

NORTH AND EAST PLANS PANEL

THURSDAY, 7TH JANUARY, 2016

PRESENT: Councillor N Walshaw in the Chair

Councillors M Harland, J Procter,
G Wilkinson, B Cleasby, B Selby,
S McKenna and P Wadsworth

123 Chair's opening remarks

The Chair welcomed everyone to the meeting.

124 Appeals Against Refusal of Inspection of Documents

There were no appeals against refusal of inspection of documents.

125 Exempt Information - Possible Exclusion of the Press and Public

On this occasion there were no exempt items.

126 Late Items

There were no late items. However, supplementary information in relation to items 7, 8, and 9 for detailed outline plans had been sent to all parties prior to the meeting.

127 Declarations of Disclosable Pecuniary Interests

There were no declarations of disclosable pecuniary interests.

128 Apologies for Absence

Apologies for absence had been received from Cllr. Macniven, Cllr. R. Grahame with Cllr. Nash substituting, and Cllr A. McKenna with Cllr. J. McKenna substituting.

129 Minutes

RESOLVED – That the minutes of the North and East Plans Panel meeting held on 3rd December 2015 be approved as a correct record.

130 Matters arising

With reference to minute 107 of the North and East Plans Panel meeting held on 3rd December 2015 a verbal update on application 14/00575/FU – 56 The Drive LS15 was provided by the Area Planning Manager.

Draft minutes to be approved at the meeting
to be held on Thursday, 4th February, 2016

A site visit had taken place and it was noted that the scaffold had now been removed and some tidying of the site had taken place.

The Area Planning Manager informed the Members that a letter had been received from the applicant's solicitor which provided the following information:

- Scaffolding removed
- Completion Certificate – Maintain that they do not need to provide a further completion certificate as they had already provided one. However, now that residents had withdrawn from complaints process they would provide a further certificate.
- Tidiness of land – A grab wagon had visited the site however due to the wet condition of the ground the lorry had been unable to access the site. The lorry will return when the ground conditions improve.
- Landscaping – A landscaping plan had been submitted. The plan showed boundary treatment which included new hedges and timber fencing, tree planting to the rear shrub planting, areas laid to lawn and patio.
- A further update to be provided at the February Plans Panel

131 Application 14/03960/OT - Land off York Road, Killingbeck Bridge and Selby Road, LS14

Members had visited the site earlier in the day, plans and photographs were displayed at the meeting.

Officers presented an outline application which sought planning permission for the principle of A1 (retail), A3 (café), and A5 (hot food takeaway) units and the means of access to them, with appearance, landscaping, layout and scale all requested to be reserved for later consideration.

The report was presented to North and East Plans Panel due to the fact that the retail element is a town centre use located out of the centre, and following requests for Panel consideration received from Cllrs. Hyde and Selby, due to the highway impacts of the proposed development.

The Panel was informed that the site is in a dilapidated condition with some of the buildings suffering from fire damage and vandalism. The site is currently enclosed by timber hoardings.

The panel were informed of the various historic applications for the site which had included commercial, residential and mixed use development. The applicant had engaged with Officers and had responded positively to advice offered by Officers.

Public consultation had taken the form of formal statutory consultations with notices displayed in multiple locations and a press advertisement. No representations had been received.

Ward Councillors had been briefed on the proposals and the application had been presented to a meeting of the Inner East Community Committee. It was commented that there would be concern over the impact on existing small retailers locally, and that there would be concern over the amount of takeaways in the area.

It was noted that the development is up-stream from the Dunhills which had in the past flooded, conditions 7 and 8 of the submitted report highlighted to address this issue.

The Officer asked that Members consider an extra condition to those set out in the submitted report for tree protection and retention.

Members were informed that this development was CIL liable. As the application is in outline only the precise CIL contribution cannot be calculated, and would be calculated at reserved matters stage, when the precise final mix and amount of uses known.

Members discussed the following points:

- The importance of the quality of the building and architecture as it was a gateway to the City
- Employment benefits to the area
- Access to and from the site
- Adequate parking

RESOLVED – That Members agreed to defer and delegate approval of the planning application to the Chief Planning Officer, as per the conditions set out in the submitted report.

Extra condition to be added for the tree retention and protection

Members requested that the reserved matters application be brought to Panel.

132 Application 15/05600/FU - Scarcroft Grange, Wetherby Road, Scarcroft, LS14

Plans and photographs were shown at the meeting and Members had been on a site visit earlier that day.

The application proposed the erection of an agricultural building within the Green Belt, on the edge of the village of Scarcroft. The application had been brought to Panel at the request of Cllr Rachael Procter who raised concerns relating to the size and scale of the barn.

Members were informed that the applicant is the occupier of The Chalet who has purchased 6 acres of land to build an agricultural barn to house farm equipment to manage meadow land.

The applicant had recently been granted permission for the replacement of a double domestic garage within the garden area of the dwelling. The applicant had originally wanted to incorporate the storage of his agricultural equipment within the garage however the garage was reduced in size to meet the domestic needs of the occupation of that property.

Members were informed that an access road that runs through the site leads to a residential dwelling of The Barn. This dwelling was a former stone built agricultural barn which was granted permission to form a dwelling on appeal (App.08/01601/FU). A new access running along the western boundary of the site of The Chalet was granted at the time of this permission. This access track was not implemented and an unauthorised access that runs along the north and east of the site was constructed. These are subject to an Enforcement Notice with the appeal pending.

In response to a question the Officer informed the Panel that an amendment to condition 4 had been made to remove permitted development rights to change use of building to alternative uses (such as a dwelling)

Members discussed a number of issues including:

- The position of the proposed barn on the access road
- The materials to be used in construction of the barn
- The height of the barn and its impact on the open area
- The roof of the barn
- Position of the door into the barn
- The pending appeal for the access track

Members requested clarification on the timeline of the appeal for the determination of the access road.

Officers to ask that the applicant position the door of the barn to the rear of the building.

RESOLVED – To defer for one cycle subject to further negotiations in respect of the design of the building (inclusion of a mono pitch roof to reduce the impact on the open character of the Green Belt) and officers to provide more information in respect of the formation and rights of use of the unauthorised access and any implications that arise. .

133 Application 15/06091/FU - Wetherby Race Course York Road, Wetherby, LS22

Plans, photographs and an artist's impression of the proposed new stand were displayed at the meeting. Members had also visited the site on the morning of the meeting.

An Officer presented the report which proposed the demolition of the existing three storey Members stand and replace it with a four storey stand. The new stand would link to the Millenium Stand by the existing four storey stair well.

The Panel were informed of the design and materials to be used and that the new stand would be similar in height to the Millennium Stand.

The Panel was informed that there would be no impact to traffic therefore the condition relating to a Travel Plan was to be removed.

Members discussed the type and use of signage on and around the proposed new stand.

In response to a question from the Panel in relation the proposed new stand being accessible for disabled people a member of the development team from Wetherby Race Course addressed the Panel.

The Panel were informed that the new stand would be DDN compliant with;

- access to and from the Millennium Stand
- 2 lifts on site
- reserved seating area with columns minimised so as not to restrict viewing

The application had been brought to the North and East Plans Panel by Cllr. John Procter who did not have concerns with the application but wanted the Councillors to have an input into the design of such an important facility in the City.

Members spoke of their support for the new stand, of the welcome investment in a sporting facility and of potential for increased local employment.

It was also noted that at 3.4 of the submitted report the report made reference to the Wetherby Young Offenders Institute which is now called Wetherby Secure College of Learning.

RESOLVED – That the application be granted subject to the conditions set out in the submitted report; with the addition of conditions in relation to employment of local people and trades where possible and dedicated areas for signage.

Condition 4 of the submitted report to be deleted.

134 Information Item Only - Brownfield land programme - Various site: Seacroft, Halton Moor and Osmondthorpe

The report of the Chief Planning Officer was brought the North and East Plans Panel for information.

The report was to inform the Panel of the Brownfield Land Programme and the progress to date, and the next steps in terms of selecting a bidder and the expectations in terms of their engagement in the Planning process, in

anticipation of further pre-application presentations and subsequent application submissions once a successful bidder had been selected.

Members were informed that the tender process had commenced with the deadline for receiving bids set as 22nd January 2016. The process is expected to be concluded with the selection of a successful bidder in March 2016.

Members were informed how the sites had been selected and how the sites had been packaged for prospective bidders.

The thirteen sites were listed at Appendix 1 of the submitted report as;

1. Former Asket Hill primary School, Seacroft
2. Kentmere Approach, Seacroft
3. Former York Road Depot, Seacroft
4. Wykebeck Mount, Osmondthorpe
5. Rathmell Road, Halton Moor
6. Wykebeck Avenue, Osmondthorpe
7. Kendal Drive, Halton Moor
8. Seacroft Crescent (North), Seacroft
9. Brooklands Drive, Seacroft
10. Bishops Way, Seacroft
11. Parkwat Close, Seacroft
12. Brooklands Avenue, Seacroft
13. Cartmell Drive (North), Halton Moor

Members discussed the following:

- The need for a special meeting to consider the plans once submitted
- The need for green space on or close to developments
- Consultation with Ward Councillors at all stages
- Consideration of flood risks
- The need to update flood risk policy and management in light of recent floods
- Highlighted the Pickering model for alleviating risk of flooding
- The provision of water butts at all new houses
- Space standards for all dwellings
- Design and layout of developments
- Appropriate housing mix
- Adequate parking at least one space per dwelling

The Chair and the Panel expressed very strong concerns over the issue of flooding and wanted these relayed to the Chief Planning Officer. The Panel agreed that a dialogue should take place between the Panel Chairs, Cllr R. Lewis and the Chief Planning Officer on the issue of flooding. This discussion should centre on the need to develop a comprehensive strategy to address this issue. It should include a review of the powers, tools and practical measures that are available to the local planning authority.

RESOLVED - That the Panel noted the report making comments and suggestions in relation to the planning process and suggested approach as outlined at 7.1 of the submitted report: -

- That the successful bidder should make a pre-application presentation to the Plans Panel.
- That a decision in terms of the appropriate strategy to address greenspace provision will be made once a suggested approach has been presented to Panel for consideration.
- That the design of the dwellings should accord with housing space standards.
- That the mix of housing provided should meet the terms of Core Strategy policy.

135 Date and Time of Next Meeting

Next meeting will be held on Thursday 4th February 2016 at 1:30pm