

SOUTH AND WEST PLANS PANEL

THURSDAY, 19TH NOVEMBER, 2015

PRESENT: Councillor C Gruen in the Chair

Councillors J Akhtar, C Campbell, A Castle,
M Coulson, J Heselwood, T Leadley,
E Nash, A Smart, C Towler and R Wood

62 Exempt Information - Possible Exclusion of the Press and Public

Members were advised that an appendix to Agenda Item 10 – Application 14/06825/OT – Land at Scott Lane, Morley contained information relating to financial matters and was considered to be exempt under Access to Information Procedure Rule 10.4 (3).

63 Declarations of Disclosable Pecuniary Interests

There were no declarations of disclosable pecuniary interests.

Councillor Wood informed the Panel that he was known to the applicant for Agenda Item 9 – Application 14/01904/FU – Moorside Building Supplies, 37-39 King Street, Drighlington and that he would be taking no part in the discussion or voting on this application.

Councillor Leadley informed the Panel that he had previously had involvement with Agenda Item 7– Application 15/04780/FU – 122 Fountain Street, Morley and Agenda Item, 10 – Application 14/06825/T – Land at Scott Lane, Morley.

64 Apologies for Absence

Apologies for absence were submitted on behalf of Councillors R Finnigan and J Bentley.

Councillors T Leadley and C Campbell were in attendance as substitutes.

65 Minutes - 22 October 2015

RESOLVED – That the minutes of the meeting held on 22 October 2015 be confirmed as a correct record subject to the following amendments:

Minute 53 – Resolution to read:

Application approved as per officer recommendation with additional Grampian condition to secure parking and layout.

Minute 54 – amend wording from 100% affordable housing to 100% social rented housing.

66 Application 15/04780/FU - 122 Fountain Street, Morley

The report of the Chief Planning Officer presented a retrospective application for a detached garage, gates and boundary fence to the front at 122 Fountain Street, Morley.

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

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

- There was permitted planning rights for the gate and fence.
- The property was a back to back stone built terrace and fell within the Dartmouth Park Conservation Area.
- A previous application had been refused as the garage would have been immediately adjacent to the highway.
- There had been a letter of objection from a local Ward Councillor.
- It was recommended to approve the application.

All local Ward Councillors addressed the Panel with objections to the application. These included the following:

- The building and materials used were not within the character of the conservation area.
- The garage was closer to the road than was shown in the application.
- The fences were above 1.5 metres in height.
- The garage door opened onto the open highway.

The applicant addressed the Panel. The following issues were highlighted:

- The garage had replaced a garage already on the site.
- The garage had been built further back than on the refused application.
- The garage was an improvement to the near derelict garage previously in its place and improved the area.
- There had not been any complaint from neighbours.

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

- There had not been any objections from facing properties.
- Support for the application as it was an improvement on the previous garage building.
- Concern regarding the colour of the garage door. The applicant agreed that the door could be painted in a wood colour to suit the surrounding area.

RESOLVED – That the application be approved as per the officer recommendation.

67 Application 15/02692/FU - Deanhurst, Gelderd Road, Gildersome

The report of the Chief Planning Officer presented an application for the variation of condition number 5 (external storage) of planning permission 12/01608/FU (Change of use of former haulage office and HGV parking area to a use class B8 unit with ancillary offices and trade/counter showroom with external storage to the rear yard area and additional parking provision).

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

- The application sought to vary an existing condition regarding areas of external storage for gas canisters and gas bottles.
- There were residential properties to the rear of the premises.
- An application was refused in April 2015. Following further discussion with Ward Councillors this revised application had been submitted with a condition to include an acoustic fence.
- A local Ward Councillor had asked for the removal of a hedge and fencing at the rear of the site. It was reported that this was in the ownership of the landlord and not the applicant and local residents could take action regarding this if they wished to do so. The fence and hedge did act as a visual and noise barrier.
- The application was recommended for approval. There were two further conditions to the original application which included the installation of an acoustic fence and for used bottle storage to be located at the front of the site.

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

- It would be difficult to enforce a condition in relation to the hedge as it was outside the ownership of the applicant.
- Different ways of preventing noise during the movement of gas bottles and canisters had been considered. It was felt palletised storage was the most suitable solution. Environmental Health had monitored the noise at the site and had not felt it to be harmful.
- Arrangements for dropping off gas canisters and bottles.

RESOLVED – That the application be approved as per the officer recommendation and conditions outlined in the report with the following two conditions:

- Condition fence position and maintenance
- Secure location of unpalletised gas bottle storage in south west corner of the site.

68 Application 14/01904/FU - Moorside Building Supplies, 37-39 King Street, Drighlington

The report of the Chief Planning Officer presented an application for the demolition of Moorside Building Supplies and erection of residential development for 42 dwellings.

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

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

- The application was deferred from the previous Panel meeting to seek clarity on the request for 100% social rented housing, additional school places that would be required, drainage solutions, sustainability credentials of the site and improved quality plans.
- The delivery of 100% social rented housing would be contrary to policy and policy suggested a 60:40 split.
- Details of drainage were detailed in the report and there would be a Section 106 contribution to drainage. The Authorities Drainage Team were satisfied with the proposals.
- The proposals would generate 12 primary and 4 secondary school places. There would be a contribution to this through the Community Infrastructure Levy.
- With regards to sustainability it was felt that the application met policy requirements and could not be refused on these grounds.
- It was recommended that the application be deferred and delegated to the Chief Planning Officer for approval and subject to conditions and a Section 106 agreement.

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

- The proposals for the site were compliant with the Core Strategy.
- There was a confidence that the proposals would not lead to further risk of flooding. The sum within the Section 106 would be sufficient to line the nearby culvert which would make it less prone to blockages.
- Design of the properties – some concern was expressed regarding blank walls facing into the site and it was asked if it could be considered to include windows on these walls. There would be further discussion with the Chair regarding the design of properties prior to the issuing of a formal decision.

RESOLVED – That the application be approved in principle as per the officer recommendation but deferred and delegated to the Chief Planning Officer subject to conditions and the Section 106 agreement.

(Councillor T Leadley voted against the decision to approve the application and requested that his vote be recorded)

69 Application 14/06825/OT - Land at Scott Lane, Morley

Draft minutes to be approved at the meeting
to be held on Thursday, 10th December, 2015

The report of the Chief Planning Officer presented an outline application for residential development on land at Scott Lane, Morley.

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 site was currently open land and the majority was occupied by the Highways Agency.
- Members were shown an indicative layout of 115 dwellings on the site.
- The site was currently used for employment purposes. The applicant had extensively marketed the site for continued employment use without success.
- Members were shown access arrangements off Scott Lane. Scott Lane would be resurfaced if the application was approved.
- Whilst the site was listed for employment use, it was no longer considered to be viable for that purpose and it was recommended to defer and delegate the application to the Chief Planning Officer for approval.

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

- The site was allocated for employment use and had been marketed during a period of economic recession. It was felt that it could still be used for employment purposes.
- Problems with access at the end of Scott Lane.
- Traffic problems on the A650 which were exacerbated when there were any motorway roadworks.

The applicant's representative addressed the Panel.

- The owners of the site had been marketing it as an employment for 15 years.
- The application had been submitted following a public consultation event.
- The site was no longer viable for employment purposes and was not in an area where there was an employment shortfall.
- Development of this site would assist with the prevention of further greenfield residential development.
- There would be significant economic benefits through the Section 106 agreement including highway and public transport improvements.

Members went into private session.

RESOLVED – That the public be excluded from the meeting 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:

The appendix to the main report referred to in Agenda Item 10, Application 14/06825/OT – Land at Scott Lane, Morley under Schedule 12 Local Government Act 1972 and the terms of Access to Information Procedure Rule 10.4(3) and on the grounds that 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

Following the private session and in response to Members comments and questions the following was discussed:

- Environmental impact due to the close proximity of the motorway,
- Concern that a decision should be made whilst the site allocation process was ongoing – it was reported that a decision could not be suspended due to this.

RESOLVED – That the application be approved in principle as per the officer recommendation but deferred and delegated to the Chief Planning Officer subject to conditions and Section 106 agreement.

(Councillors C Campbell and T Leadley voted against the decision to approve the application and requested that their votes be recorded)

70 Date and time of next meeting

Thursday, 10 December 2015 at 1.30 p.m.