

## **SOUTH AND WEST PLANS PANEL**

**THURSDAY, 15TH JANUARY, 2015**

**PRESENT:** Councillor M Rafique in the Chair

Councillors J Akhtar, J Bentley, A Castle,  
M Coulson, R Finnigan, K Ritchie,  
C Towler, P Truswell, F Venner and  
R Wood

### **65 Late Items**

There were no late items. A revised report for Agenda Item 7, Application 14/03674/FU – Construction of 10 dwellings at Haigh Moor Road, West Ardsley was published and distributed prior to the meeting.

### **66 Declarations of Disclosable Pecuniary Interests**

There were no declarations of a disclosable pecuniary interest. With regard to Agenda Item 7, Land at Haigh Moor Road, West Ardsley – Councillor Finnigan informed the Panel that he regularly used the adjoining site for dog walking but would be treating the application with an open mind.

### **67 Minutes - 4 December 2014**

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

### **68 Application 14/03674/FU - Haigh Moor Road, West Ardsley, WF3 1EE**

The report of the Chief Planning Officer presented an application for the construction of 10 dwellings and associated car parking and landscaping on land at Haigh Moor Road, West Ardsley.

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

Further issues highlighted from the report included the following:

- It was reported that the applicant had referred the application to the Planning Inspectorate due to non-determination. The Panel was being asked to consider the application so that recommendations could be agreed for the forthcoming appeal.
- Initial proposals had been for 12 residential properties. This had now been reduced to 10 consisting of 8 four bedroom properties and 2 five bedroom properties.
- The site fell within the East Ardsley Special Landscape Area. The proposals included a landscape buffer alongside side the eastern boundary of the site and car parking and access to the reservoir would be retained.

- The Panel was informed that there was approximately 2,000 tonnes of coal deposits to be removed from the site. This would mean closure of the car park for a period of up to 12 weeks.
- The site had been allocated as housing land in the draft Site Allocation Plan. In accordance with policy, the principal of residential development at the site was considered acceptable.
- There had been a high response to the proposals with 247 letters of objection and a 159 signature petition. Objections focused on matters including concerns regarding increasing traffic, too much local development, the proposals being out of character for the area, lack of local school places and GP provision and the limited amount of green space left in the area.
- The reduction in the number of proposed dwellings from the initial application maintained some of the visibility across to the special landscape area.
- The Panel was informed that should the application not be determined before the 6 April 2014, developers contributions would be calculated using the Community Infrastructure Levy. This would be a pooled contribution that could be used towards education provision.
- It was proposed to resurface the car park.
- Concerns from local residents had been acknowledged and the impact of the proposed development had been mitigated through design and conditions.

A local resident addressed the Panel with concerns and objections to the application. These included the following:

- There was a shortage of school places in the area and a lack of health care provision. Further development would exacerbate these problems.
- The development would lead to a reduction in car parking spaces for people who used the reservoir and surrounding area.
- The development would lead to more parking on Haigh Moor Road and the obstruction of footpaths for wheelchair and pushchair users.
- The reservoir and adjoining land was not only used by the local community but by users from across the city and other areas.
- The pictures shown during the presentation were not taken at peak time and did not give a true reflection of the problems with parking.

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

- If support for the scheme was indicated it was proposed to withdraw the appeal.
- The site was marked for housing in the Site Allocation Plan.
- The scheme had been revised to address concerns previously made and the car park would be retained.
- In response to questions from Members, the following was discussed:

- There was no policy requirement for the applicant to contribute towards education or affordable housing.
- There would not be any temporary car parking provided during the period of coal extraction.

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

- A previous larger application that had encroached onto greenbelt land adjacent to the site had previously been refused.
- Concern was expressed regarding the proposal for Metrocards as part of the Section 106 agreement and the lack of public transport along Haigh Moor Road. It was acknowledged that there were limited services on Haigh Moor Road but up to 6 services an hour travelled from an adjoining road.
- Potential for views to be blocked should any of the proposed houses be extended. It was reported that permitted development rights could be refused.
- The cumulative impact of developments on Haigh Moor Road. There had been a number of small developments over the past few years which had contributed to over 100 new houses.
- The proposals had a detrimental impact on a special landscape area.
- The impact of coal movements and extraction on local residents.
- The lack of contribution towards affordable housing.
- The proposals would have an unacceptable impact on the street scene.
- Should the proposals be approved the car park would be used by the residents.

**RESOLVED** - As this application was now the subject of an appeal against non-determination, Members of the Panel were asked if they had been in a position to determine the application they would be minded to support the officer recommendation to approve the application.

Members however, expressed that they would not support the officer Recommendation and were minded to refuse the application for the following reasons:-

- 1 Detrimental impact of loss of Green area on character of the area (Special Landscape Area).
- 2 Detrimental impact upon Highway and Pedestrian Safety caused by loss of Yorkshire Water car park for 12 week period during removal of coal and construction.
- 3 Concerns regarding the sustainability of the site.

Officers will therefore **DEFEND THE APPEAL** on this basis.

**69 Application 14/06048/LA - Broadgate Primary School, North Broadgate Lane, Horsforth, Leeds**

The report of the Chief Planning Officer presented an application for a two storey extension with single storey link, expanded car park, new multi-use games court, relocation of existing habitat area, hard and soft landscaping with expanded cycle/scooter storage and new fencing at Broadgate Primary School, North Broadgate 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 application.

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

- The proposals would extend the school from one to two form entry.
- Members were shown plans for surrounding highways and traffic calming measures.
- There had been representations from local Ward Members and ninety objections for local residents. These focussed mainly on highways and parking.
- Proposals to increase the car parking at the school would mean loss of part of the existing playing fields. There had been no objection from Sports England following the proposal for a new Multi Use Games Area at the school.
- The extension would not cause any overshadowing or loss of views to any residential properties.
- The Multi Use Games Area would be available for community use. There would be conditions to restrict the hours of use to prevent potential for noise and disturbance.
- The proposals to increase the car park would be able to accommodate additional staff.
- Highways and parking would be monitored and the full expansion of the school would be incremental over the next seven years.
- Members were given detailed options to increase lay-by parking close to the school. Metro had been approached with regard to re-locating a bus stop which would allow opportunity to increase parking but they had indicated that they were against any proposals to move the stop.

A local resident addressed the Panel with concerns and objections to the application. These included the following:

- Local residents currently suffered due to on street parking at school opening and closing times. It was felt the number of cars would increase and even more so as pupils from further away would be attending the school.
- It was felt that the application should be deferred to allow an adequate appraisal for parking and drop off arrangements.
- Further consideration should be given to using school grounds for car parking and dropping off.

The applicant's representatives addressed the Panel. Issues highlighted included the following:

- It was considered that there was sufficient parking for staff and the school would have a parking management plan.
- Further options for parking and highways management had been investigated including further use within the school grounds. This had been discounted due to safety concerns.
- It was understood that demand for the extra places would be met by pupils living in the immediate area. The first additional pupils would start in September 2015.

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

- The School would be responsible for the parking management plan.
- Further discussion regarding the bus stop and proposals to increase the number of spaces in the layby.
- It was suggested that the application be deferred for approval to the Chief Planning Officer subject to further consultation with Ward Members and local residents.

**RESOLVED** – That the application be deferred and delegated to the Chief Officer and Chair of South and West Plans Panel in consultation with Ward Members, Mr Bondi and Mr Lamb with regards bus layby proposals 3 and 4.

## **70 Application 14/05508/FU - 207-209 New Road Side, Horsforth, Leeds**

The report of the Chief Planning Officer presented an application for the change of use of a private members club to a restaurant (A3) with manager flat to first floor and external flue to rear at 207 to 209 New Road Side, Horsforth.

The application had been deferred at the Plans Panel meeting held in December 2014 to allow Members to visit the site. Members visited the site prior to the meeting and site photographs were displayed and referred to throughout the discussion on this application.

Members were reminded that at the previous meeting concerns had been expressed regarding the provision of car parking, adequacy of the access road to the car park and the impact on local residents. Further discussion included a suggestion to include a condition to have fencing that would screen the car park from local residential properties and access in and out of the car park.

**RESOLVED** – that the application be deferred and delegated to the Chief Planning Officer for approval subject to the submission of revised plans to show minor relocation of bin storage area and addition of a 2m close boarded fence to run from the existing conifer hedge on the North West boundary with

number 211 New Road Side to the wall to the wall adjacent No 213 New Road Side.

**71 Date and time of next meeting**

Monday, 19 February 2015 at 1.30 p.m.