



## Report of the Chief Planning Officer

### NORTH AND EAST PLANS PANEL

Date: 17<sup>th</sup> April 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

19<sup>th</sup> September 2013

#### TARGET DATE

14<sup>th</sup> November 2013

#### Electoral Wards Affected:

Harewood

Yes

Harewood  
(referred to in report)

#### Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

### RECOMMENDATION: The following suggested reasons for refusal are set out for Members consideration:

1. The Local Planning Authority considers that the proposed dwellings, owing to their siting in relation to Hollybush Green and their elevated position, would appear dominant and would overlook and affect the privacy of the dwellings on Hollybush Green that adjoin the site to the north. Therefore, it is considered that the proposal will have an unacceptable impact upon the living conditions of neighbours, contrary to Policy GP5 of the Council's Unitary Development Plan (Review 2006) and with the guidance contained within SPG 13: Neighbourhoods For Living and with the advice contained within the NPPF.
2. The Local Planning Authority considers that in the absence of a satisfactory landscaping scheme the proposal to remove vegetation within the visibility splay at the access point would be harmful to the rural character of the area which is defined by high levels of trees and vegetation. Therefore, it is considered that the proposal will be contrary to Policies GP5 and LD1 of the Council's Unitary Development Plan

(Review 2006) and with the guidance contained within SPG 13: Neighbourhoods For Living and with the advice contained within the NPPF.

3. The Local Planning Authority considers that the proposal would represent an unsustainable form of development owing to the lack of proximity to the public transport network and lack of dedicated pedestrian facilities, contrary to Policies GP5, H4, T2 and T5 of Council's Unitary Development Plan (Review 2006) and with the advice contained within the NPPF.

## **1.0 SUMMARY**

- 1.1 The application was considered at Plans Panel on 27<sup>th</sup> March 2014. Members resolved not to accept the officer recommendation that planning permission be granted. Members considered the proposal and expressed concern regarding the harmful impact the proposed development will have on the neighbouring dwellings of Hollybush Green. Concerns were raised with regards to the potential overlooking issues that may arise particularly as the proposed dwellings are set in an elevated position above Hollybush Green therefore allowing significant views of the dwellings that adjoin the northern boundary of the site. It was requested that the application be reported back to Plans Panel with suggested reasons for refusal.
- 1.2 Members also raised concerns with regards to the loss of vegetation at the access point to the site. The removal of the vegetation is necessary for the achievement of adequate visibility and to appease highway safety concerns. It was considered that, in the absence of appropriate replacement planting, the loss of vegetation will have an adverse impact on the rural character of the area. In addition, Members also raised concerns over the distance to the public transport network and lack of pedestrian facilities along Jewitt Lane.
- 1.3 With the agreement of Members, it is suggested that the application be refused for reasons set out at the head of this report.

### **Background Papers:**

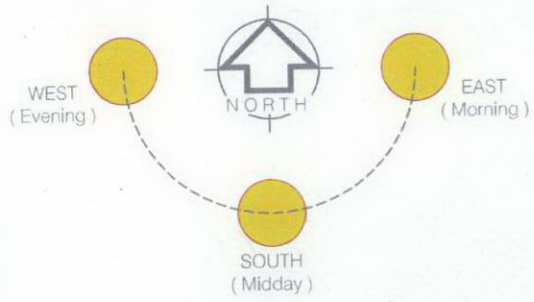
Application file: 13/03881/FU

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



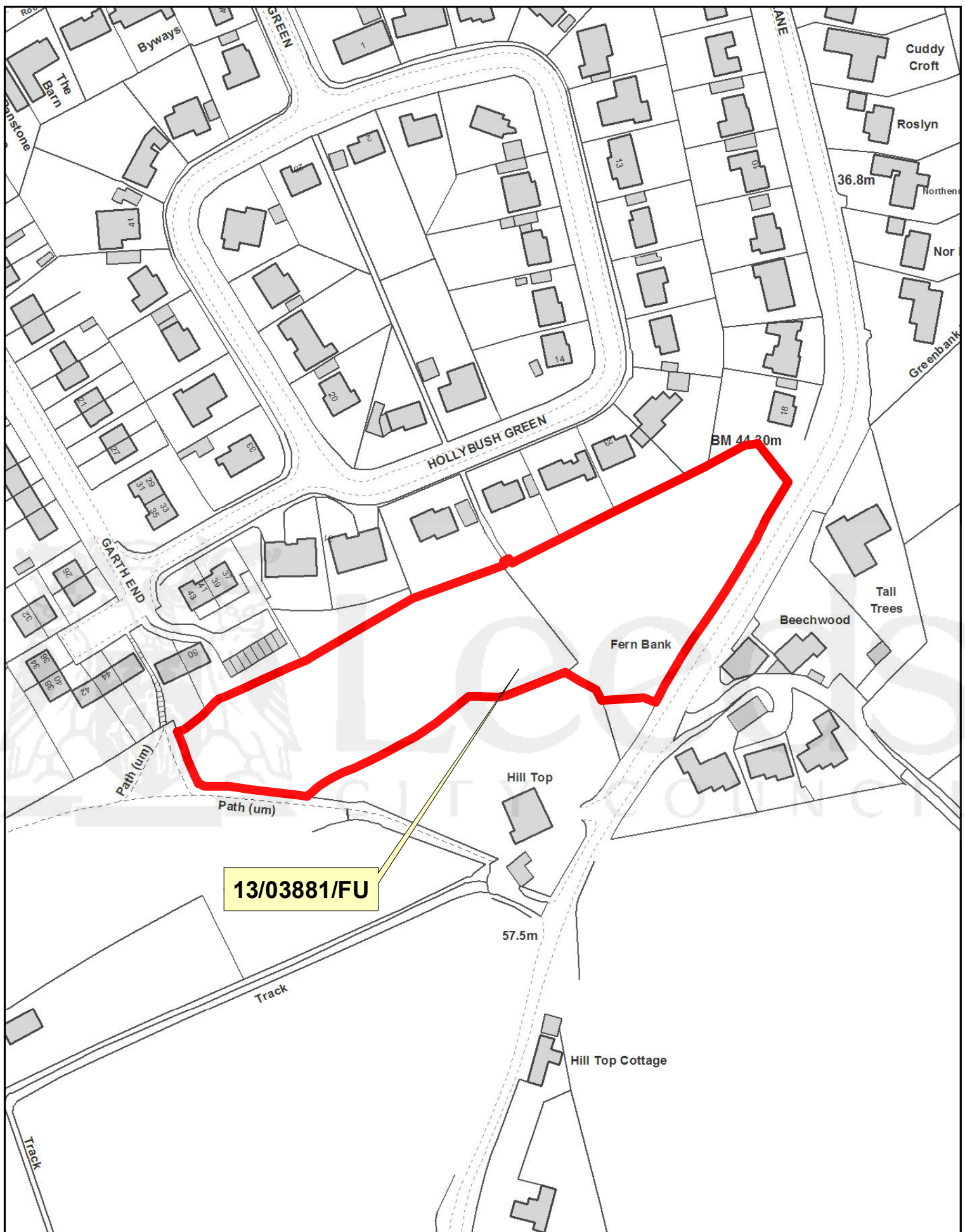
53 The Tannery, Lawrence Street, York, YO10 3WH. T: 01904 653779  
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PROJECT: Jewitt Lane, Collingham, Leeds  
 TITLE: Proposed Site Layout  
 CLIENT: Carter Jonas  
 DATE: 17.01.13 SCALE: 1:500@A  
 DWG. NO: Y81:863.02 REVISION: B  
 DRAWN: JD CHECKED: JD

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## Proposed Site Layout





13/03881/FU

# NORTH AND EAST PLANS PANEL

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SCALE : 1/1500

