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**Report of the Chief Planning Officer**

**NORTH AND EAST PLANS PANEL**

**Date: 27<sup>th</sup> November 2014**

**Subject: 14/01404/FU – Demolition of existing house and erection of 4 detached houses at Paddock Cottage, 7 The Moorlands, Boston Spa, LS23 6ED**

**APPLICANT**

David Thomson & Park Lane  
Homes

**DATE VALID**

12<sup>th</sup> March 2014

**TARGET DATE**

24<sup>th</sup> October 2014

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**Electoral Wards Affected:**

**Wetherby**

Yes

Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

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**RECOMMENDATION: If Members are minded to grant planning permission then the following conditions are suggested:**

**1.0 SUMMARY**

1.1 This application was considered at the North & East Plans Panel meeting of 23<sup>rd</sup> October 2014 where Members resolved not to accept the officer recommendation that planning permission be refused for reasons relating to highway safety and instead resolved that planning permission should be granted subject to a report coming back to the next Panel setting out suggested planning conditions. Particularly regard was given the access and the imposition of a condition requiring a scheme of traffic management measures to be submitted, agreed and implemented. A Members site visit also took place at the last meeting where some time was spent looking at the proposed access arrangements.

1.2 If Members are minded to grant permission then the following conditions (in headline/summary form) are suggested:

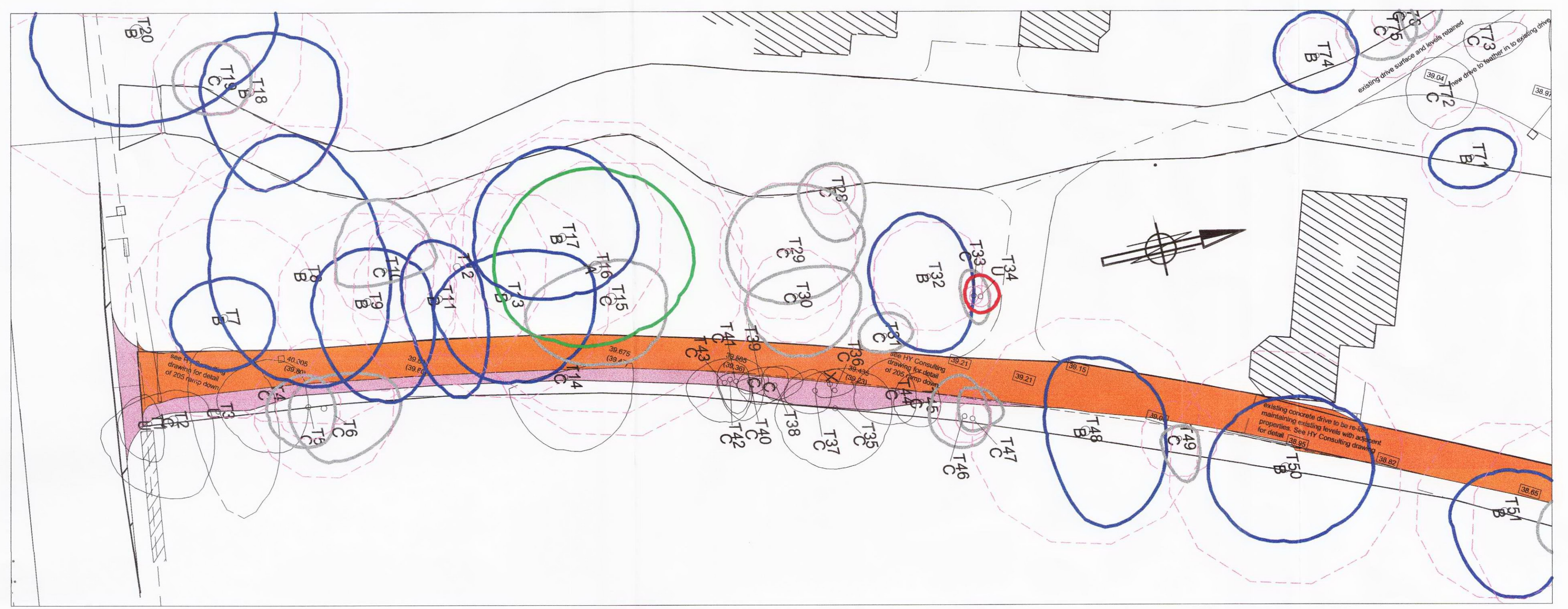
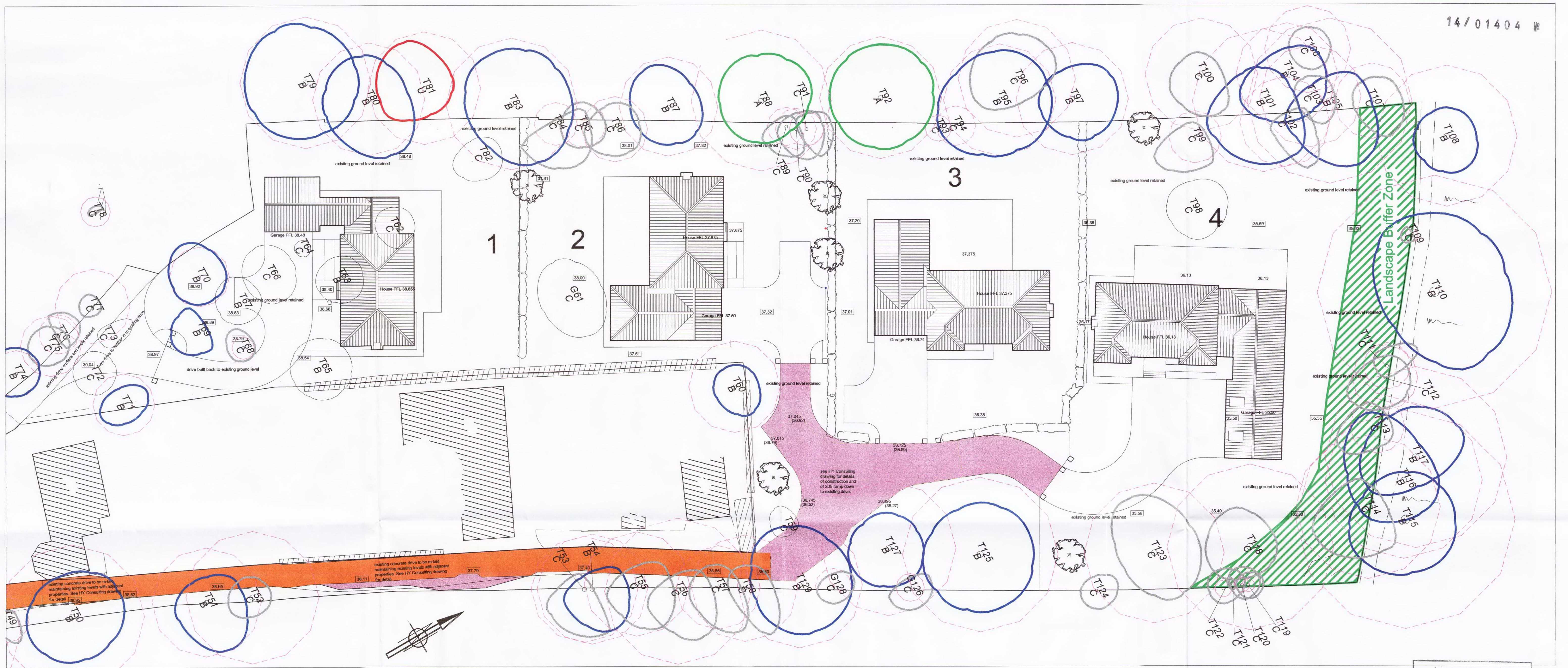
1. Time Limit for commencement.

2. Development in accordance with approved plans.
3. Details of external materials and surfaces materials.
4. Timber windows and doors.
5. Details of boundary treatments.
6. Retention and management of landscape buffer planting.
7. Pre-start protection for trees and hedgerows
8. Pre-start Arboricultural method statement including construction details for no dig access road and methodology for this).
9. Details of landscaping and implementation.
10. 5 year replacement if trees die or are removed.
11. Landscape management plan.
12. Prior to the commencement of development, a Plan shall be submitted to and approved in writing by the LPA 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. The agreed Plan shall show the number, specification of the bird nesting and bat roosting features and where they will be located, together with a commitment to being installed under the supervision of an appropriately qualified bat consultant. All approved features shall be installed prior to first occupation of the dwelling on which they are located and retained thereafter.
13. No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before (within 24 hours) the works commence and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the LPA within 3 days of works being carried out.
14. Drainage details.
15. The development shall not be occupied until a scheme for off-site traffic management mitigation measures has been submitted to and approved in writing by the Local Planning Authority. Once agreed, the approved mitigation measures shall be implemented in full and prior to first occupation of the development.

**Background Papers:**

Application file: 14/01404/FU

Certificate of Ownership: Certificate B signed and notice served on the owners of nos. 1-5 The Moorlands.



The changes shown on this plan do not need further public comment

LEEDS CITY COUNCIL  
23 SEP 2014  
**REVISED**

Landscape Key

- Category A Trees
- Category B Trees
- Category C Trees
- Category U Trees
- Root Protection Area
- removed trees
- indicative new tree
- indicative new hedge
- landscape buffer zone

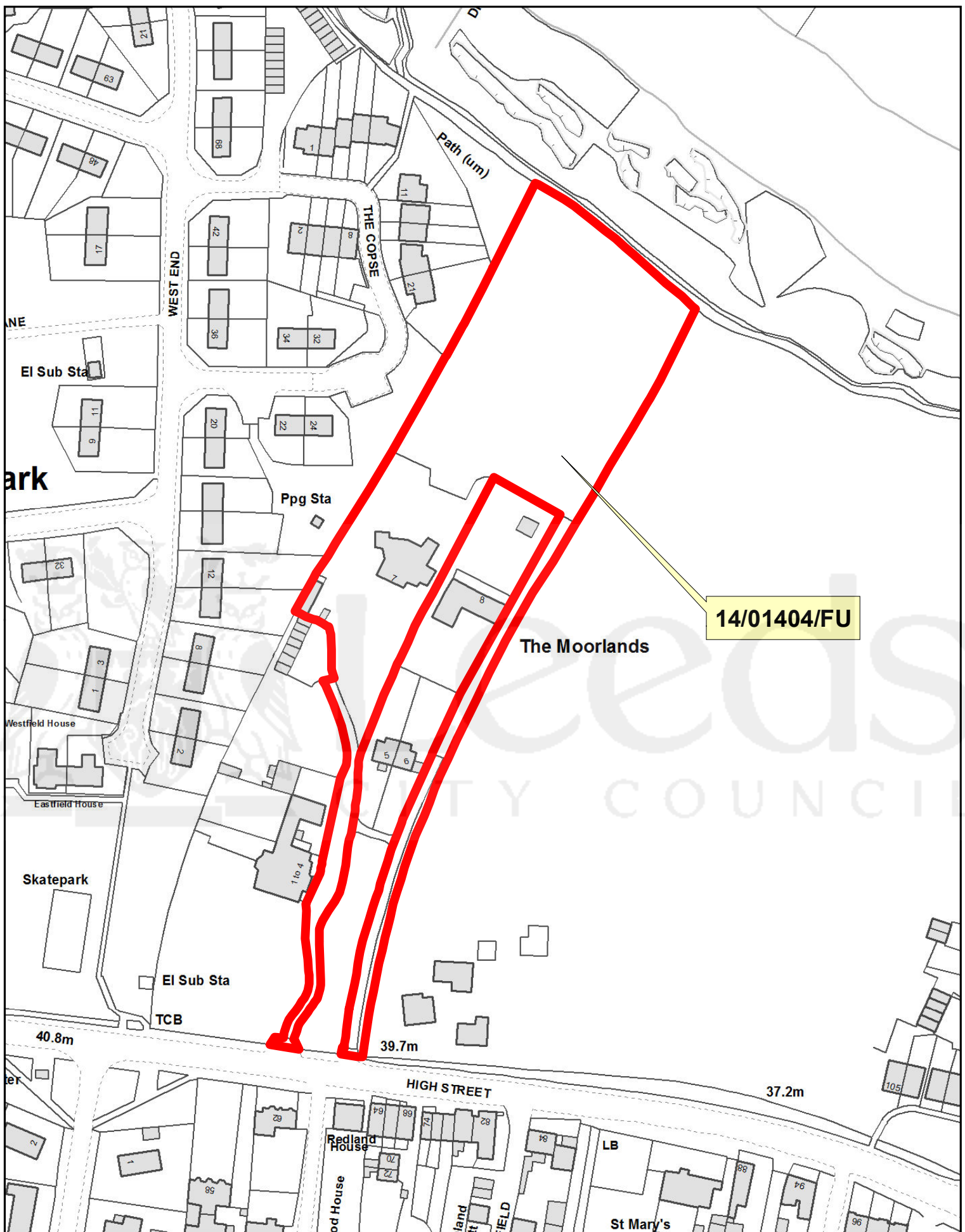
Key

- (35.62) existing level
- existing level retained
- 35.62 proposed new level
- existing drive
- additional drive

Revisions

D 30-4-2014 Landscape buffer added  
E 15-6-2014 Planning Revisions  
F 7-7-2014 Planning Revisions Plot 2

SCANNED



# NORTH AND EAST PLANS PANEL

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SCALE : 1/1500

