

SOUTH AND WEST PLANS PANEL

THURSDAY, 9TH NOVEMBER, 2017

PRESENT: Councillor C Gruen in the Chair

Councillors B Anderson, S Arif, J Bentley,
D Congreve, M Coulson, R Finnigan,
D Ragan and C Towler

51 Late Items

There were no late items. Minutes of the meeting held on 5 October 2017 and an amendment sheet for Agenda Item 10, Application 17/02312/RM – Land off Breary Lane East, Bramhope, Leeds.

52 Declarations of Disclosable Pecuniary Interests

There were no declarations.

Councillors B Anderson and B Flynn informed the meeting that they would both be making representations with regard to Agenda Item 9, Application 17/02312/RM – Land Off Brearly Lane East, Bramhope, Leeds and would not be taking part in the consideration and voting on the item.

53 Apologies for Absence

Apologies for absence were submitted on behalf of Councillors P Davey and R Wood.

Councillor B Flynn was in attendance as a substitute.

54 Minutes of the Previous Meeting

RESOLVED – That the minutes of the meeting held on 5 October 2017 be confirmed as a correct record.

55 Application 17/04308/RM - Land off Bradford Road, East Ardsley, WF3

The report of the Chief Planning Officer presented a reserved matters application for 299 dwellings with appearance, landscaping, layout and scale.

Members visited the site prior to the meeting and site plans and photographs were displayed and referred to throughout the discussion of the application.

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

- E-mail representations from Ward Members with concerns and objections to the application. These included the following:
 - Objections to the principal of development and that the site was safeguarded for future development.
 - Traffic issues – roads not being wide enough, parking, lack of footpaths, disability access
 - Housing mix – not enough two bedroom houses and clustering of affordable housing
 - Properties that were sized below national space standards
- There were two public rights of way through the site. These would be maintained and diverted where necessary.
- Affordable housing was to be located to the west of the site. There would be 45 units that met policy standards.
- There would be on site public open space.
- An area of land would be reserved for the provision of a two form entry primary school.
- Details of house types were shown. Some did fall below space standards, in particular the affordable units.
- The proposals would make a contribution to meeting housing targets.
- In response to Ward Members' concerns, the following was reported:
 - Affordable housing was grouped together to make it more attractive to and more manageable for registered social landlords
 - There should not be any need for on street parking as all properties would have driveways and/or garages.
 - The original proposals had been revised to remove ginnels.
 - There would be standard two metre wide footpaths across the site.
 - Access had been amended to provide a curved roadway in to the site.
- The application was recommended for approval.

A local resident and Ward Member addressed the Panel with concerns and objections to the application. These included the following:

- The site was a historic breaking space between East and West Ardsley.
- The proposals would have an impact on vulnerable people whose homes bordered the site.
- The site was a safeguarded space.
- Impact on infrastructure – pressure on local GP surgery and schools.
- Traffic – East Ardsley was situated between two motorways and was already having problems with traffic flow at peak times.
- Reduced housing targets and whether this site should have a percentage downturn to match these.
- Impact of the number of houses and problems with traffic had not been previously considered.
- Problems with parking at other similar recent developments.
- Access to the school site would cause further traffic problems.

The applicant's representative addressed the Panel. Issues highlighted included the following:

- The site was considered to be a sustainable location for housing development.
- The proposed number of houses and access to the site was considered to be acceptable.
- There would be 15% affordable housing and 2 hectares of open space.
- The housing mix met local market demand.
- Consultation had been undertaken with local residents.
- Highways and traffic had been considered at the appeal of the outline application. There would be improvements to pedestrian crossings.
- The proposals constituted a sustainable development and there would be Community Infrastructure Levy contributions towards infrastructure provision.
- In response to questions from the Panel, the following was discussed:
 - 120 of the housing units did not meet space standards. This included all of the affordable housing units..
 - All properties would be sold on a freehold basis.
 - The open space was situated to keep the break between East and West Ardsley and also to separate from the listed church building.

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

- There was no policy with regard to size standards.
- The inspector had approved the outline planning permission without the school development.
- Concern regarding sustainability.
- Further discussion regarding the location of open space on the site.

RESOLVED – That the application be deferred to allow for further negotiations with the application in respect of:

- The layout of the development
- The pepper potting of the affordable housing units
- To seek greater compliance with the space standards

The application to be reported back to Panel for determination.

56 Application 17/06220/FU - 20 Weston Ridge, Otley, LS21 2EG

The report of the Chief Planning Officer presented an application for a detached dwelling with associated parking on land adjacent to 20 Weston Ridge, Otley.

Members visited the site prior to the meeting and site plans and photographs were displayed and referred to during the discussion of the application.

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

- The original design had been amended so the property would be of a red brick design to match the existing street scene and a hipped roof design would be used.
- Garden size was sufficient for both the proposed property and existing property.
- Arrangements for parking.
- Objections from a local Ward Councillor – these included a detrimental impact on the street scene and concerns regarding garden grabbing and a cramped design.
- The application was recommended for approval.

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

- Garden size was not policy compliant but met neighbourhood for living guidance. A larger garden would have caused harm to others amenity by overlooking.
- The hipped roof design as compared to the original plans was less harmful to the street scene.
- Previous refusal on size, referred to the size of the massing and not size of the rooms or floor space. There had been a reduction due to the change of the roof.

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

57 Application 17/04846/RM - Land to the North of the River Aire (Plots E/F), Kirkstall Forge, Abbey Road, Kirkstall

The report of the Chief Planning Officer presented a reserve matters application for 112 houses and apartments, 2,925 square metres of commercial space, amenity space and a new public square to form Phase 2 of the Kirkstall Forge Development (Plots E and F) on land to the north of the River Aire at Kirkstall Forge, Abbey Road, Kirkstall.

Members visited the site prior to the meeting and site plans and photographs were shown and referred to throughout the discussion of the application.

Further issues highlighted in relation the application included the following:

- The reserve matters was for appearance, layout, scale and landscaping.
- The second phase development included 112 dwellings; 3000 square metres of commercial floor space for retail, bar and restaurant; a park and a public square with a pavilion.

- The dwellings would be in stepped down terraces and there would be a central public square and a park area. Parking – there would be underground parking and some properties with garages.
- Landscaping, open spaces and public realm.
- Vehicle and pedestrian connections through the site were shown including arrangements for service vehicles.
- Materials to be used.
- The application was recommended for approval.

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

- Although not part of this application, there was an intention to develop the forge Square part of the site. Artefacts that reflected the heritage of the site would be displayed in the new pavilion.
- The accommodation would include 2, 3, 4 and 5 bedroom properties. These would meet space standards and there would be scope for these to be adaptable for peoples need and there would be suitable access for people with mobility problems.
- There would be charging points for electric vehicles.

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

58 Application 17/02312/RM - Land off Breary Lane East, Bramhope, Leeds

The report of the Chief Planning Officer presented a reserved matters application for 319 dwellings, a convenience store and public open space.

Members visited the site prior to the meeting and site plans and photographs were displayed and referred to throughout the discussion of the application.

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

- Outline planning permission was granted following an appeal. Members were now asked to consider means of access as well as layout, appearance, scale and landscaping.
- Access – there would not be access from Breary Lane. There would be a new roundabout off the A660 which would give access to the site.
- Location of the convenience store and play area.
- Reserved area for a school development.
- Landscaping plan for the site.
- Siting of affordable housing units.
- Examples of house styles and materials to be used.
- Vast majority of the dwellings met Neighbourhood for Living guidance.
- An objection from Woodland Trust regarding the size of the buffer between the site and woodland. There had not been any concern from the Council's Ecology team regarding this and it was felt that there was adequate fencing and space between.
- Additional concerns that had been raised by Ward Members.

- There would be an additional condition to remove permitted development rights for the conversion of garages.

Local Ward Councillors addressed the Panel with concerns and objections to the application. These included the following:

- The proposed development was close to the greenbelt, woodland and conservation area. It would be preferred to have larger buffer areas between.
- There was no current access through Spring Wood and this should remain the same.
- Trees and bushes at the duck pond should be retained.
- There had not been a response from Highways with regard to concerns about the proposed roundabout arrangements and road widths.
- No mention of vehicle charging points.
- Maintenance arrangements for the buffer zone.
- Infrastructure concerns, particularly if future plans for a new school do not come forward.
- In response to questions, the following was discussed:
 - The roundabouts would be too close to each other and lead to queued up traffic. There would also be a cumulative effect due to other developments and there needed to be further discussion with highways.
 - Preferences to have another pond on the site than an underground water retention tank; house styles to be of the same style of those on the periphery of the site and have affordable housing aimed at older people.

The applicant's representative addressed the Panel. The following issues were highlighted:

- The site had outline planning permission for up to 80 dwellings.
- Access to the site was considered to be acceptable by Highways.
- All dwellings on the site would have off road parking.
- The proposed layout of the site was formulated to respect the conservation area.
- Open space exceeded minimum levels and Spring Wood would be maintained and managed.
- The scheme was policy compliant with the provision of 35% affordable housing and would generate contributions of £3.3 million through the Community Infrastructure Levy.

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

- There would be no objection to the shop being finished in a rendered style.
- The style of design reflected that of Bramhope and the conservation area.

- Highways did not consider rat running to be a problem with the development.
- The applicant would be happy for bus shelters to match existing shelters in the village and construct a dry stone wall adjacent to the A660.
- There was insufficient space on site for a second pond.
- An appropriate planting and landscaping scheme would be used.
- Provision of play area and associated car parking and whether this was required.
- Windows and doors would be UPVC.
- Access arrangements were explained in further detail and alternatives that had been explored. This also included capacity for future development. There had been discussions with the Parish Council and Ward Councillors.
- It was suggested that the application be deferred for approval but subject to further consultation with Ward Members.

RESOLVED - That approval of the reserved matters (means of access, siting of the buildings, external appearance and scale of the buildings and the landscaping) application be deferred and delegated to officers in consultation with Ward Members, subject to further discussions concerning means of access and associated highways issues.

59 Application 17/03692/FU - Clarence Road, Horsforth, LS18 4LB

The report of the Chief Planning Officer presented an application for the demolition of existing extensions, shed and garages at Low Wood and Four Gables and the erection of 8 new dwellings with associated landscaping and parking at Clarence Road, Horsforth.

The application had been considered at the previous meeting of the South and West Plans Panel when it had been deferred to seek further clarification from the applicant over their intentions for future use of the office buildings at the site.

It was reported that the applicant had submitted further information since the publication of the agenda. They did not intend to re-occupy the office block and that the site would be sold off as a whole or in parts. They would not be completing the Section 106 agreement of the initial application as this did not make the scheme viable. Any proceeds of the sale of the site would go back to the charity.

Additional objections had also been received from a local resident

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

60 Date and Time of Next Meeting