

NORTH AND EAST PLANS PANEL

THURSDAY, 10TH MARCH, 2016

PRESENT: Councillor N Walshaw in the Chair

Councillors R Grahame, M Harland,
C Macniven, J Procter, G Wilkinson,
B Cleasby, B Selby, S McKenna,
P Wadsworth and E Nash

154 Appeals Against Refusal of Inspection of Documents

There were no appeals against refusal of inspection of documents.

155 Exempt Information - Possible exclusion of the press and public

There were no exempt items.

156 Late Items

There were no late items.

157 Declarations of Disclosable Pecuniary Interests

There were no declarations on disclosable pecuniary interests.

158 Apologies for Absence

Apologies for absence were received from Cllr. Andrea McKenna, Cllr. E Nash was her substitute.

159 Minutes - North and East Plans Panel held on 4th February 2016

RESOLVED - The minutes of the North and East Plans Panel held on 4th February 2016 were approved as a correct record.

160 Matters arising

With reference to Minute 142 a verbal update on application 14/00575/FU- 56 The Drive LS15 was provided by the Deputy Area Planning Manager.

The Panel was informed that Officers are continuing to chase a certificate for Practical Completion.

The Members were informed that the Independent Building Inspector was in conversation with the applicant and the structural engineers about a number of matters which remain outstanding. The Panel were informed that no further changes would be made which effect the external structure or appearance of the property but the outstanding matters relate to internal work.

The Panel noted that if the Inspector was not satisfied with the progress being made on the outstanding building control matters them the case could be referred back to the Council to deal with.

161 APPEAL APPLICATION 15/00737/FU -Erection of Nine Self Contained Flats, Trust Office, Sutton Approach, Killingbeck, Leeds

Members were informed of an appeal against the decision of Leeds City Council to refuse planning permission for the erection of nine self-contained flats at Trust Office, Sutton Approach, Killingbeck, Leeds LS14 (Ref: 154/00737/FU). The appeal had been dismissed.

The Members were reminded that the planning application was considered at North and East Plans Panel on 28th May 2015. Officers had recommended that the application be refused on grounds based around the overdevelopment of the site resulting in harm to visual and residential amenity. Members resolved to accept the officer recommendation and the decision to refuse planning permission was issued on 29th May 2015.

Members were informed that the Planning Inspector identified two main issues in this case.

- The effects of the proposal on the character and appearance of the area and;
- The living condition of future occupiers of the proposals with specific regard to outlook, privacy and amenity space

The Panel was informed that another application had been received and is likely to be returned to Plans Panel, officers have some concerns about it. The latest application still proposes two blocks but is for 5 houses.

162 RESOLVED – Members noted the summary of the appeal decision. APPLICATION 15/07176/FU - Removal of Condition 3 of planning approval (07/06083/FU) at Parkhill Farm, Walton Road, Wetherby, Leeds

The applicant sought permission for the removal of Condition 3 of planning approval (07/06083/FU) to construct an agricultural building at Parkhill Farm, Walton Road, Wetherby, Leeds. Condition 3 effectively ties the building to its associated land so that it cannot be separated.

Members attention was drawn to page 28 of the agenda which provided the red line boundary for the application.

The Panel noted that the building did not seem to have been built within the red line boundary and there was a question as to whether the building had been constructed in accordance with the permission. If this was the case then the present application would need to be withdrawn. Officers stated that the building had been erected for more than 4 years and so was exempt from enforcement action. Officers in the circumstances requested that the matter be deferred to clarify the status of the building.

RESOLVED – That the matter be deferred for further clarification.

163 APPLICATION 15/05600/FU - Agricultural building at The Chalet, Scarcroft Grange, Wetherby Road, Scarcroft, Leeds

Draft minutes to be approved at the meeting
to be held on Thursday, 7th April, 2016

The application 15/05600/FU was an application for an agricultural building at The Chalet, Scarcroft Grange, Wetherby Road, Scarcroft, Leeds.

Further to Minute 132 and Minute 150 the Planning Officer informed the Plans Panel that a draft legal agreement under the Section 106 had been submitted which commits to:

- a) Ties the building in with the paddock
- b) Restricts the use of the building to use in association with the property

Members were informed that this S106 undertaking was binding on this application and any subsequent purchaser of the land.

It was noted by Members that the description of the building would be Agricultural Building. This would make the use of the building clear and any other use would require planning permission.

Members discussed the metal roof of the agricultural building and agreed that a green metal roof be conditioned to improve the view across the valley.

RESOLVED - To defer and delegate approval to the Chief Planning Officer subject to the Section 106 agreement as set out in the submitted report.

164 APPLICATION 15/07263/FU - Replacement fencing to part of the site boundary at HM Prison Wealstun, Walton Road, Thorp Arch, Wetherby, Leeds

This application proposed to replace the boundary fencing around part of the site, which holds a protected play area designation. The application was brought to panel at the request of Cllr. John Procter who raised concerns in relation to the visual impact of the development.

The Panel was informed that it was proposed that a black paladin fence be erected to tie in with the fence to the British Library opposite and not be harmful to visual amenity.

Members also noted that the badger survey revealed that the proposal does not pose a risk to badgers that may be using the site and therefore the proposal raises no nature conservation issues.

The Ward Member for Wetherby informed the Panel that the applicant was The Homes and Communities Agency (HCA). The land had been transferred from HM Prison to HCA for disposal.

Ward Members had encouraged the HCA to keep them updated on proposals as Ward Members had hoped that the proposals would be for residential properties.

A representative from the HCA was present at the meeting the Chair asked the representative why the fencing was required.

The Panel were informed that the fencing was required as old fencing and posts had perished and there were concerns that the structure could fall. The representative also informed the Panel that there had been complaints in relation to fly-tipping and fly-grazing. Some rubbish had already been removed.

Ward Members said that they had received no complaints in relation to fly-tipping.

Ward Members were generally supportive of the relocation of the playing pitches and of a residential development on that site but did not see the need for the proposal in advance of the redevelopment of the site.

RESOLVED – To defer the application for further investigation and clarification and bring back to Panel by June 16.

165 Date and Time of Next Meeting

Members discussed future dates of the North and East Plans Panel over the next 3 months and the possible workload.

RESOLVED – The next schedule meetings of the North and East Plans Panel will be 7th April 2016 at 1:30pm and 2nd June 2016 at 1:30pm with the potential to hold another meeting between the local elections and the Annual General Meeting in May if the workload should require it (Tuesday 17th May was mentioned as a possible date)