area and whether the access was in the best place.

6.3 10 letters of objection were received raising the following concerns:

- i) Despoiling of area, long term noise, filth and disruption will be caused.
- ii) Additional traffic on country roads.
- iii) Extra houses not needed.
- iv) Schools cannot cope with additional pupils.
- v) Homes will be unaffordable.
- vi) Proposed houses are not in keeping, impact on character, and on the Conservation Area.
- vii) Detrimental impact on bungalows due to size and scale of houses. More bungalows are needed.
- viii) Affordable houses not pepper-potted and right behind existing large houses.
- ix) Impact on views across to Methley Ridge.
- x) More trees should be planted on the site to help retain semi-rural feel.
- xi) Issues to do with loss of privacy due to land level changes and boundary treatments heights.

- xii) Traffic calming measures needed on Fleet Lane.
- xiii) Public footpaths should be accessible by disabled.

6.4 The Oulton Society objected on the following grounds:

- i) Despite local consultation there has been no significant change to the overall layout as presented to residents. Housing density is far higher than existing.
- ii) Community is frustrated that the issue of bungalows has not been addressed and that they have been rejected by the developers on the grounds that they are land hungry and not profitable. We strongly maintain that bungalows should be provided.
- iii) Typical volume builders layout, unimaginative and bland.
- iv) Poor garden amenity for a number of properties, more screening and greenery required across the site, and there should be retention of all existing trees and vegetation.
- v) Properties around the site entrance are too high and dominating. Properties are not in keeping and do not sit well with adjacent bungalows. These large houses also impact on views of St John's Church (views mentioned in the Conservation Area Appraisal).
- vi) Buffer planting to all edges required – not enough provided.
- vii) Affordable housing should be mixed better into the site – the site has all similar house types in one area. Number of affordable homes reduced from 12 to 11.
- viii) Properties are standard house types, with no regard for local character. A reduction in pitch of roofs would help and lessen impact. No properties have a rural character.
- ix) Poor impact on, and no enhancement of, Conservation Area.
- x) No indication of materials given.
- xi) Car dependent site with poor public transport facilities. Number of off-street parking spaces and visitor parking is inadequate, insufficient garage accommodation, and questions over maintenance of private drives.
- xii) Suggest number of traffic calming measures.
- xiii) Issues of headlights impacting on existing residents when cars exit the site.
- xiv) Responsibility for greenspace? Provision of children's play area? Connectivity needs improving and disabled access catered for.

7 CONSULTATIONS RESPONSES:

7.1 Statutory Consultees

7.2 Environment Agency – no further comments beyond those made at outline stage.

7.3 Yorkshire Water – raise concerns regarding building over the line of sewers, and recommend a number of drainage conditions. *The agent has advised that plots 48 – 51 have been re-orientated to accommodate a 5m easement.*

7.4 Highways (main access) – revisions required to show off-site works to Fleet Lane including carriageway and footway widening, introduction of pedestrian islands, hatching and cycle lanes. Off-site works will require a s278 Agreement. Site lines of 2.4m x 90m should be shown at the main access point. *Applicant is aware of this; the matter is also addressed via a condition on the outline.*

7.5 Non-Statutory Consultees

- 7.6 Highways (internal layout) – Internal road needs to be built to adoptable standards and then offered for adoption under S38 of the Highways Act. Speed limit should be 20mph and indicated on approved plans. Number of issues with regard to internal access layout. *Applicant is aware of these requirements.*
- 7.7 Ecology – comments made regarding notation of matters on plan.
- 7.8 City Services – refuse collection arrangements are acceptable.
- 7.9 Metro – made comments relevant to outline permission.

8 PLANNING POLICIES:

Unitary Development Plan (Review 2006) Policies:

Local Policy:

- 8.1 The development plan for Leeds is made up of the adopted Leeds Unitary Development Plan (Review 2006) (UDP) and the Natural Resources and Waste Development Plan Document (DPD), adopted January 2013.
- 8.2 The site is unallocated in the UDP. The following UDP policies are relevant to the consideration of the application:
- GP5 – General planning considerations
 - N12 – Urban design principles.
 - N13 – Building design principles.
 - N23 – Incidental open space around development.
 - N25 – Landscaping
 - N39A – Use of SUDs.
 - N49 – Development not permitted if threatens significant net depletion of biodiversity.
 - N51 – Enhancement of biodiversity.
 - T2 – New development and highway safety
 - T5 – Safe access for pedestrians and cyclists.
 - T6 – Safe access and provision for disabled.
 - T7A – Secure cycle parking.
 - T7B – Secure motorcycle parking.
 - BD5 – General amenity issues.
 - LD1 – Landscaping
 - Car Parking Guidelines (volume 2).
- 8.3 The following DPD policies are also relevant:
- GENERAL POLICY1 – Presumption in favour of sustainable development.
 - WATER1 – Water efficiency, including incorporation of sustainable drainage
 - WATER7 – No increase in surface water run-off, incorporate SUDs.
 - LAND2 – Development should conserve trees and introduce new tree planting.

Draft Core Strategy

- 8.4 The Local Development Framework will eventually replace the UDP but at the moment this is still in production with the Core Strategy at an advanced stage. The Emerging Core Strategy was examined by an Inspector in October 2013. The Inspector has

subsequently indicated that two issues must be addressed if it is to be found sound, these are Affordable Housing and Provision for Gypsy and Traveller Sites. The Inspector's main modifications were published on the 13th March 2014 for six weeks public consultation – significant weight can now be attached to the Draft Core Strategy as amended by the main modifications.

- P10 – High quality design.
- P12 – Good landscaping.
- T2 – Accessibility.
- G8 – Biodiversity improvements.
- EN1 – Carbon dioxide reduction in developments of 10 houses or more, or 1000 m² of floorspace
- EN2 – Achievement of Code Level 4, or BREEAM Excellent (in 2013) for developments of 10 houses or more or 1000 m² of floorspace.

Supplementary Planning Documents

- ii) Street Design Guide
- iii) Neighbourhoods for Living
- iv) Oulton Conservation Area Appraisal and Management Plan (approved as a material consideration May 2010). The site borders the conservation area to the western boundary, and there are also several positive buildings close to or adjacent to the western edge of the site.
- v) Draft Oulton and Woodlesford Design Statement. Specific mention of this site is made in this document at page 28: "...the openness of the land here provides an attractive setting for the village of Oulton, with views from Fleet Lane of St John's Church spire above the village. Similarly views out from the village, specifically along the footpath along Oulton Beck as it emerges from Farrer Lane emphasise the historic relationship of the village and the adjacent countryside".

National Planning Policy

- 8.5 The National Planning Policy Framework (NPPF), published on 27th March 2012, and the National Planning Practice Guidance (NPPG), published March 2014, replaces previous Planning Policy Guidance/Statements in setting out the Government's planning policies for England and how these are expected to be applied. One of the key principles at the heart of the Framework is a presumption in favour of Sustainable Development.
- 8.6 The introduction of the NPPF has not changed the legal requirement that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The policy guidance in Annex 1 to the NPPF is that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.

9 MAIN ISSUES

- Principle of development.
- Impact on local character and the Conservation Area.
- Impact on residential amenity.
- Impact on highway safety.
- Other issues.

10 APPRAISAL

Principle of development.

- 10.1 The principle of residential development on this site was established when approval was granted for outline permission, this carried a number of conditions, and there is also a s106 document which places a number of requirements on the developer. As a result of these the development can be considered to be acceptable in principle. All matters were reserved at outline stage including access, appearance, layout, scale and landscaping. This current application seeks approval for all of the reserved matters.
- 10.2 Condition 4 of the outline approval restricts the number of units on the site to a maximum of 80, this proposal is for 77 which would comply with this condition.

Impact on local character and the Conservation Area.

- 10.3 The character of the area is quite mixed with a variety of modern building in evidence. The Conservation Area boundary is along the western edge of the proposed site and there is one identified building of positive character, this is a former farm house and barn structure that has been converted into four dwellings, grouped in a C shape around a courtyard, with a modern home opposite. The structure has a very typical farm house appearance and is constructed of stone with slate roof with gable ends. Adjacent to this site some 1980's large, detached homes which are three storey in height, dormer windows with red modern tiled roofs. These are of a very different character to the former farm buildings but are indicative of the more modern house styles that have crept in over the years.
- 10.4 To Fleet Lane itself there are a mix of large detached and semi-detached houses, many of which are bungalow forms (with or without dormers). The character here is quite spacious with deep front gardens and driveways in-between. Further to the west along Fleet Lane the built envelope ends and gives way to crop fields. The site itself is a crop field, bound by hedges interspersed with trees. Where residential development abuts the site there is a mixture of hedging and fencing. The exception to this is on the western edge adjacent to the 1980's red roofed houses where there is a 10m strip of unploughed land with shrub and tree growth forming a rounded edge to the field.
- 10.5 In terms of the built form the layout has been assessed by the Council's Design Review Panel and is considered to be appropriate to the local character of the area. On the whole houses are spaced well, with provision for small front garden areas providing opportunities for planting and general greening. Part of the vegetated area to the western boundary will be retained. The southern boundary will be landscaped and the area here kept as informal open space with footpaths providing access to Farrer Lane, the Beck and eastwards. A new boundary will be created on the eastern border which will be planted up with hedging and trees providing a soft greening of this edge. Generally within the site, and in relation to houses around the site, distances are such that the proposal will not feel overly tight or cramped.
- 10.6 The house types are from a fairly standard template, however they have features such as vertical window emphasis, feature heads and cills, eaves detailing etc. These features are repeated on all 11 house types so whilst there is variety in the size and appearance of houses they all have these unifying features which will help to give the development a character of its own. All properties are two storey's in height which is appropriate for the area, and have gable ended roofs, some with gable features incorporated.
- 10.7 A few issues remain that further negotiation on could help to enhance. In particular the houses that are located along the boundary with Fleet Lane are felt to be too far forward of the existing building line, and the massing is also considered to be too much. Hipping the roof's would help at this point. Materials are given in the D&A statement to be red brick with rendering. Traditional materials for the area are locally quarried

sandstone with stone slate and it is considered that red brick is not necessarily an appropriate material for the area. This matter is covered by a condition on the original outline permission as well.

- 10.8 The issue of bungalows has been raised by many objectors both in terms of their impact on character and the need for this form of housing. In terms of character, whilst it is acknowledged that Fleet Lane itself is in part characterised by bungalow forms, this is not exclusive, and the addition of two storey houses is not considered to be of significant harm to visual amenity, matters of massing as raised above notwithstanding.
- 10.9 Of particular importance to the area are views of St John's Church, which although located some distance from the site has a very prominent spire. The applicants have assessed the views and included some photomontages which demonstrate that such views from Fleet Lane and the east of the site would not be harmed. Generally in longer views across the site the houses would sit well against the existing built form, and would not appear above the tops of existing trees. Views of the spire remain unharmed.
- 10.10 The proposed layout and appearance then are considered to be appropriate and will help to enhance and incorporate the Conservation Area. Some small issues remain and Members are asked to consider delegating these matters to Officers for negotiations. Members will be updated on any amendments agreed on by the date of Panel.

Impact on residential amenity.

- 10.11 The layout has been designed around guidance in our SPG Neighbourhoods for Living, and generally across the site there are good distances between properties so that there will be no overlooking, loss of privacy or dominating. Residents will have good sized gardens and good access to amenity space. The layout allows for tree planting which will help to introduce areas of shade and enhanced biodiversity.
- 10.12 With regard to neighbouring buildings again the layout generally allows suitable distances between existing and proposed so that there should be no loss of amenity. The houses mostly affected are numbers 4 and 7 Greenland Court, properties on Norfolk Drive, and 36 Fleet Lane. Number 4 Greenland Court currently has a very open rear boundary with post and rail fence and some vegetation, but does enjoy views out across the field that are uninterrupted. This will change significantly as they will now have views onto the rears of two new properties. A distance of 27m is retained and there is scope for planting along the boundary between the properties, such that whilst the views will be curtailed, a good outlook will still be retained. Number 7 is different in that it faces onto the site with a limited garden depth. Even still a distance of about 22m will be achieved between houses, and there is again scope for good boundary planting to soften the impact and give good privacy. The distances involved should ensure that overshadowing is limited to very short periods of time only.
- 10.13 Properties on Norfolk Drive are large bungalows sited around a short cul-de-sac and set back from Fleet Lane. The rear gardens look south across the application site. These houses are closer to the development than other properties on Fleet Lane, however distances between existing and proposed properties will retain a minimum of 20m. Some garages are proposed closer to the boundary but even in this instance a distance of 14m is retained. Any overshadowing that occurs should be within the garden areas of the proposed dwellings, rather than onto the bungalows. The proposed houses will of course be two storey and could have potential to feel quite dominating to the bungalows, however the distances between the properties, coupled with the slight fall in levels, should ensure that this does not occur. Details of levels are a requirement of the landscaping condition on the outline permission. A section has been provided which shows that the roof ridge of the closest property will be higher, but that at ground level in the bungalow a person would be looking at a height between first

and ground floor on a proposed dwelling. This reduces the feeling of height, and ensures greater privacy.

10.14 Number 36 Fleet Lane is a dormer bungalow, granted permission in 2007 with several dormer windows on the eastern side which will face onto the backs of proposed properties. These windows are close to the existing boundary, a distance of only 5m. This would be considered inadequate, however presumably when granted the openness of the fields was felt to be sufficient. The proposal provides for 20m between the bungalow and the rear elevation of new dwellings which is a spacious gap. Existing hedging is shown to be retained on the drawings and this can be conditioned for.

Impact on highway safety.

10.15 There are a number of outstanding matters in relation to highways that require some revisions to the scheme. These are being addressed and Members will be updated at the Panel meeting.

10.16 The proposed site access position is acceptable; some off-site highway works are required in the vicinity of the access including carriageway and footway widening, the introduction of pedestrians' islands, central carriageway hatching and cycle lanes. Sight lines of 2.4m x 90m are required to be shown on the plans, but are achievable. These matters can be secured through a Grampian style condition.

10.17 There are a few matters relating to the internal road and parking layout, however again these are considered resolvable and Members will be updated on this at Panel. In general though the layout and the amount of off-street parking is acceptable for the form and scale of development. All properties have off-street parking either on drives or in garages, and each plot has adequate bin storage areas.

10.18 In principle therefore the proposal does not raise concerns relating to highways safety, subject to the last few remaining issues, and conditions to ensure implementation of any required mitigation measures.

Other issues.

10.19 Drainage matters are considered to be adequately dealt with and can be controlled through conditions.

10.20 Matters of ecology are dealt with via condition on the outline plan, however the proposed landscaping is considered, in principle, to enhance existing biodiversity and provide for an attractive and meaningful setting for both existing and new residents.

10.21 A number of objectors raise concerns that no bungalows are proposed. The applicants have rejected bungalows due to the amount of land that they take in comparison to the value to be gained. Whilst it is accepted that bungalows are often favoured by people with mobility needs, it is not for the planning authority to seek to control the demands of the housing market by restricting the type of homes. All homes will be required to be Part M compliant under Building Regulations, which will enable greater access for all, the properties have downstairs toilet facilities, separate bathrooms, and en-suite's; some have additional rooms on the ground floor that could be adapted for bed space; and stairs that can take stair lifts. The development also has a variety of house sizes from 2 bed properties to 5 beds. The proposal should therefore be inclusive to all needs and requirements.

10.22 12 affordable homes are shown around the site. Whilst these are grouped into terraces, they are split into three different areas and interspersed with private housing, helping to achieve greater integration.

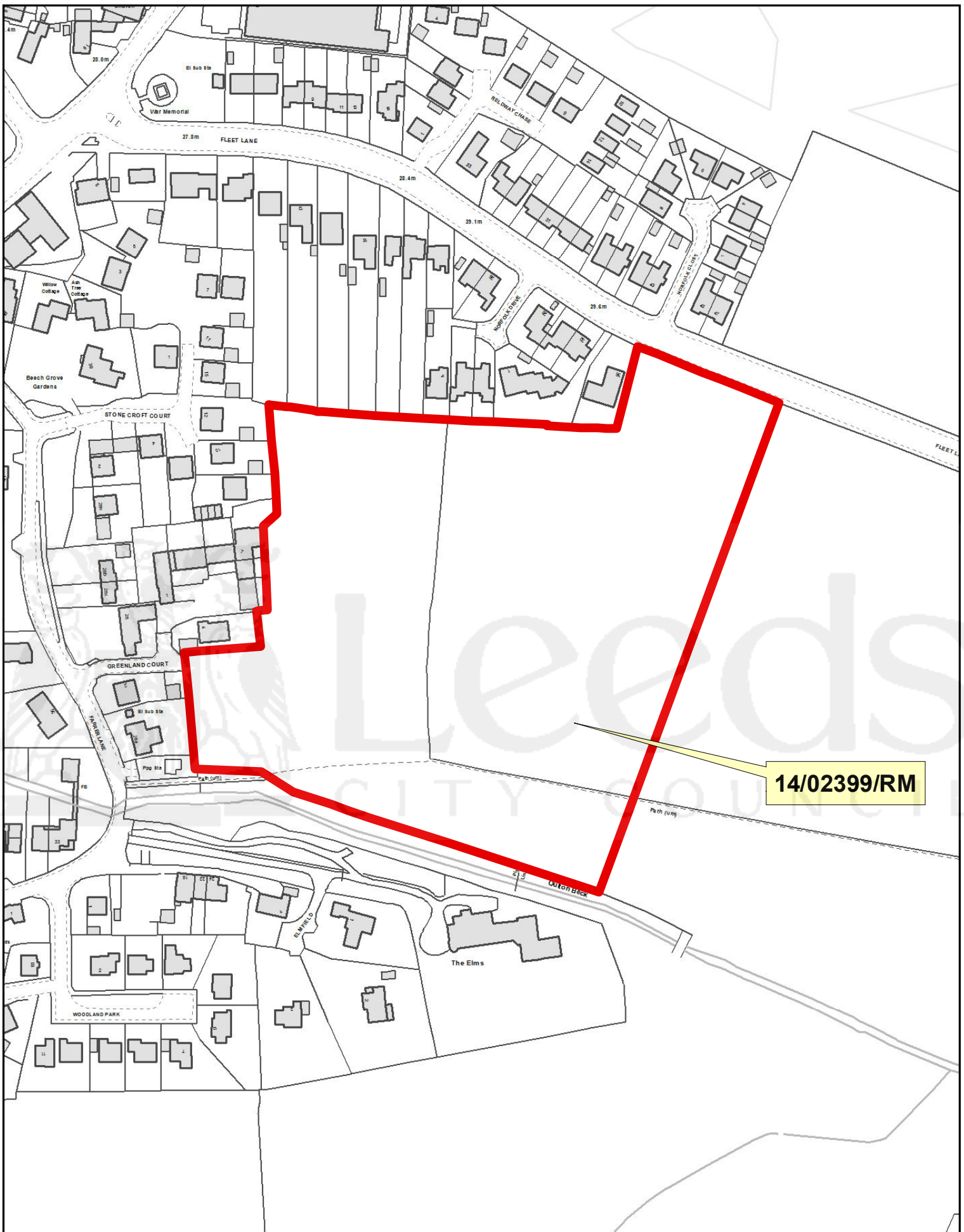
11 CONCLUSION

11.1 The proposed development is considered to provide a suitable setting and character for its location, helping it eventually to blend in with the existing village, and providing a

suitable rounding off development to this edge of the settlement. The proposal does not raise any significant harm regarding its impact on local character, residential amenity or highway safety and is recommended to Members for approval subject to some minor amendments and conditions.

Background Papers:

14/02339/RM



14/02399/RM

SOUTH AND WEST PLANS PANEL



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Originator: Martin Sellens
Tel: (0113) 2478172

Report of the Chief Planning Officer -

SOUTH AND WEST PLANS PANEL

Date: 31st July 2014

Subject: Application number 13/05550/FU: Erection of five light industrial units, Pool Road, Otley

APPLICANT	DATE VALID	TARGET DATE
Pendle Projects Ltd and Weidmann Whiteley Ltd	12 December 2013	7 August 2014

Electoral Wards Affected:

Adel and Wharfedale

Yes Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

DEFER and DELEGATE approval to the Chief Planning Officer subject to the specified conditions and the completion of a legal agreement within 3 months from the date of resolution unless otherwise agreed in writing by the Chief Planning Officer to include the following obligations:

- Capital receipt from the sale of the application land to be reinvested in the Weidmann Whiteley business at Pool

- The adjoining sports pitch to be made available to the community for a minimum period of 15 years.

Conditions

1. Development to commence within 3 years.
2. Development to accord with approved plans
3. External materials to be approved
4. Landscape scheme to be approved
5. Landscaping scheme to be carried out
6. Hours of operation and deliveries shall be limited to 07.30 to 18.00 Monday To Saturday and not Sundays or Bank Holidays

7. The combined noise from fixed plant shall not exceed a rating level as defined by BS4142 by more than 5dB(A) below the lowest background (L90) during which the plant will operate.
8. Means of waste storage and collection to be approved.
9. Site to be investigated for contamination and remediated as needed.
10. Vehicular areas to be surfaced and drained.
11. Parking arrangements for sports pitch set out in lease to Pool AFC to be retained
12. Cycle parking to be implemented and retained
13. Restriction to five light industrial / storage uses

1.0 INTRODUCTION

- 1.1 This is a proposal for industrial development in the designated Green Belt. The development is therefore contrary to Development Plan policy and the application falls to be determined by Plans Panel. A Position Statement on this proposal was considered by the Panel on 29 May 2014. Members at that stage were generally supportive of the proposal. 2 separate confidential papers which deal with financial matters which the applicant has brought forward in support of the application were provided to the Panel and these are also included as confidential items as part of the Panel papers.

2.0 PROPOSAL:

- 2.1 The application is for the erection of 5 light industrial units on the site of a demolished sports and social clubhouse building . The building is of a modern 2 storey design and there is an area of car parking to the frontage.

3.0 SITE AND SURROUNDINGS

- 3.1 The site is the former site of a sports and social club which was demolished in 2008 although the building spoil was not cleared and remains on the site. To the Pool Road frontage is car parking and to the rear of the site is a former cricket pitch. To the west of the site is the extensive Weidman Whiteley complex comprising a range of manufacturing buildings in a variety of built forms. The whole of this area is within the designated Green Belt. To the east of the site are detached houses fronting Pool Road and opposite is Pool Business Park which is an adapted red brick mill site.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 11/00213/FU - Erection of 5 light industrial units on site of former sports and social club – application withdrawn.

5.0 HISTORY OF NEGOTIATIONS

- 5.1 Discussions have taken place with the applicant over a number of years. Ward Members attended a meeting at the premises on the 22 Aug 2011. At that time the company had tabled two proposals:

1. A commercial development of 5 two storey commercial units in the area of the demolished former sports pavilion and adjoining hard standing.
2. A residential development of 9 detached and semi-detached houses also within this area but also taking in the side garden of Brame House.

5.2 Position statement to South and West Plans Panel 29 May 2014

A position statement on the application was considered by Panel with supporting confidential reports. Members were generally supportive of the proposal and in response to Members comments and questions, the following items were minuted:

- Further clarity was sought on the long term use of the playing pitches.
- Long term viability of the business and the support from the parent company. It was reported that it was the aim for the business to become self-sufficient but that there was a long term commitment from the parent company.

6.0 PUBLIC/LOCAL RESPONSE:

6.1 The application was advertised by a site notice posted on 24 December 2013 with an expiry date of 14th January 2014.

6.2 45 letters of support to the application have been received, some of which are from outside the Leeds district. These state that the development would serve to tidy up the site and generate local employment opportunities. Support is also expressed for the reuse of the sports pitch.

7.0 CONSULTATION RESPONSES:

Highway Authority

7.1 No objections subject to conditions. Access would be via a shared access from the A659 which has an existing right turn lane. It may be necessary to ensure that parking for the sports field does not conflict with parking for the business units. The site is near to bus stops on Pool Road,

Environmental Protection Team

7.2 There is potential for noise disturbance to nearby residents from activities at the premises and vehicle movements. If permission is granted hours of use should be restricted to 08.00 to 18.00 hours Mondays to Saturdays with no operations on Sundays and Bank Holidays.

Sport England

7.3 The industrial units will be located on an area that previously accommodated the sports club and car parking. The area is hard standing and the adjoining playing field will be unaffected by the proposal. As part of the proposal it is understood that the playing field is being brought back into use for football for use by Pool AFC. Indications are that the club is happy with the quality of the pitch. Given the above Sport England does not wish to raise an objection to the application.

8.0 PLANNING POLICIES:

8.1 Under Section 38 of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

8.2 The development plan for Leeds is made up of the adopted Leeds Unitary Development Plan (Review 2006) (UDP) and the Natural Resources and Waste Development Plan Document (DPD), adopted January 2013.

8.3 The site is allocated as Green Belt in the UDP and adjoins an area allocated as a Protected Playing pitch.

The following policies are therefore relevant to the consideration of the application:

GP5 – General planning considerations, including amenity.

GP11 – Sustainable design principles

E1 – Retention of existing firms where strengthen the existing economy without creating significant environmental disbenefits.

N6 – Protected playing pitches.

N13 – Design and new buildings

N32 – Green Belt

N33 – Green Belt

T2 – Highway safety

T5 – Provision for pedestrians and cyclists

T6 – Provision for disabled people and those with mobility problems

T7A & T7B – Cycle and motorcycle parking

T24 – Parking requirements

BD5 – New development and amenity

LD1 – Landscaping

Draft Core Strategy

8.4 The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. On 26th April 2013 the Council submitted the Publication Draft Core Strategy to the Secretary of State for examination and an Inspector has been appointed and examination has now been completed and the Inspectors report is awaited.

8.5 As the Council has submitted the Publication Draft Core Strategy for independent examination and the Inspector has indicated suggested modifications which have now been advertised weight can now be attached to the document and its policies.

8.6 The following policies within the Draft Core Strategy are relevant.

Spatial policy 1 – Location of development

Spatial Policy 10 – Green Belt

Policy P10 – Design

Policy P12 – Landscape

Policy T2 – Accessibility requirements and new development

Policy EN2 – Sustainable design and construction

Supplementary Planning Guidance and Documents

8.7 The following Supplementary Planning Documents (SPDs) are relevant to the consideration of the proposals:

‘Building for Tomorrow Today’: Sustainable Design and Construction SPD.

National Planning Policy

- 8.8 The National Planning Policy Framework (NPPF) was published on 27th March 2012 and replaces previous Planning Policy Guidance/Statements in setting out the Government's planning policies for England and how these are expected to be applied. One of the key principles at the heart of the Framework is a presumption in favour of Sustainable Development.
- 8.9 The introduction of the NPPF has not changed the legal requirement that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The policy guidance in Annex 1 to the NPPF is that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies in the plan to the policies in the Framework, the greater the weight that may be given. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The development plans have to achieve economic, environmental and social aspects of sustainable development.
- The economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
 - The social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.
 - The environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimize waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 8.10 The NPPF states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

9.0 MAIN ISSUES

- Impact on the openness of the Green Belt
- Design and layout
- Car parking arrangements
- Residential amenity
- Green Belt Departure procedural matters
- Development in the Green Belt and very special circumstances

10.0 APPRAISAL

Impact on the openness of the Green Belt

- 10.1 Although the site has a somewhat untidy appearance this is largely the result of the building spoil from the demolished Sports and Social club not having been removed from the site. Although a (smaller) single storey building stood on the site this has long since demolished and the site is predominantly open. As viewed from Pool Road there are open views across the site to the sports pitch and Otley Chevin and open countryside beyond. The proposed two storey building will to an extent obscure such views and must be considered to result in some loss of openness to the Green Belt.

Design and layout

- 10.2 The proposal is to erect a 2 storey building with a shallow pitched roof split into 5 units which have manufacturing/storage space on the ground floor served by roller shutter access doors, with office space above. Walling materials are indicatively shown as art stone and timber cladding. To the front of the building is an area laid out as car parking. Access is from the existing access to the Weidmann Whiteley complex from Pool Road. The development would have a fairly neutral character which would not be at odds with the character of its surroundings which include commercial buildings of a variety of styles and materials.

Car parking arrangements

- 10.3 Car parking for the sports pitch has been identified within the adjoining Weidmann Whiteley forecourt. The industrial units would have frontage servicing and parking which is adequate for their needs.

Residential amenity

- 10.4 It is noted that there are dwellings adjoining the application site and that in the event that planning permission is granted consideration will need to be given to the nature of permitted industrial uses and hours of operation. The description of the development proposed for approval is therefore within Class B1 (light industrial) and Class B8 (storage and distribution) and a condition regarding hours of use and deliveries is recommended.

Green Belt Departure procedural matters

- 10.5 Certain categories of Green Belt development must be referred to the Secretary of State by local planning authorities (where approval is proposed) by virtue of the Town and Country Planning(Consultation) (England) Direction 2009. This is so in the case of:

- (a) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- (b) any other development which, by reason of its scale or nature or location, would have a significant impact on the openness of the Green Belt.

With respect to (a) the proposed floor space is less than 1000m² although very marginally so at 996m². With respect to (b) this is a less straight forward assessment and a degree of judgement is required as to whether there is 'significant impact' on the openness of the Green Belt. In the light of the assessment on

openness above and the relatively small scale of the development it is however concluded that the development would not meet that threshold and it is not proposed to refer the application to the Secretary of State should the Panel resolve to approve the application.

Development in the Green Belt and very special circumstances

- 10.6 The site is within the designated Green Belt in the Unitary Development Plan review. Policy N33 of the UDPR states that except in very special circumstances approval will only be given for a specific limited range of buildings such as for agriculture and essential facilities for outdoor sport. This is in line with National planning policy on the Green Belts set out in the NPPF which has not changed Government policy in respect of the current proposal.

Economic circumstances

- 10.7 The applicant's principal argument for allowing the development is that the sale of the site for development would produce a capital receipt which would provide valuable investment capital for the business. This is set out in more detail in the confidential reports which have been circulated to Panel Members but which do not form part of the public agenda papers. The essential element of this case is that the core business of the company – the manufacture of specialist insulation paper for use in electrical transformers – has suffered as a result of the decision of the company's Swiss owners to transfer a large proportion of this production in 2011 to facilities in the USA to reduce shipping costs. The applicant intends to replace this lost production by developing new business and new products, and the capital receipt would provide financial support for this. The applicant also states that there is significant interest from local businesses in relocating to the proposed new units.

Re-provision of the sports pitch

- 10.8 Historically the playing pitch adjoining the application site (which is owned by the applicant) was used as a cricket pitch by employees of the company and then by a local cricket club. This use was ceased by the company some years ago and the adjoining sports and social club building was demolished in 2008. The applicant has submitted a letter from Pool AFC in support of the application, thanking the company for the programme of works to the pitch including renovation of changing rooms and toilets, pitch preparation and provision of car parking. A signed copy of a lease has also been submitted between Weidman Whiteley Ltd and Pool AFC which grants the club permission to use the sports pitch. This is subject to a number of provisos one of which allows either the applicant or the club to terminate the lease after 3 years from 30 September 2013. The applicant has subsequently stated that they would be willing to allow use of the pitch for a period of 15 years and this is included in a unilateral agreement under Section 106 which has been recently submitted.

11.0 CONCLUSION

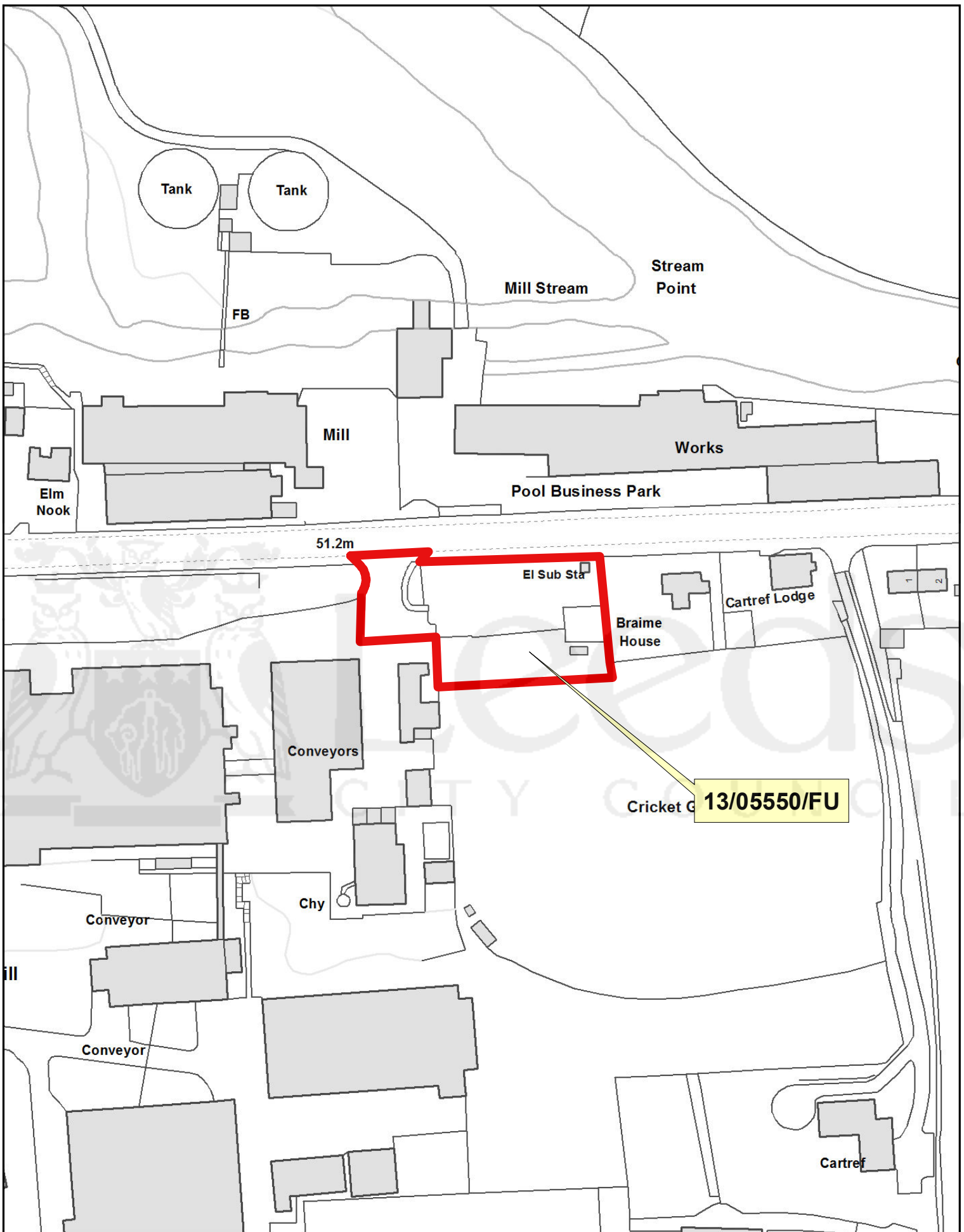
- 11.1 As the proposal is for inappropriate development in the Green Belt and there is some loss of openness the Plans Panel is advised that the principal matter to consider is the question of whether 'very special circumstances' have been demonstrated to outweigh the harm due to the loss of openness and the substantial harm as a result of inappropriateness. Weight should be attached to the economic benefits which may arise from the development and the potential for job creation. The Panel, is advised however that there are no practical guarantees that the injection of funds from the development would result in the long term continuance of

the company on this site. Some weight can also be attached to the provision of the sports pitch for community use for 15 years. On balance in the light of the economic benefits of the scheme and the community sports pitch provision it is concluded that the very special circumstances necessary to overcome the harm to the Green Belt from inappropriateness and loss of openness can be demonstrated and approval is recommended.

Background Papers:

Certificate of ownership: signed by applicant.

Planning application file.



SOUTH AND WEST PLANS PANEL



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