

SOUTH AND WEST PLANS PANEL

THURSDAY, 2ND OCTOBER, 2014

PRESENT: Councillor M Rafique in the Chair

Councillors J Akhtar, B Anderson,
J Bentley, A Castle, R Finnigan, M Ingham,
K Ritchie, P Truswell and F Venner

32 Exempt Information - Possible Exclusion of the Press and Public

RESOLVED - That the public be excluded from the agenda during consideration of the following part of the agenda designated exempt on the grounds that it is likely, in view of the business to be transacted or the nature of the proceedings, that if members of the public were present there would be disclosure to them of exempt information as designated as follows:

Appendices of the report referred to in minutes 41 and 42 under Schedule 12A Local Government Act 1972 and the terms of Access to Information Procedure Rule 10.4(3) and on the grounds it contains information relating to the financial or business affairs of any particular person (including the authority holding that information). It is considered that if this information was in the public domain it would be likely to prejudice the affairs of the applicant. Whilst there may be a public interest in disclosure, in all the circumstances of the case maintaining the exemption is considered to outweigh the public interest in disclosing this information at this time

33 Declarations of Disclosable Pecuniary Interests

There were no declarations of disclosable pecuniary interests.

34 Apologies for Absence

Apologies for absence were submitted on behalf of Councillors C Towler and R Wood.

Councillor M Ingham was in attendance as a substitute member.

35 Minutes

RESOLVED – That the minutes of the meeting held on 4 September 2014 be confirmed as a correct record.

36 APPLICATION 14/02088/FU - FORMER BELL BROS, GREEN LANE, PUDSEY, LS28

The report of the Chief Planning Officer presented an application for the erection of 14 dwellings, laying out of access road and associated works and off site road improvements to vehicular/pedestrian access at the former Bell Bros, Green Lane, Pudsey.

Members attended a site visit prior to the meeting and site plans and photographs were displayed and referred to throughout the discussion on this item.

Further issues highlighted included the following:

- The application had been referred to Panel at the request of Ward Councillors regarding concerns over design quality and a request to have a site visit.
- It was not considered viable to re-use the site for employment purposes.
- The site was surrounded by other residential sites.
- Details of proposed access from Green Lane were shown.
- The development would be a linear cul de sac.
- Reference was made to a disused railway tunnel to the rear of the site.
- There would be an additional greenspace contribution in addition to that provided on site and the footpath to the east of the site would be resurfaced.
- The development would be a mix of 3 and 4 bedroom detached houses.

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

37 APPLICATION 14/01886/RM - LAND AT OWLERS FARM, WIDE LANE, MORLEY

The report of the Chief Planning Officer presented a reserved matters application for the construction of 114 dwellings with associated car parking and landscaping on land at Owlery Farm, Wide Lane, Morley, LS27 8ST

Site plans and photographs were displayed and referred to throughout the discussion on this item.

Further issues highlighted included the following:

- Access to the site from Bedale Court
- Changes in level across the site
- Properties would range from 2 to 2.5 storeys in height.
- Pedestrian access to and around the site.
- Affordable housing – it was proposed that this be spread in groups throughout the site.
- Landscaping of boundaries to the site.

- Internal roads in the site would not be on a gradient of more than 1 in 20.

In response to Members comments and questions, discussion included the following:

- There would be no off site greenspace contribution.
- The area at the bottom of the site which was boggy was subject to conditions for drainage and was considered to be a usable area of land.
- A preference to see affordable housing pepper potted throughout the site.
- It was reported that the design of the affordable housing would be the same as some of the housing that was for offer on the open market.
- Concern regarding the developer involved and conditions not adhered to at another site.
- Conditions regarding drainage on the site.

RESOLVED - That the application be approved as per the recommendation and conditions outlined in the report and subject to discussion with Ward Members to discuss the splitting up of affordable housing units to more areas, and to secure details of how the area of southern greenspace will be prevented from flooding/being saturated. Also to look at Condition 15 to ensure it specifically relates to flooding on the southern area of greenspace.

38 APPLICATION 14/01004/FU - 23 BRADFORD ROAD, GILDERSOME, MORLEY, LS27 7HW

The report of the Chief Planning Officer presented an application for the change of use of former industrial unit to form storage and maintenance of vehicles and plant, associated offices, parking and access at 23 Bradford Road, Gildersome, Morley.

Site plans and photographs were displayed and referred to throughout the discussion on this application.

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

- The surrounding areas were of mixed use including residential properties.
- The site was currently vacant.
- The site was previously used for manufacturing and office accommodation.
- The proposals were to use the site for the maintenance and storage of vehicles.
- Members were shown access to the site, location of staff parking and where acoustic fencing would be placed.
- Representations of concern that had been received.

- The applicant had originally requested a 24 hour operation. It was proposed to limit this between the hours of 0630 to 2000 by way of condition.
- There had been no objections from highways.
- The application was recommended for approval.

An objector to the application addressed the Panel on behalf of local residents. Issues raised included the following:

- The proposals would be detrimental to local amenity.
- The acoustic fencing would not prevent noise disturbance due to the inclusion of gates.
- Increased traffic on Bradford Road.
- In response to questions from Members the following was discussed:
 - Residents currently suffered due to the noise of vehicles at the site.
 - Concerns regarding the access road which would leave two residential properties effectively marooned.
 - The surrounding area had changed from mixed use to mainly residential in recent years.
 - Access arrangements had been designed to make it easier to monitor the site.

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

- The proposals would bring a decaying employment site back into use.
- There would be significant noise mitigation measures.
- There had not been any previously upheld complaints regarding noise.
- The site had been used for business purposes before many of the nearby residential properties were built.
- Refusal of permission would render the site and business untenable.
- In response to questions from Members, the following was discussed:
 - A gateway was needed in the acoustic fencing otherwise the site would be unusable.
 - A previous application had been submitted for use of the adjoining site, which the applicant already used but it was unable to reach a position that would suit enforceable conditions.
 - The applicant had agreed to reduced hours of operation should the application be passed.
 - The applicant wanted to use the site to be able to make improvements to current operations.

In response to Members comments and questions, discussion included the following:

- The site was an established industrial area.

- Members needed to make a balanced decision on accommodating the needs of the business and amenity to local residents. Efforts to minimise impact on residential amenity included reduced operating hours, acoustic fencing and a new access to the site.
- The site was previously used for light engineering and it was felt that this would see a fundamental change with intensive use by heavy industrial vehicles.

A motion was made to refuse the application.

RESOLVED – That the application be refused and detailed reasons for refusal be brought to the next Panel meeting for consideration and to include the detrimental impact on residential amenity by virtue of increased comings and goings of Heavy Goods Vehicles, noise and disturbance.

39 APPLICATION 14/01474/RM - LAND AT ROYDS LANE, ROTHWELL, LS26 0BH

The report of the Chief Planning Officer presented a reserved matters application for 90 houses at land at Royds Lane, Rothwell.

Site plans and photographs were displayed and referred to throughout the discussion on this item.

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

- The application had previously been considered at Panel in October 2013 and a position statement had been presented in July 2014.
- Since the position statement had been presented, the following alterations had been made:
 - Increase in the size of greenspace at the site.
 - Affordable housing would be split into three groups across the site.
 - There would not be any 2.5 storey properties on the Royds Lane frontage.
 - A redesign of the highways layout.
 - Larger driveways to properties.
 - Changes to the Section 106 proposal regarding off site highways needs and an additional £6,000 for a traffic regulation order.

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

- Drainage on the site.
- Concern regarding the grouping of affordable housing rather than pepper potting throughout the site.

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

40 APPLICATION 14/03987/FU & 14/03988/LI - CORN MILL VIEW, LOW LANE, HORSFORTH, LS18 5NJ

The report of the Chief Planning Officer presented an application for the demolition of a former corn mill building and erection of two storey offices and a listed building application to demolish the former corn mill building at Corn Mill View, Low Lane, Horsforth.

Members attended a site visit prior to the meeting and site plans and photographs were displayed and referred to throughout the discussion on these applications.

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

- The application had previously been presented to Plans Panel in December 2012.
- The site had been used as a scrapyard that had left the site contaminated.
- The corn mill building was now structurally unsound and it was recommended for demolition.
- Pre-application discussions with Ward Members had addressed issues with parking and massing of the proposed new buildings.
- The design would reflect the industrial heritage of the site and reclaimed stone would be used.
- The scheme had the support of the Conservation Officer and Ward Councillors.

In response to Members comments and questions it was reported that English Heritage had been consulted and a late objection had been received from them that had asked that more of the original walls and stone be retained. A preference had been made for the previous scheme which had been refused. Members requested that the applications be deferred for further discussion with English Heritage and the Leeds Civic Trust.

RESOLVED – That the applications be deferred for further discussion with English Heritage and other amenity bodies with regard to the late objection from English Heritage.

41 APPLICATION 14/01554/FU - CITY VIEW, KIRK BEESTON CLOSE, BEESTON

The report of the Chief Planning Officer referred to an application to remove conditions relating to greenspace provision and affordable housing on previous approval for 35 flats (06/01940/FU) at City View, Kirk Beeston Close, Beeston.

Site photographs were displayed and referred to throughout the discussion on this item.

Further issues highlighted from the report included the following:

- The application for the building of 35 flats was approved in 2006.
- No affordable housing units were provided and there had been an agreement to contribute to affordable housing via a commuted sum.
- Due to financial issues, it had become unviable for the applicant to provide the previously agreed monies and had subsequently requested the removal of conditions.
- There would still be a greenspace contribution of £87,694.
- A viability report had been produced by the District Valuer and whilst Ward Members were disappointed that the original agreement could not be met they were supportive of the revised proposals.

In response to Members comments and questions, discussion included enforcement issues and conditions of Section 106 payments. The Panel went into private session to discuss viability issues detailed in the appendix to the report.

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

42 APPLICATION 14/01523/FU - HORSFORTH MILL, LOW LANE, HORSFORTH, LS18 4DF

The report of the Chief Planning Officer referred to an application for residential conversion, demolition and new build to form 89 residential flats at Horsforth Mills, Low Lane, Horsforth.

Members attended a site visit prior to the meeting and site plans and photographs were displayed and referred to throughout the discussion on this item.

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

- The existing 2 storey extension to the front of the building would be demolished.
- Details of access and egress for the site were explained.
- There would be a new six storey extension with car parking underneath. This would be no higher than the existing mill building.
- The site fell within the conservation area and the proposals would enhance the visual amenity of the area.
- There would be a greenspace contribution of £142,000.

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

- Bin collection – bins would be stored in the basement of the extension.
- Changes to access to the site – access only would be available from Low Lane.

The Panel went into private session to discuss viability issues detailed in the appendix to the report.

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

43 APPLICATION 14/04075/RM - HAWORTH COURT, CHAPEL LANE, YEADON, LS19 7NX

The report of the Chief Planning Officer provided a position statement regarding a reserved matters application for residential development at Haworth Court, Chapel Lane, Yeadon, Leeds.

Members had attended a site visit prior to the meeting and site plans and photographs were displayed and referred to throughout the discussion on the application.

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

- The proposals would see the erection of a 45 flat development with extra care facilities.
- Objections had been received from local Ward Councillors. Whilst the principal of the development was supported, there were concerns regarding the massing and height of the proposed building, it was felt that the proposals for the use of brick were out of character for the area and further concerns regarding car parking.
- The proposed development would use less ground space than the existing buildings on the site.

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

- There had been one objection from a local resident who had queried the use of the proposed buildings.
- There would be more car parking than currently exists but precise details were not known at this stage.
- Concern regarding the height and massing of the building and whether it could be broken up into smaller buildings.
- Concern regarding the use of materials – it was reported that there could be significant cost implications dependant on the materials used.
- It was reported that deeper foundations could not be used to resolve height issues as there was bedrock close to the current ground level.
- Impact on the conservation area.
- Roof design – potential for the use of a flat or parapet roof.
- There had been public consultation vents and consultation with Ward Members.

RESOLVED – That the report be noted.

44 Date and Time of next meeting

Thursday, 6 November 2014 at 1.30 p.m.