

SOUTH AND WEST PLANS PANEL

THURSDAY, 12TH SEPTEMBER, 2013

PRESENT: Councillor J McKenna in the Chair

Councillors J Akhtar, J Bentley, A Castle,
R Finnigan, C Gruen, J Lewis, C Towler,
P Truswell, J Walker and R Wood

47 Apologies for Absence

Apologies of absence were submitted on behalf of Councillor M Coulson.
Councillor J Lewis was in attendance as substitute.

48 Minutes

RESOLVED – That the minutes of the meeting held on 15 August 2013 be confirmed as a correct record subject to the following amendment:

That Councillor J Walker's apologies for absence be recorded.

49 Declarations of Disclosable Pecuniary and other Interests

There were no declarations of interest.

50 Application 10/05048/EXT - Land at Temple Green, East Leeds Link Road, LS10

The report of the Chief Planning Officer presented an application for the extension of time for outline planning permission.

The report of the Chief Planning Officer presented an application for the extension of time for outline planning permission for warehouse and distribution development with car parking and landscaping.

Site plans were displayed.

Issues highlighted in relation to the application included the following:

- The site forms part of the Aire Valley Enterprise Zone and is situated at a key strategic site next to the M1.
- Previous planning history of the site and timescales for development.
- The site had continued to be marketed but as yet there had not been any interest.
- The site needed significant investment for remediation works.
- It was requested to extend the time limit for a further two years.
- Requested changes to the draft Section 106 proposal.

- Reference to ongoing negotiations.

RESOLVED – That the application be approved as per the Officer recommendation outlined in the report. However, the application to be determined at the North and East Plans Panel to be held on 3 October 2013.

51 Application/13/01941/RM - Land at Bruntcliffe Road, Morley, LS27 0QG

The report of the Chief Planning Officer presented a reserved matters application to erect 173 dwellings on land at Bruntcliffe Road, Morley.

Site plans were displayed.

Issues highlighted in relation to the application included the following:

- The site would consist of a mix of 2, 3 and 4 bedroom dwellings with affordable housing mixed throughout the site.
- Open space would be delivered as part of the Section 106 agreement.
- Members were reminded of issues raised at Plans Panel in July 2013 and amendments made to the application.
- Further representations that had been received.
- Reference to meetings with local Ward Members and concerns expressed

A local resident addressed the Panel with objections to the application. These included the following:

- Loss of farm land.
- Pressure on local schools – many were already full or close to capacity.
- Traffic problems – any entrance to the site would cause problems on the A650 which was already too busy.
- There were too many houses proposed for the development.
- Noise monitoring of the motorway had not been carried out correctly.
- In response to Members questions it was further reported that roads between the A650 and Junctions 27 and 28 of the motorway were often congested with no access for emergency service vehicles and that there was a lack of facilities including Doctors in the area.

The Chair of the Panel made it clear that many of the matters raised related to the principle of the development which had already been approved and that Members were considering the detailed reserved matters in this application.

The applicant addressed the meeting. He informed the Panel that concerns raised at the July meeting had been comprehensively addressed with design changes that were sympathetic to the conservation area and agreement to extra conditions. Subject to approval, the development would commence at the earliest opportunity and the use of local labour, including apprenticeships would be sourced. In response to questions from Members' he confirmed that

green space within the site would be maintained via a management agreement and any shared spaces within the site fell within the Council's design guidelines.

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

- Removal of permitted development rights.
- Guidelines on footpath requirements where there are shared spaces.
- Access to the Masonic Lodge.

RESOLVED - That the application be approved as per the Officer recommendation outlined in the report subject to the removal of permitted development rights for larger single storey rear extensions.

52 Application 13/00625/FU - Land off Daisy Hill Close, Morley

The report of the Chief Planning Officer referred to Application 13/00625/FU – 14 detached houses with associated car parking and landscaping on land off Daisy Hill Close, Morley.

The application had been considered at the previous meeting of South and West Plans Panel when it had been resolved to defer the decision to allow for a further report to be brought with reasons for refusal, these reasons regarding sustainability issues.

The Panel's attention was drawn to the further sustainability information contained in the report and the need for consistency in decision making. The Head of Planning Services reported on information received from Metro regarding the capacity of rail services on the main commuter lines into the city and a recent appeal decision by the Secretary of State in Dawlish in Devon for 350 homes on farmland outside any defined settlement where the conclusion reached was that the scheme represented "sustainable development". Members were strongly advised that should the application be refused, it was unlikely that the Council would be successful in defending an appeal.

Concern was expressed by Members regarding the grounds upon which they had previously indicated that they would refuse the appeal and that these would not be considered strong enough grounds for refusal.

RESOLVED - That the application be deferred and delegated to the Chief Planning Officer for approval subject to the conditions specified in the August panel report, any other conditions considered necessary including a condition survey pre and post construction of Margaret Close with any damage made good by the developer and the completion of a Section 106 agreement to include an education contribution of £32,736 and a greenspace contribution of £21,156. In the circumstances where the Section 106 agreement has not been completed within 3 months of the resolution to grant planning permission the final determination to be delegated to the Chief Planning Officer.

53 Application 13/02965/OT - Land at Victoria Avenue, Horsforth

The report of the Chief Planning Officer presented an outline application for residential development at Victoria Avenue, Horsforth.

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:

- Whilst the application was in outline only 6 houses were being proposed -tThe indicative layout showed 4 detached houses and a pair of semi-detached houses.
- The application had been brought to Panel at the request of local Ward Councillors due to local interest and concerns regarding access to the site.
- There had been a number of representations received. Concerns included increased traffic and loss of recreation land.
- Concern regarding access to the adjacent SHLAA site.

In response to Members comments and questions, the inclusion of a condition in relation to construction traffic was discussed along with the number of proposed dwellings on the site being restricted to 6 only.

RESOLVED - That the application be approved as per the Officer recommendation outlined in the report with further conditions regarding a construction management plan and restricting the development to 6 dwellings.

54 Application 13/03169/FU - St Michael's court, Shire Oak Street, Headingley

The report of the Chief Planning Officer presented an application for the change of use of part of ground floor and extension to side of part of medical centre to form restaurant at St Michael's Court, Shire Oak Street, Headingley.

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

Issues highlighted in relation to the application included the following;

- The rest of the building was occupied by the Headingley Medical Centre.
- The proposals would include an outdoor seating area and extension.
- There had been a number of objections to the application which included close proximity of residential properties, increased traffic and parking.
- Proximity of the proposed NGT route and Headingley stop.
- The application was recommended for approval.

A local resident addressed the meeting with concerns to the application. These included the following:

- Traffic, parking and pedestrian safety. The premises was near to the most congested area of Otley Road and was also affected by school traffic. It was felt that people would use cars to access the site and the nearby car park at the Arndale Centre closed at 10.00 p.m.
- The building was close to residential properties and many elderly residents lived within an audible distance.
- There had been a tenfold increase of similar businesses in the area over the past ten to fifteen years.

The applicant's agent addressed the meeting. He raised the following issues:

- There had been significant consultation with residents and officers prior to the application.
- The property had been empty for two years and it had not been possible to attract a retail operation.
- The proposal could create up to 30 local jobs.
- Alcohol sales only accounted for approximately 2% of turnover.
- There was some parking available and the Arndale Centre parking was available till 11.00 p.m.
- Conditions had been agreed regarding delivery times.

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

- Licensing issues – there would need to be a further change of use should the sale of food no longer be carried out at the premises.
- Concerns over traffic and parking in Headingley, particularly during the daytime.

RESOLVED - That the application be approved as per the Officer recommendation outlined in the report and further to additional conditions regarding a boundary treatment for the outdoor area and local employment.

55 Date and Time of Next Meeting

Thursday, 10 October at 1.30 p.m.