

Report of City Development

Report to Chief Planning Officer

Date: 18th July 2014

Subject: Planning Brief for Bramham House, Freely Lane, Bramham

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetherby
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 revised Planning Brief has been modified to reflect planning policy updates since the last Development Brief was approved in May 2010. Particularly the introduction of the National Planning Policy Framework, the Council's Local Development Framework Draft Core Strategy and additional policy guidance in the form of changes to Affordable Housing policy and the Community Infrastructure Levy have needed to be referenced in an updated document. Fundamentally however the development principles remain the same.

Recommendations

2. The Chief Planning Officer is requested to approve the Planning Brief which will provide appropriate planning guidance to developers and 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 Brief to Planning Board for approval. The brief will provide appropriate planning guidance to prospective developers in developing the site sustainably.

2 Background information

- 2.1 A Planning Brief was originally prepared and approved in 2001 to assist the disposal of the Bramham House site. Although placed on the open market and with developer interest no sale was agreed. Efforts to sell the site continued apace but with the downturn in the economy in 2007/08 further marketing of the site was put on hold after the house builder/purchaser withdrew at that time. During this period the original Planning Brief was reviewed in light of planning policy changes and in 2010 an amended version of the Brief was approved. Again developer interest resulted from the marketing of the site with the Council proceeding with preferred bidder Harron Homes and then Linden Homes each withdrawing because of perceived commercial risk at the time with the project.
- 2.2 One of the key issues that has affected the sale of the site has been the uncertainty surrounding the fate of Bramham House in particularly the viability of conserving the building versus demolition. The matter reached a conclusion following a site visit in March 2014 when the Chief Planning Officer concluded that a presumption should remain for retention and restoration of the building and a new viable use found for it.

3. Main Issues

- 3.1 There is an urgent need to market this site to secure the long term future of Bramham House and provide additional housing development on a sustainable brownfield site within the village.
- 3.2 It is important for any future scheme to retain, reuse and refurbish Bramham house and ensure that additional development within its grounds is respectful to its setting and enhance the character and appearance of the Bramham Conservation Area.
- 3.3 The Council has acquired land Freely Lane from the Parish Council to provide two-way passing from its junction with Aberford Road, provide a single footway with associated drainage, street lighting, etc. and improve the Aberford Road/Freely Lane junction.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 The Chief Planning Officer has recently considered the original 2001 Planning Brief and the 2010 revised Planning Brief and has recommended changes to the document which have been incorporated in this latest version.

4.1.2 Historically there has been a lot consultation and engagement with the Ward Members and Bramham Parish Council on bringing this site forward for development. Ward Members have not been consulted on the updating of the Planning Brief as the modifications are principally of a planning policy nature with the fundamentals of the brief unchanged.

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 Brief. In addition, the Planning Brief is primarily repeating and drawing together UDPR and Core Strategy 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 Brief takes account of the policies set out in the adopted Leeds UDPR, the draft Core Strategy and other Leeds City Council supplementary planning guidance.

4.4 Resources and value for money

4.4.1 The Planning Brief 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 Brief.

5 Conclusions

5.1 The Planning Brief will provide appropriate planning guidance to assist developers in developing the site sustainably.

6 Recommendations

6.1 The Chief Planning Officer is requested to approve the Planning Brief which will help to facilitate the disposal of the site.

7 Background Documents¹

7.1 Planning Brief.

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.