



Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 27th March 2014

Subject: 13/03881/FU– Four detached houses to paddock at Jewitt Lane, Collingham, Leeds, LS22 5BA

APPLICANT

Lady Elizabeth Hastings
Estate Charity

DATE VALID

19th September 2013

TARGET DATE

14th November 2013

Electoral Wards Affected:

Harewood

Yes

Harewood
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: GRANT PERMISSION subject to the following conditions:

1. Time limit
2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.
3. Sample of all walling and roofing materials to be submitted.
4. Construction of stonework shall not be commenced until a sample panel of the stonework to be used has been approved in writing by the Local Planning Authority.
5. Areas used by vehicles to be laid out, surfaced and drained.
6. Existing trees on site shall be protected during the construction period.
7. Constriction methodology detailing works within or close to RPA zones to be submitted.
8. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority.
9. Hard and soft landscaping works shall be carried out in accordance with the approved details.
10. Details of all walls and fences shall be submitted.
11. The visibility splay shown on the approved plan shall be implemented and retained for the lifetime of the development.
12. The visibility splay shall be kept clear of all obstruction.

13. Details of contactors parking and loading and unloading of materials and equipment shall be submitted.
14. Details of bat roosting and bird nesting opportunities (for species such as House Sparrow, Starling, Swift, Swallow and House Martin) to be provided within buildings and elsewhere on-site.
15. No site clearance or removal of any trees, shrubs or other vegetation shall be carried out during the period 1 March to 31 August inclusive.
16. An up to date badger survey will be carried out and a Mitigation Plan agreed with the LPA to avoid any potentially adverse impacts on badgers during the construction phase.
17. If the tree identified as having bat roost potential at Target Note 4 in Figure 2 of the Ecological Appraisal Revision is not removed before April 2014 an up to date bat roost survey shall be carried out between May and August.
18. Details of a feasibility study into the viability of soak-aways on the site shall be submitted. This should include a number of soakaway tests across the site, carried out in accordance with BRE Digest 365.
19. Details of a scheme detailing surface water drainage works shall be submitted and implemented.
20. A scheme for preventing run-off from the site during the construction phase shall be submitted.
21. The surface water drainage scheme shall be implemented in accordance with the approved details.
22. Details of bins storage details at the pick-up point shall be submitted.
23. The Public Footpath No.7 Collingham is shown on the approved should remain on this line and a 2 metre wide footpath to a specification approved by the Rights of Way Section should be provided.
24. Planning permission to be obtained before any extensions, garages (not shown on the approved plans) are erected.
25. Details of existing and proposed levels.
26. Details of height of rooflights in rear elevations.
27. Details of refuse turning area to be submitted.

1.0 INTRODUCTION

- 1.1 This application is brought to Plans Panel at the request of Councillor Rachael Procter who has expressed concerns relating to the loss of this green space and the potential impact on visual amenity and with regards to the impact on highway safety. The Councillor has requested that Panel Members visit the site.

2.0 PROPOSAL

- 2.1 The application seeks permission to construct four dwellings within this paddock site which will be accessed off Jewitt Lane. The dwellings will be of a traditional design with pitched roofs and dormers. Due to the gradient of the site the dwellings will appear as single storey bungalows from Jewitt Lane. The northern elevations of the dwellings facing Hollybush Green will take a two storey form.
- 2.2 Although, there are slight design differences between the proposed dwellings, there are generally similar in scale and form. The dwellings measure 14m in width and 7.5m in depth. Taking a management from the lower ground level to the ridgeline, the dwellings measure 9m in height.
- 2.3 Plot 1 features an integral garage and the other three plots will feature detached garages. The front elevations of the detached garages will appear as single storey structures. To the rear, the garages will feature a lower ground level. The garages will measure 6.1m x 6m.

3.0 SITE AND SURROUNDINGS:

- 3.1 The site is situated immediately to the western side of Jewitt Lane within the village of Collingham. The site is an open grassed paddock which slopes down from Jewitt Lane towards the dwellings of Hollybush Green to the north. There are a number of mature trees within the site and along the Jewitt Lane boundary, some of which are protected by a Tree Preservation Order (TPO). The dwellings of Hollybush Green adjoin the site to the north and are set at a lower level to the application site. The dwelling of Hill Top is located to the south and is well screened by mature trees. The area beyond the southern and western boundaries is Green Belt land.
- 3.2 Jewitt Lane itself is rural in character with the dwellings along the lane being mainly of random stone construction with a varied scale and design. The Collingham and Linton Village Design Statement describes Jewitt Lane as the only road leading up the hill that is not a cul-de-sac, with stone detached houses built after the Second World War set well back from the lane with a wide grass verge on the west side. There is a public footpath that runs north/south through the site from Jewitt Lane leading through into Hollybush Green in between two detached houses.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 None

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The initial comments received by the Highways Officer required further information to be submitted showing that adequate visibility at the access to the site can be achieved and thereafter maintained. Following the request made by Highways, the applicant submitted revised drawings to show that the level of visibility that can be achieved and maintained.
- 5.2 The Landscape Officer initially had reservations relating to the potential shading caused by the trees particularly to Plots 2 and 3, and with regards to the garage of Plot 1 and a small section of the proposed access road being positioned close to and within the Root Protection Zones. After further deliberation the Landscape Officer felt that the distances the dwelling maintain from TPO trees will ensure the level of shading that will be experienced will not put future pressure on them to be removed. With regards to the works proposed close to the RPA zones of the trees, the Landscape Officer feels that any potential harm can be overcome via a condition requesting the submission of a construction methodology.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 The application has been advertised as affecting a Public Right Of Way via a site notice posted on 04.10.2013
- 6.2 The application was also advertised within the Boston Spa and Wetherby News on 10.10.2013
- 6.3 34 Objection letters have been received raising the following comments;
- The development will create highway safety issues on Jewitt Lane which is a fairly narrow road.

- The visibility at the proposed access point is substandard and will raise highway safety concerns.
- The loss of this open green-field will have a negative impact on the character of the area.
- The proposal dwellings will have a negative impact on the character of the area.
- The development will overlook neighbouring dwellings.
- Jewitt Lane and the A58 cannot cope with further traffic.
- A public footpath runs through the site.
- Contrary to what the supporting document suggest, bats are present on the site.
- The proposal will harm local wildlife
- The proposal will block views of the valley from the neighbouring dwelling Beech View.
- In a public meeting held in 2012 concerning the Neighbourhood Development Plan this site was deemed not suitable for development.
- The Neighbourhood Development Plan is still being drafted and this site is still under consideration within the plan.
- The site is within the Green Belt and therefore should not be developed.
- The existing drainage system will not be able to fully cope with the additional dwellings.
- The surface water runoff from the site overflows onto Hollybush Green.
- The proposed drainage system will damage TPO trees.
- The proposed development will affect TPO trees.

6.4 **Collingham with Linton Parish Council** objects to the application on the following grounds;

- The site is not currently allocated for housing.
- The Leeds Site Allocations Options and Issues Report classed this site as unsuitable for housing in June 2013.
- The Collingham Neighbourhood Plan Report on Site Allocations classed this site as unsuitable for housing.
- The proposal will not bring substantive economic, social or environmental benefits.
- The site has intrinsic value as amenity space and is an important visually and historically to Collingham.
- Collingham's existing infrastructure cannot cope with additional family homes.
- There are more appropriate sites available within the built environment of Collingham.
- Lack of community engagement on part of the developer.
- The housing land supply issue in Leeds is not a significant material consideration.

- 6.5 **Collingham with Linton Parish Council** also comments that should the Local Planning Authority be minded to grant planning permission then the following should be considered:
- Restrictions should be placed on delivery vehicles and plant using Jewitt Lane.
 - Bridleway should be improved as part of the development.
 - The existing woods should receive substantial maintenance and planting in accordance with agreed schemes.
 - Trees remaining on the site be maintained and protected through an appropriate management plan.
 - Suitable habitats be created for bats and other species that may be present on the site.
 - The 30mph speed limit be extended to include the site access and beyond to the brow of the hill on Jewitt Lane.
 - Appropriate areas for waste collection bins to be stored on collection days close to the access.
 - Windows facing the existing properties should be in frosted glass.
 - Appropriate community lighting should be provided to encourage pedestrian access to Collingham.
- 6.6 The Open Space Society objects to the proposal on the basis that the proposal may cause obstruction to a Public Right of Way.

7.0 CONSULTATIONS RESPONSES:

- 7.1 Highways- No objection, as the applicant has provided drawings that show adequate visibility can be provided at the access point to the site. A condition should be imposed to ensure the visibility splay is kept clear of obstruction.
- 7.2 Public Right of Way comments that Public Footpath No.7 Collingham is shown on the landscape plan on its original line. The footpath should remain on this line and a 2 metre wide footpath to a specification approved by the rights of way section should be provided. A Temporary Traffic Regulation Order may be required in the interests of public safety whilst the work is taking place. All other rights of way should be open and available to the public at all times.
- 7.3 Land Contamination- No objection, subject to conditions.
- 7.4 Mains Drainage- No objections, subject to conditions being imposed that ensure the proposed drainage meets minimum standards.
- 7.5 Nature Conservation- The ecological survey has revealed that the site has some value for foraging/commuting bats and possibly Badgers and nesting birds. Therefore, a number of conditions should be attached to ensure protected wildlife is not put at risk from the development.

8.0 PLANNING POLICIES:

8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Leeds currently comprises the Leeds Unitary Development Plan (Review 2006) which is supplemented by supplementary planning guidance and documents. The Development Plan also includes the Natural Resources and Waste Development Plan Document (2013): Developments should consider the location of redundant mine shafts and the extract of coal prior to construction.

Local Planning Policy

8.2 Relevant planning policies in the Leeds Unitary Development Plan (Review 2006) are listed below:

- Policy GP5 - refers to development proposals should seek to avoid loss of amenity.
- Policy H4 - refers to housing on other sites not identified in the UDP.
- Policy BD5 - refers to new buildings be designed with consideration to both own amenity and surroundings.
- Policy N12 – refers to urban design
- Policy N13 – refers to design of new buildings
- Policy N23 – Open space and retention of existing features which make a positive visual contribution.
- Policy N24: Landscaping to improve transition between development and open land
- Policy N25 – refers to boundaries around sites
- Policy N26 – Requirement to provide landscaping details.
- Policy LD1 – Landscaping
- Policy T24 – Parking
- Policy T2 – highway safety
- Policy T5 - safe and secure access for pedestrians and cyclists should be provided to new development.

Supplementary Planning Guidance/Documents

8.3 Neighbourhoods For Living: A Guide for Residential Design in Leeds was adopted as Supplementary Planning Guidance by the Council in December 2003.

8.4 Street Design Guide Supplementary Planning Document (Main Report) was adopted in August 2009 and includes guidance relating to highway safety and design.

8.5 The Collingham and Linton Village Design Statement (VDS), Conserving new Infill development the VDS highlights the following:

- As part of recognising the local distinctive characters, any new infill development should respect the existing pattern and density of surrounding development. In particular, garden areas are recognised as making an important contribution to the character and appearance of an area, providing visual amenity benefits for local residents, contributing to both the spatial character and to the green infrastructure of the neighbourhood. Any proposal to develop on garden areas will be resisted and assessed against the impact the development will have

on these characteristics and the impact on both the site itself and the wider locality.

- Any infill development, or alterations and extensions to existing houses, including boundary walls and garages, should be designed to complement the existing or neighbouring houses in colour and materials including types of courses, bonding and pointing.
- Infill development should incorporate traditional local treatments of boundaries such as walls, fences, grass verges, hedges, and other planting, as appropriate to the size and type of building being built. In some cases this may reflect an existing 'open plan' layout. Existing boundary walls should be retained, especially if constructed of local stone.

Emerging Local Development Framework Core Strategy

- 8.6 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.
- 8.7 The Core Strategy has been the subject of independent examination (October 2013) and its policies attract some weight, albeit limited by the fact that the policies have been objected to and the Inspector's Report has yet to be received (currently anticipated in Spring 2014). The Inspector has produced a schedule of Main Modifications.
- 8.8 The following draft policies from the Core Strategy are considered relevant to the application:
- Spatial Policy 1: Location of new development
 - H2: New Housing Development on Non-Allocated Sites
 - H8: Housing for Independent Living
 - P10: Design
 - P12: Landscape
 - T2: Accessibility Requirements and New Development
 - EN1: Climate Change
 - EN2: Sustainable Design and Construction
- 8.9 The Site Allocations Plan Issues and Options for the Plan identifies the site as "red" (i.e. sites which are not considered suitable for allocation for housing) and makes the following comments in respect of the site:

"The site is within the existing settlement of Collingham, not within the Green Belt. However, Highways concerns regarding access to the site and the existing highway network. The site slopes significantly and mature trees surround the narrow entrance to the existing dwelling on site which reduces development potential."

It should be noted that these comments formed part of an initial site appraisal and at that time the capacity of the site was identified at 30 dwellings.

National Planning Policy

8.10 The National Planning Policy Framework (2012) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

8.11 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. It is considered that the local planning policies mentioned above are consistent with the wider aims of the NPPF.

8.12 Paragraph 50 of the NPPF states that authorities should plan:

"To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should ... plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)"

8.13 Para 49: Presumption in favour of sustainable residential development.

8.14 Para 56: Government attaches great importance to design of the built environment.

8.15 Para 58: Policies and decisions should aim to ensure developments:

- function to ensure quality over the long term;
- establish strong sense of place, creating attractive, comfortable places;
- optimise potential of site to accommodate development ;
- respond to local character and history ;
- create safe and accessible environments;
- visually attractive (architecture and landscaping).

8.16 With regards to biodiversity, the NPPF states that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principle:

- If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

9.0 MAIN ISSUES

- Principle of Development
- Townscape /Design and Character

- Impact on Residential Amenity
- Highway Safety
- Nature Conservation
- Public Right of Way
- Landscape
- Public Representations

10.0 APPRAISAL

Principle of the Development

- 10.1 This paddock is a greenfield site which is not allocated for housing. Policy H4 of the Unitary Development Plan Review (2006) deals with residential development on unallocated sites and regards developments that lie within the main and smaller urban areas as defined on the proposals map, or are otherwise in a demonstrably sustainable location will be permitted provided the proposed development is acceptable in sequential terms, is clearly within the capacity of existing and proposed infrastructure, and complies with all other relevant policies.
- 10.2 The application site does not lie within a Main Urban Area but falls within the village of Collingham which can be regarded as a village with public transport and road links to commercial centres including Wetherby. The site is also a short walk away from the small commercial centre of Collingham which amongst other services also features a doctors surgery, dental surgery, Post Office, Tesco Express and Newsagents. Therefore, it is considered that the application site is in a reasonably sustainable location.
- 10.3 Given the fact that the site is in a sustainable location and that the scheme is for just four additional dwellings, it is not considered that this particular proposal would be harmful to the overall housing policy of the Council in seeking to direct residential development to the main urban areas, brownfield sites and the regeneration areas in particular. Therefore, the proposal is considered acceptable and to comply with the initial parts of policy H4 provided that it also complies with all other relevant policies.
- 10.4 Some of the objections make reference to the fact that the proposal would be contrary to the Site Allocations Plan Issues and Options Development Plan Document (DPD) which identifies the site as “red” (i.e. sites which are not considered suitable for allocation for housing). However, the DPD made reference to a theoretical site capacity of up to 30 dwellings based upon an average density calculation. Clearly, it is considered that a proposal for approximately 30 dwellings would not be acceptable on this particular site due a number of constraints including the impact on trees, highway safety and upon the character of the area. A proposal for only 4 houses is considered not to have any adverse impact upon these site constraints and is considered to be acceptable.

Townscape / Design and Character

- 10.5 The National Planning Policy Framework states that “good design is indivisible from good planning” and authorities are encouraged to refuse “development of poor design”, and that which “fails to take the opportunities available for the improving the character and quality of an area and the way it functions, should not be accepted”. This focus on good design is replicated within local policies and the creation of high quality residential development which responds positively to its context is strongly encouraged. The scale, design and material of any redevelopment or new development must be appropriate to the area in which it is located.

- 10.6 This section of Jewitt Lane is fairly rural in character and the dwellings in the area are generally detached large family houses built of stone and feature traditional design styles with pitched roofs and front gables, set in generous plots. Like the existing dwellings on street, the proposed dwellings will also be detached structures, of stone construction with pitched roofs set in generous plots. Therefore, it is considered that the proposed dwellings will not appear out of character with the area. Furthermore, a good separation between each property is proposed creating a layout that would not appear overly congested within the context of the area.
- 10.7 From Jewitt Lane, the dwellings will appear as a single storey structures and whilst also taking in to account the differences in ground levels with the dwellings being set at a lower level than Jewitt Lane itself, the over 30m setback from Jewitt Lane and the substantial landscaping present along the site frontage, it is considered that the dwellings will not appear prominent from Jewitt Lane and therefore the visual impact of the dwellings will not be significant. Although, there will be some views of the proposed dwellings from Millbeck Green, views of the proposed dwellings will be limited and the dwellings will not appear prominent from street level. Therefore, it is considered that the proposal will not harm the character of the area.
- 10.8 The comments made by the Parish Council, Ward Councillors and members of the public concerning the intrinsic visual value of this open space and its contribution to the character of the area, is noted. Although the site is fairly open, views of the site from Jewitt Lane is limited due to the significant trees being located along the frontage and the fact that the site is set at a lower level than Jewitt Lane itself. From Hollybush Green views of the site are obstructed by the two storey dwellings. Therefore, from areas of the highways and large sections of the village the site is not visible.
- 10.9 The members of the public also state that the dwellings will be visible from the Public Right of Way that goes through the site. Given the limited amount of development is being proposed and that much of the existing vegetation will be retained, coupled with the fact that only a small section of the open-countryside is being lost, it is not considered that the proposed development will not significantly harm the overall visual value of Collingham for walkers. It should also be noted that the Inspector in the previous UDP review, when the site was part of the Green Belt, concluded that the site does not fulfil and Green Belt purpose. One of the main purposes of the Green Belt is to **'preserve the setting and special character of historic towns'**. Therefore, in effect that Inspector found that the contribution this site makes to the setting and special character of Collingham is minimal.
- 10.10 Given the site abuts the open Green Belt to the south and west, in accordance with UDPR consideration needs to be given to how it will be seen from the landscape. Policy N24 of the UDPR states that where new development abuts the Green Belt their assimilation into the landscape must be achieved as part of the scheme. Policy N24 goes on to say that if existing landscaping does not achieve this then a new landscaping scheme should be implemented.
- 10.11 The site is adequately screened and buffered from the Green Belt by the trees located along the southern and western boundary. Therefore, it is considered that that the existing landscaping will adequately assimilate the development in to the landscape and new landscaping will not be required.

Impact on Residential Amenity

- 10.12 In order to be considered acceptable new residential development must provide adequate standard of living for those occupying the new dwellings. Care must also be taken to ensure that the existing residential amenity of those living close to the development is not unreasonably affected.
- 10.13 It is considered that an acceptable standard of living will be provided for the future occupants of the site and the standard of living proposed falls in line with the guidance provided within the SPG Neighbourhoods for Living. The dwelling will be served by adequate off street parking spaces, safe access and adequate private garden space to the rear. Internally, all bedrooms and living space will be served by windows with adequate outlook.
- 10.14 The development, within the context of the local area, proposes a layout that enables acceptable spacing between dwellings without creating any infringement onto the residential amenity of future occupants of the proposed houses. Separation distances to the boundaries and main aspects are considered to be acceptable and are in the most compliant with those detailed in guidance.
- 10.15 A number of the residents have expressed concerns relating to the potential overlooking issues resulting from the rear aspect windows of the proposed development facing the dwellings of Hollybush Green, particularly as the dwellings are positioned at a higher level than Hollybush Green. The traditional minimum distance guidance outlined in the SPG: Neighbourhoods for Living states that ground floor Main Windows serving living rooms and dining rooms should be positioned 10.5m away from the boundaries and Secondary Windows serving bedrooms and ground floor kitchens should be set 7.5m away from boundaries.
- 10.16 The closest property to Hollybush Green is Plot 3, the first floor bedroom windows of which will be set 11m from the rear boundary. At ground floor level, the dining room window of the single storey rear extension will be 7m away from the rear boundary. Although, the separation distance maintained by this dining room window is 0.5m out of guidance, the 1.8m high boundary treatment along the northern boundary will provide adequate screening and will offset the overlooking concerns. The other dwellings will maintain a greater separation distance from Hollybush Green than Plot 3; therefore no overlooking issues are likely to arise from these windows.
- 10.17 Concerns raised by the members of the public also reflect on the fact that the rear windows will also overlook the internal areas of the dwellings beyond the northern boundary. Plot 3 (the closest property to the northern boundary) will be positioned almost 28m from the dwelling directly opposite with the other dwellings proposed being positioned a greater distance away. It is considered that the separation distance is more than adequate to ensure the privacy of the internal areas of the dwellings on Hollybush Green is not compromised even when taking into account the differences in ground levels.
- 10.18 It is considered that due to the separation distances mentioned above, it is not considered that the proposal will harm the amenity of the dwellings on Hollybush Green by way of dominance or overshadowing.
- 10.19 The other dwelling situated close to the development is Hill Top located to beyond the southern boundary of Plot 2, 3 and 4. Hill Top is well screened from the application site by mature trees and whilst also taking into account the separation distances maintained, it is considered that the proposed dwellings will not overlook, overshadow

or over-dominate Hill Tops. No other dwellings are likely to be affected as a result of the development.

Highway Safety

- 10.20 Following revised drawings being produced showing that adequate visibility from Jewitt Lane can be achieved, Highways have concluded that the proposed development for four houses will not raise significant highway safety concerns. Condition should be imposed to ensure the visibility splays shown on the plans are maintained.

Nature Conservation

- 10.21 The Ecology Survey has identified that the site has some value for foraging/commuting bats and possibly Badgers and nesting birds. The Nature Conservation Officer has assessed the scheme and has raised no objection subject to conditions being imposed to ensure adequate measure are taken to protect the identified wildlife during and after the construction period. Subject to the recommended biodiversity conditions listed at the head of the report being imposed, it is considered that the proposal does not pose a significant risk to protected wildlife.

Public Right Way

- 10.22 A Public Right of Way runs through the site which is shown to be retained. The Public Rights of Way team has raised no objection to the scheme provided that suitable conditions are imposed to ensure the footpath is retained on the same line and a 2 meter wide footpath to a specification approved by the rights of way section is provided and implemented.

Landscape

- 10.23 A number of the trees along the southern boundary of the site are protected by a TPO. The Landscape Officer has assessed the scheme and has identified two areas where development comes close to or within Root Protection Area (RPA) of TPO trees; namely a section of the attached garage of Plot 1 and the section of the drive close to tree labelled T18. However, the Landscape Officer concedes that only a small area of the RPA of the trees in question will be affected and therefore through appropriately worded conditions the harm to the trees can be minimised.

Public Representation

- 10.24 The comments made by members of the public, Ward Cllrs and the Parish Council (PC) that the development will create highway safety issues and will increase traffic on Jewitt Lane and on the A58 has been evaluated by the Highways Officer who has raised no concerns.
- 10.25 The concerns raised by the Parish Council and Ward Cllrs concerning the loss of this open green-field and its negative impact on the character of the area, has been addressed in the report. It is considered that, due to the limited views of the site from public vantage points and the small scale of the development, the proposed loss of the site to development will not harm the character of the area.
- 10.26 The comments made by Ward Cllrs concerning the long distance views of the development, is noted. Whilst it is acknowledged that the proposal may be visible

from vantage points some distance away, it is considered that the development of just four houses seen in the context with the other dwelling on Jewitt Lane will not appear at odds with the character of the area.

- 10.27 The issue raised concerning the harmful impact of the dwellings on the character of the area, has been addressed in the report. It is considered that the proposed dwellings will be of a design and scale which is in keeping with the character of the area.
- 10.28 The comments made that a public footpath runs through the site, is noted. The public footpath is proposed to be retained.
- 10.29 Members of the public highlight that contrary to what the supporting document suggests, bats are present on the site. Members of the public also highlighted that local wildlife will be harmed. The supporting documents acknowledge the potential for bats and other protected species using the site. These issues has also been evaluated by the Nature Conservation Officer who has raised no concerns subject to conditions that are listed at the head of this report being imposed.
- 10.30 The occupant of Beech Wood has highlighted that the proposal will block views of the valley. Beech Wood is positioned at a higher level to the proposed dwellings and some distance away. Therefore, it not considered that the proposed dwellings will block views from Beech Wood
- 10.31 The comments made by the Parish Council and members of the public concerning the site not being deemed suitable for housing within the Neighbourhood Development Plan and the fact that the Leeds Site Allocations Process deemed this site to be not suitable for development, is noted. However, these documents hold no weight in the decision making process and are not material planning considerations.
- 10.32 The comment made that the site is within the Green Belt and therefore should not be developed, is incorrect. The site is not in the Green Belt.
- 10.33 The issues raised concerning the ability of the existing drainage system to be able to cope with the additional dwellings and with regards to flooding, has been evaluated by the Flood Risk Management Section who have raised no objections subject to conditions.
- 10.34 The concern raised relating to the impact of the development on TPO trees, is noted. This issue was investigated by the Landscape Officer who has raised no concerns.
- 10.35 The comments made by the Parish Council that the site is not currently allocated for housing, is noted. Although, the site is not allocated for housing, the site is situated in a sustainable location and is thus acceptable for development.
- 10.36 The comments made by the Parish Council that the proposal will not bring substantive economic, social or environmental benefits, is noted. However, whether or not the proposal will be of any benefit is not a material planning consideration. The planning process seeks to ensure that the proposal does not have a harmful impact.
- 10.37 The comments made that the existing infrastructure will not be able to cope with additional family homes, is noted. However, it is considered that four new family homes will not put an unreasonable strain on existing infrastructure.

- 10.38 The comments made that there are more appropriate sites available within the built environment of Collingham, is noted. However, it has been determined that this small scale development is acceptable on this site and a sequential test to establish if any other sites are available is not required for such a small development.
- 10.39 The concern raised with regards to the lack of community engagement on the part of the developer, is noted. Although it is best practice for developers to engage with members of the public, engaging with the public is not essential and therefore the proposal cannot be reduced on this issue.
- 10.40 The comments made by the Parish Council that the housing land supply issue in Leeds is not a significant material consideration, is not correct. This is a material issue.
- 10.41 The Parish Council comments that restrictions should be placed on delivery vehicles and plant using Jewitt Lane, that suitable habitats should be created for bats and other species, that appropriate areas for waste collection bins should be constructed and that the Public Right of Way Should be improved. These issues will be addressed via conditions.
- 10.41 The Parish Council comments that the existing woods should receive substantial maintenance and planting in accordance with agreed schemes and that trees should be protected. Although, conditions will be attached to erasure the existing trees on the site are protected throughout the construction process, it is felt that more planting on the site is not required.
- 10.42 The comment made that the 30mph speed limit be extended to include the site access and beyond to the brow of the hill on Jewitt Lane, is noted. Highway Safety issues including issues relating to speed limits were evaluated by the Highways Officer who did not feel that such a measure is necessary.
- 10.43 The comments made also highlight that windows facing the existing properties should be frosted. Issues of overlooking have been addressed in the report and it is considered that the windows facing existing dwellings will raise no significant overlooking concerns and therefore do not need frosting.
- 10.44 The comments made that appropriate community lighting should be provided to encourage pedestrian access to Collingham, is unreasonable. Asking the applicant to provide additional lighting for the community cannot be justified for such a small development.

11.0 CONCLUSION

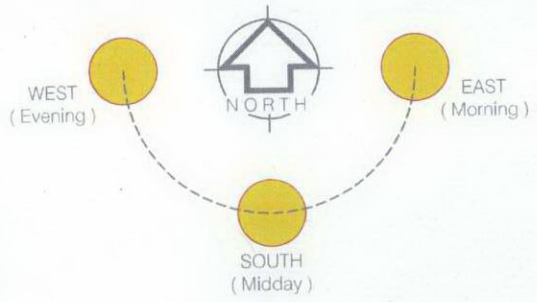
- 11.1 The applicant seeks permission to construct four new dwellings on this greenfield site. It is considered that the proposal is acceptable in principle and will not harm the character of the area. Furthermore, it is considered that the proposal will not have a significant detrimental impact on neighbouring residential amenity or upon highway safety. Therefore, it is recommended that permission should be granted.

Background Papers:

Application file: 13/03881/FU
Certificate of Ownership: Signed by Agent Stephen Courcier on behalf of the owner Carter Jonas.

Proposed Residential Development at Jewitt lane, Collingham, Leeds.

13/03881 -



Schedule of Accommodation

- Plot 1 - 5 Bed 1.5 / 2.5 Storey 2700 SqFt
- Plot 2 - 5 Bed 1.5 / 2.5 Storey 2700 SqFt
- Plot 3 - 5 Bed 1.5 / 2.5 Storey 2700 SqFt
- Plot 4 - 4 Bed 1.5 / 2.5 Storey 2600 SqFt



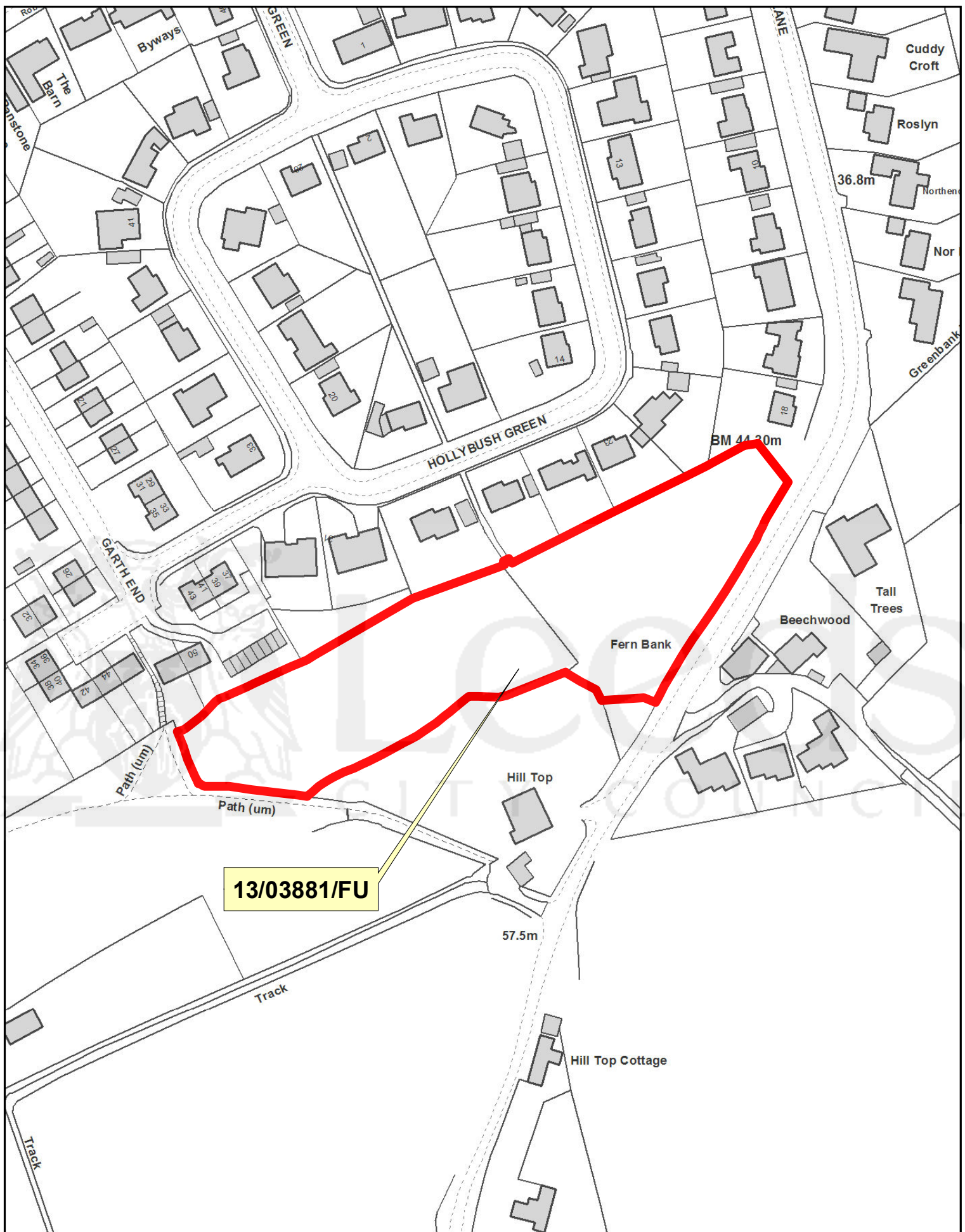
| | | | |
|-----|----|--|----------|
| B | JD | Tree No 23 retained. | 23.05.13 |
| A | JD | Tree survey canopy and root protection zones indicated. Plots 3 and 4 moved. | 13.05.13 |
| Rev | By | Note | Date |



PROJECT: Jewitt Lane, Collingham, Leeds
 TITLE: Proposed Site Layout
 CLIENT: Carter Jonas
 DATE: 17.01.13 SCALE: 1:500@A
 DWG. NO: Y81:863.02 REVISION: B
 DRAWN: JD CHECKED: JD

DO NOT SCALE FROM DRAWINGS. ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECTS. COPYRIGHT RESERVED

Proposed Site Layout



NORTH AND EAST PLANS PANEL

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PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/1500

