



Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 29th October 2015

Subject: Update in respect of the progress of the development granted by planning permission 14/00575/FU for a 4 bedroom detached house incorporating basement accommodation (part retrospective) at No. 56 The Drive, Cross Gates, Leeds and the failure of the applicant to comply with the terms of their Unilateral Undertaking.

APPLICANT

Mr I Gordon

DATE VALID

27th January 2014

TARGET DATE

24th October 2014

Electoral Wards Affected:

Crossgates & Whinmoor

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

- (1) Members to note this report and the officer update
- (2) Members to consider the appropriate course of action in light of the previous resolution and the further works undertaken in implementing planning permission 14/00575/FU

1.0 INTRODUCTION & CONFIRMATION OF THE PREVIOUS PANEL RESOLUTION

- 1.1 This update report is presented to North & East Plans Panel in accordance with the Panel resolution from the previous meeting held on 1st October 2015.
- 1.2 As with previous meetings, Members considered information relating to progress on-site in terms of reaching practical completion of the external shell and also received further legal advice about possible options going forward. Having considered these matters, the Panel resolved the following:
 - a) To note the report and the information provided as part of the verbal update

- b) That in light of the previous resolution and the further works undertaken in implementing planning permission 14/00575/FU that Officers continue to monitor building works on the site and that:
- a list of works to bring about the practical completion of the external shell of the dwelling be agreed with the developer
 - that such works be completed within three weeks from the 1st October 2015
 - that Panel Members and Ward Members be updated on progress every two days
 - that a further report be presented to Panel at its meeting on 29th October 2015

1.3 A full copy of the minutes and Panel resolution in respect of this item are included earlier within the main papers.

2.0 UPDATE SINCE THE OCTOBER MEETING

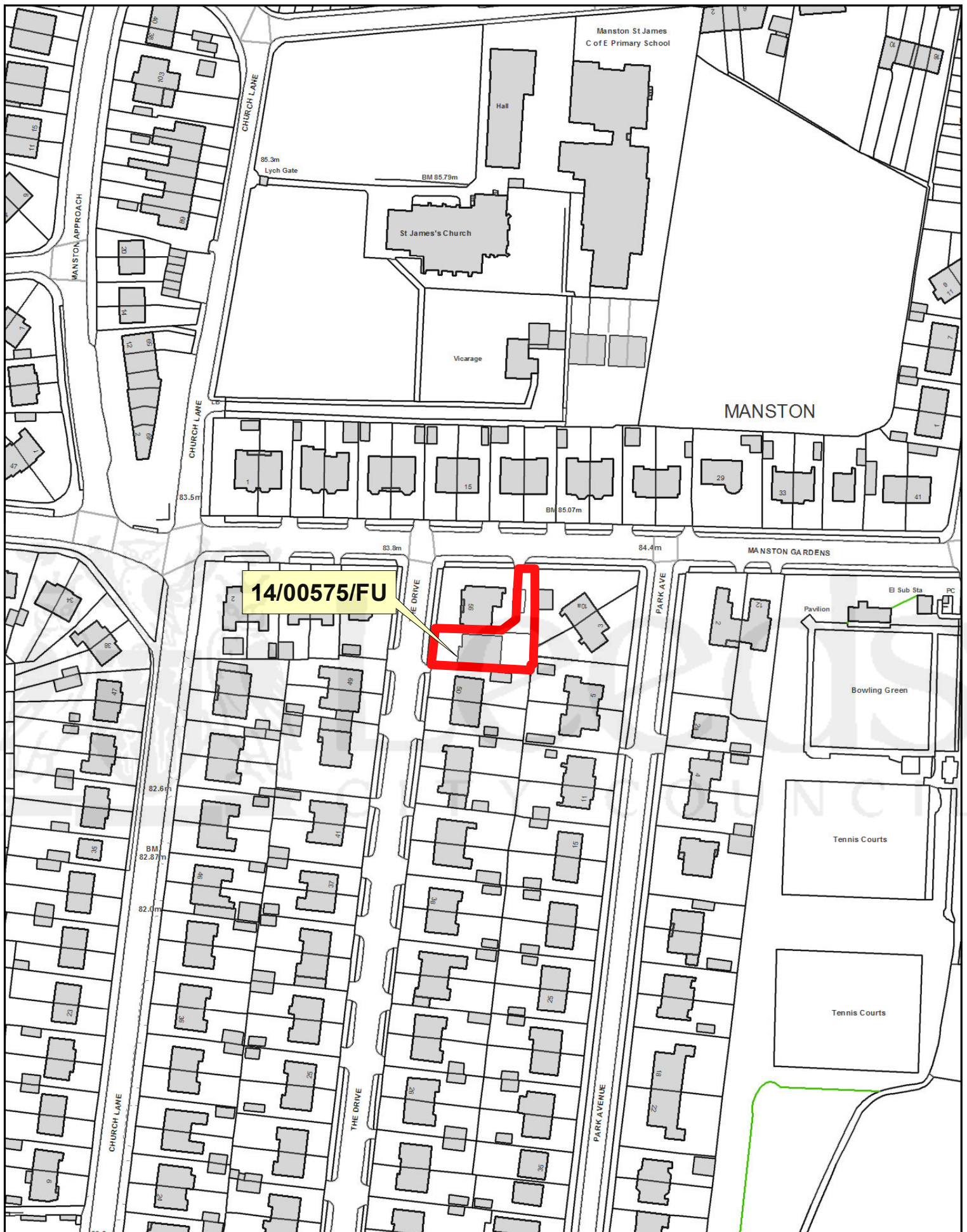
2.1 Since the previous meeting, officers have provided the applicant with a list of what are considered to be the main outstanding works which need to be completed in order to achieve practical completion. The list has been put into a simple table and then used as the main measure against which progress at the site can be monitored.

2.2 In terms of keeping both Panel and Ward Members informed, the table has been updated by officers on average twice a week. These updates will continue between now and the Panel meeting itself.

2.3 In the light of these continuing updates and the intention for Members to carry out another site visit on the morning of the Panel meeting, this report does not set out the current position as it is continuously evolving. A further update will nevertheless be provided by officers during the meeting.

Background Papers:

Application file 14/00575/FU



NORTH AND EAST PLANS PANEL

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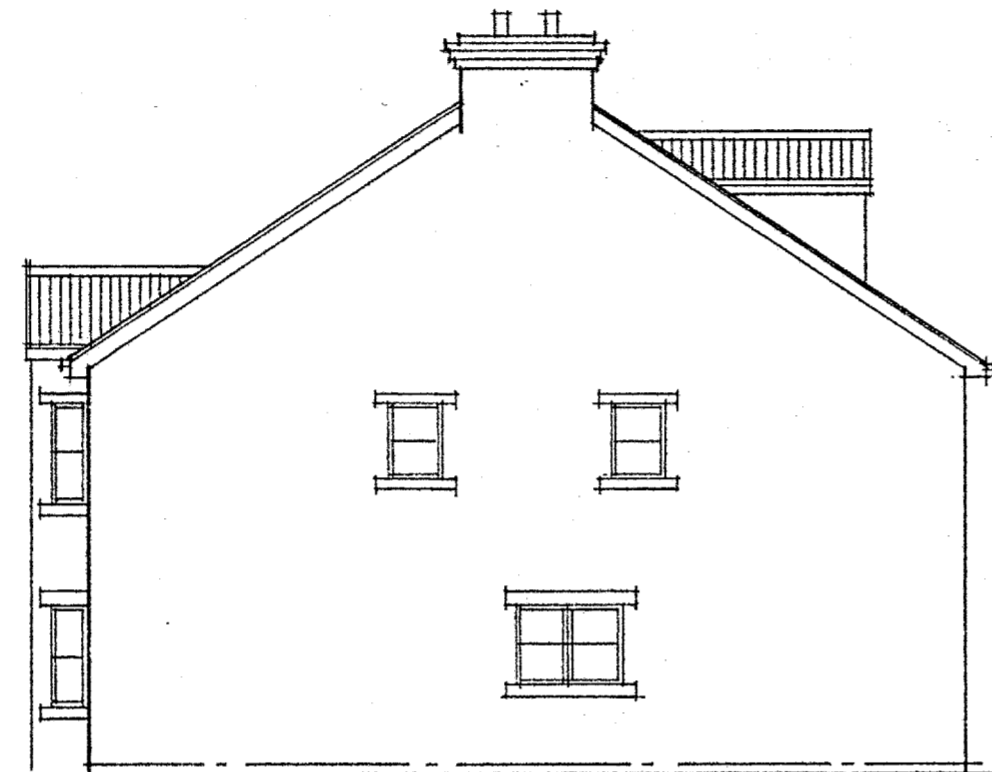
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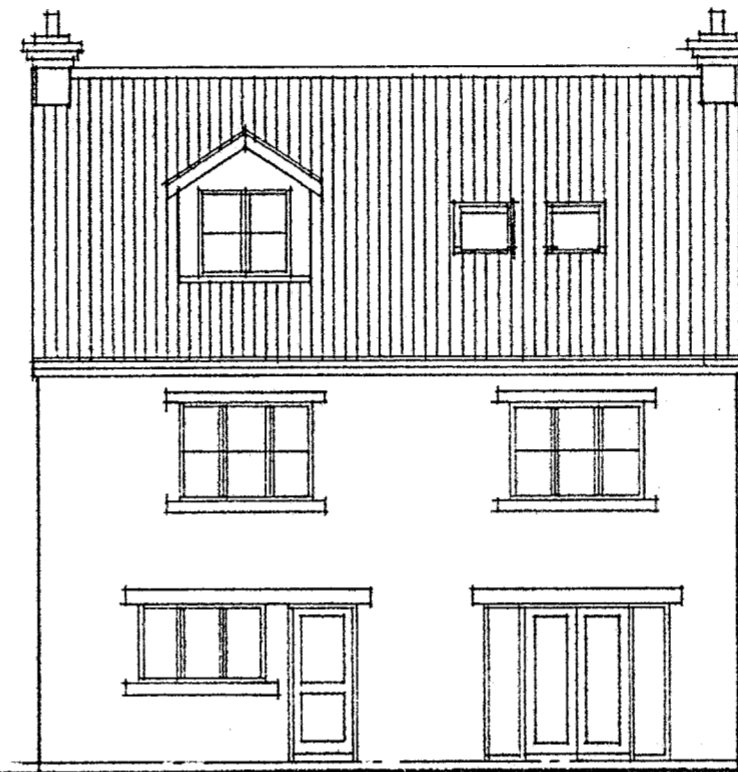
LEEDS CITY COUNCIL
 12 MAR 2014
REVISED



FRONT ELEVATION



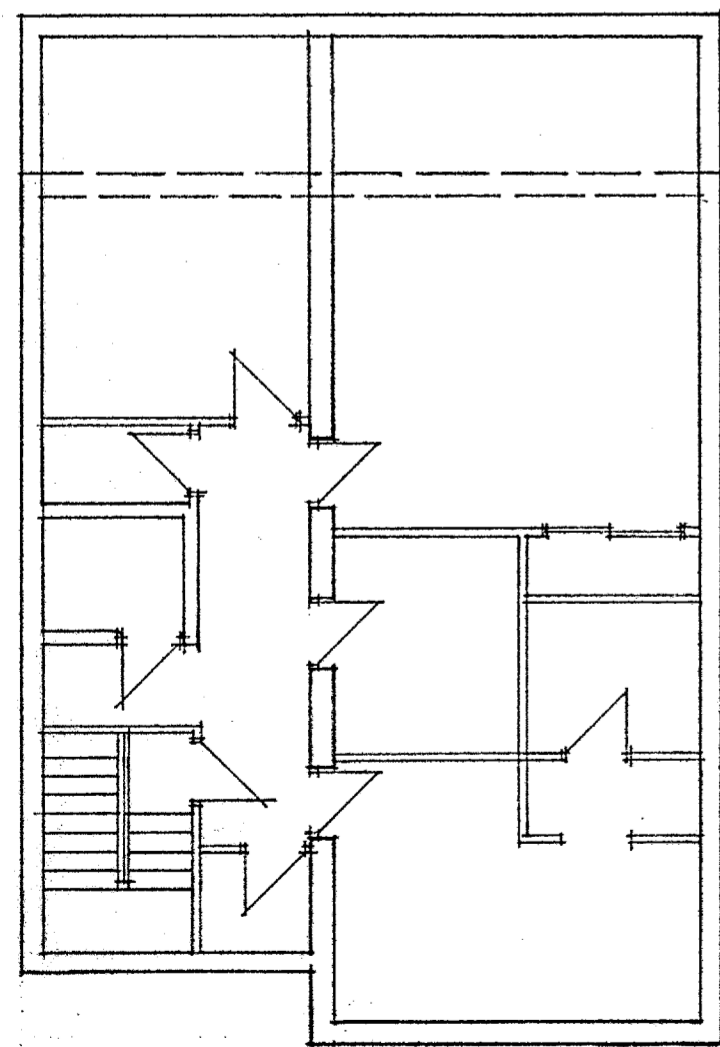
GABLE ELEVATION TO N°50



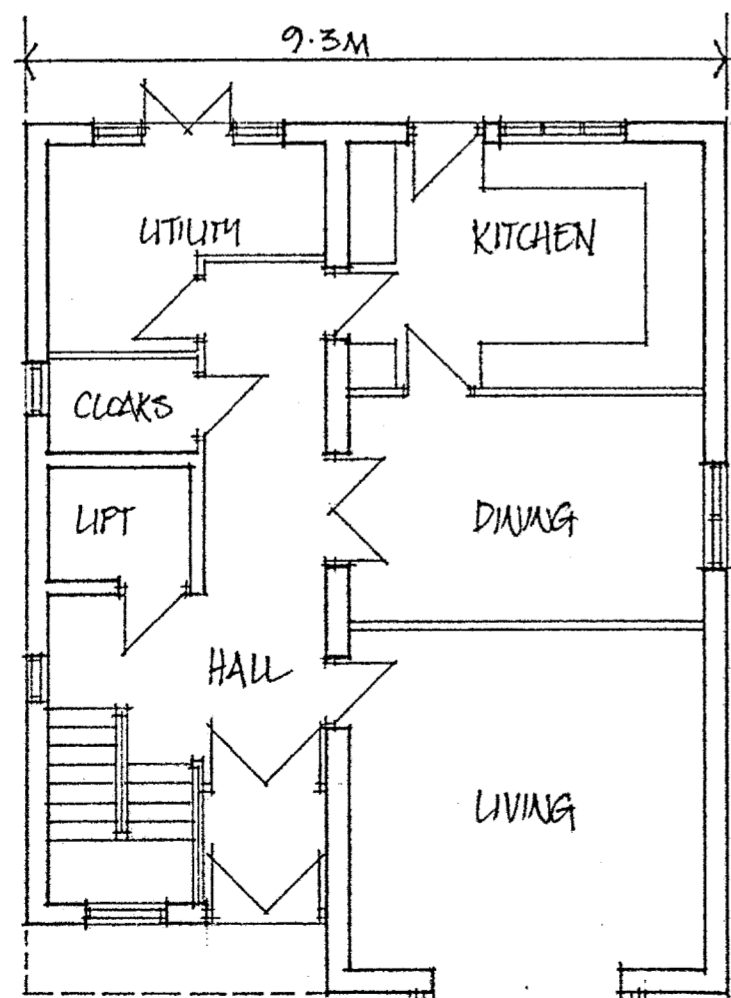
REAR ELEVATION



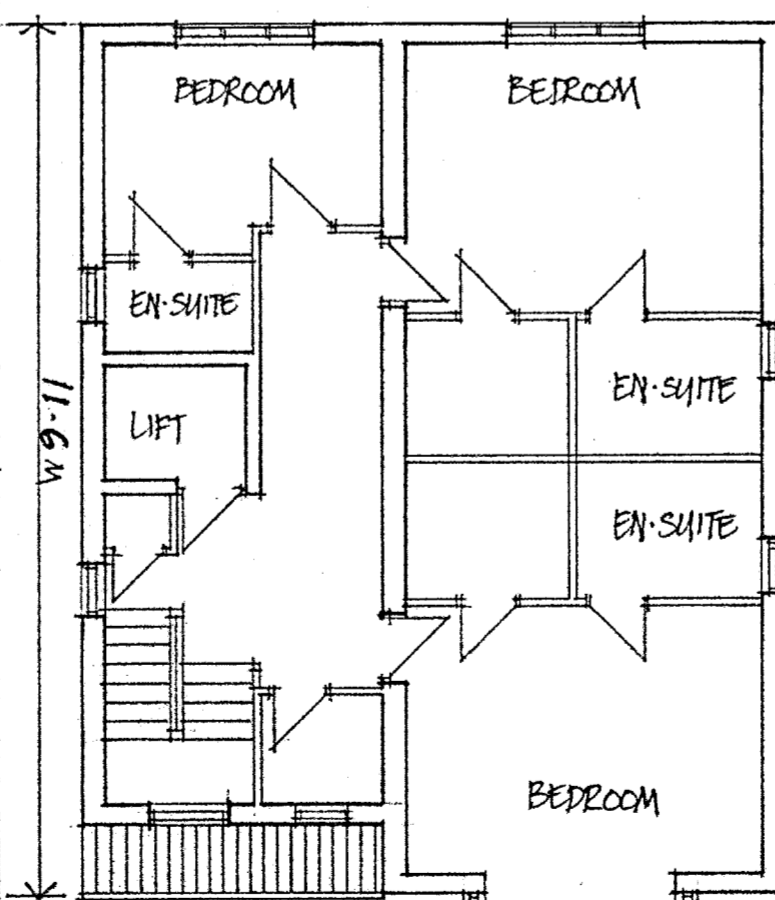
GABLE ELEVATION TO N°56



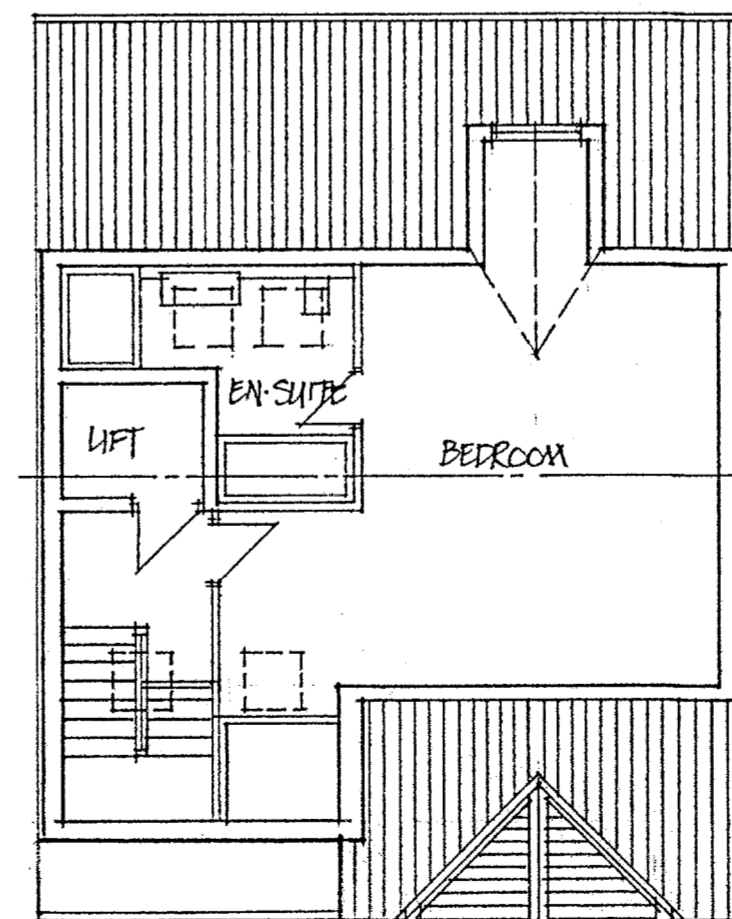
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

DATE	REVISION DESCRIPTION

659A ROUNDHAY ROAD
 OAKWOOD
 LEEDS
 LS8 4BA
MJF
 ARCHITECTS LTD
 TEL: 0113 2400012
 FAX: 0113 2492766

PROJECT ~ 56A THE DRIVE, CROSSGATES
 LEEDS

DRAWING DESCRIPTION: ~ PLANS - ELEVATIONS PROPOSED
 CLIENT: ~ MR. I. GORDON
 SCALE: ~ 1:100 @ A2
 DRAWN/CHECKED BY: ~ 828.PL.02
 DRAWING NUMBER: ~ 828.PL.02