

Report of City Development

Report to Chief Planning Officer

Date: 17th June 2014

Subject: Planning Statement for land at Broad Lane, Bramley

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| Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Bramley & Stanningley | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Are there implications for equality and diversity and cohesion and integration? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Is the decision eligible for Call-In? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Summary of main issues

1. This planning statement has been drafted in consultation with other Leeds City Council departments through the LEDA process and provides appropriate planning guidance for a future redevelopment of the site.

Recommendations

2. The Deputy Chief Planning Officer is requested to approve the planning statement which will help to facilitate the disposal of the site.

1 Purpose of this report

- 1.1 The purpose of this report is to present this planning statement to Planning Board for approval. The statement will provide planning guidance to prospective purchasers interested in redeveloping this site.

2 Background information

- 2.1 The site was a former petrol filling station and is partially owned by Melthurst (previously Pace Petroleum) and partially owned by the Council who let the rear part of the site to Melthurst under an 85 year lease. Unoccupied for many years the site has become an eyesore and was identified on the Council's Derelict and Nuisance Sites programme for priority intervention. The site has since been fenced off and tidied up.

3 Main Issues

- 3.1 Unallocated in the Leeds UDP Review 2006 this previously developed site is considered suitable for a range of uses that would be compatible with its residential surroundings.
- 3.2 Formerly used as a petrol station the site is likely to be contaminated to some degree. As such if the site is to be redeveloped, measures would need to be taken to ensure that satisfactory investigation and, if necessary, remediation of the site is carried out.
- 3.3 Access would need to be located centrally along the Broad Lane site frontage with a visibility splay of 2.4 x 90 metres or alternatively, individual driveways onto Broad Lane would be acceptable.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 The planning statement went through the LEDA process on 22nd May 2014, with no further changes recommended.
- 4.1.2 The Ward Members were consulted on the planning statement on 23rd May 2014. Initially no comments were received from the Ward Members but following further contact with them they have indicated their support to the Planning Statement.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 It is not considered that there would be any impact on equality and diversity by approving the planning statement. In addition, planning statements are primarily repeating and drawing together UDPR policies which have already had consideration of equality issues as a central aspect.

4.3 Council policies and City Priorities

- 4.3.1 The planning statement takes account of the policies set out in the adopted Leeds UDPR and other Leeds City Council planning and design documents.

4.4 Resources and value for money

- 4.4.1 The planning statement has been absorbed through normal resource capacity of the department, and should have no further resource implications to be borne by the City Council.

4.5 Legal Implications, Access to Information and Call In

- 4.5.1 None.

4.6 Risk Management

- 4.6.1 It is not considered that there would be any risks arising in approving this planning statement.

5 Conclusions

- 5.1 The planning statement will provide guidance to assist prospective developers in redeveloping the site.

6 Recommendations

- 6.1 The Deputy Chief Planning Officer is requested to approve the planning statement which will help to facilitate the disposal of the site.

7 Background Documents¹

- 7.1 None

8 Appendices

- 8.1 Planning Statement.

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.