

NORTH AND EAST PLANS PANEL

WEDNESDAY, 11TH MAY, 2016

PRESENT: Councillor N Walshaw in the Chair

Councillors R Grahame, M Harland,
C Macniven, G Wilkinson, B Selby,
S McKenna and P Wadsworth

CHAIRS COMMENT

The Chair welcomed all to the meeting and asked Members and officers to introduce themselves.

The Chair informed the Panel that this was the last North and East Plans Panel that Martin Sellens, Head of Development Management would be attending as he was due to retire on 20th May, after 36 years with the Council.

He said a huge thank you to Martin for all his help and advice over the years and wished Martin well in his retirement.

In response Martin thanked the Chair and the Members of the Panel. He informed the Panel that he had started his career in 1979 and had estimated that he had attended 450 plans panels in that time.

He said that the Plans Panels worked well with Members and officers working together. He hoped that this would continue and he would be keeping an eye on planning matters to see how the city progresses.

183 Appeals Against Refusal of Inspection of Documents

There were no appeals against refusal of inspection of documents.

184 Exempt Information - Possible Exclusion of the Press and Public

There were no exempt items.

185 Late Items

There were no late items.

186 Declarations of Disclosable Pecuniary Interests

No declarations of disclosable pecuniary interests were made.

187 Apologies for Absence

Apologies for absence were received from Councillors J Procter and B Cleasby.

188 Matters arising

Members received a verbal update on 56 the Drive and 71 Hill Top.

56 The Drive

Members were informed that the Independent Building Inspector was still assessing all the information that had been received from the applicant in relation to structure of the build and its compliance with building regulations.

Environmental Services had issued a warning letter to the applicant in respect of the state of the site.

Cllr. Grahame requested that details of the costs incurred for 56 The Drive be presented to Members and Cllr. Macniven asked for clarification to be provided in respect of the timeframe for the provision of the completion certificate

16/00162/FU- 71 Hill Top, Chapeltown which had been deferred for one cycle due to personal circumstances Minute 172 refers

Members were informed that only recently received more information on this application and officers were looking at how to progress.

15/06738/FU – Ling Beeches, Ling Lane, Scarcroft, Members were informed that as the application had been refused, the Council were issuing an Enforcement Notice.

189 Minutes

The minutes of the 7th April 2016 were approved as a correct record.

190 Application 16/00329/FU - Construction of 5 two bedroomed houses at Trust Office, Sutton Approach, Leeds LS14.

This application had been deferred from the meeting on 7th April Minute 177 refers.

Members were reminded that they had been comfortable with the principle and the scale of the proposals but requested that negotiations take place in respect of layout and design of the development.

The developers had made alterations to the layout as per officer's advice these were:

- Plots 1-3 rotated in order to front on to Sutton Approach and the address the street.

- Partial consolidation of the parking bays (serving plots 1-3 and visitors).
- Insertion of additional ground floor windows to the side of plot 4 (to improve natural surveillance over the parking area) and plot 5 (to improve occupier outlook over the garden area).
- Re-positioning of the bin/cycle storage facilities to plots 4 and 5 to ease access to these units.

Ward Members had been consulted. Cllr. Selby informed the Panel that he and the other ward members were happy with the new layout of the scheme.

RESOLVED – That planning permission be granted on accordance with the recommendations set out in the report.

191 Application 16/01228/FU – Use of land for private equestrian use (sui generis), erection of detached stable block and storage facilities, laying out of manege and installation of septic tank on land at Willow Wood, Westfield Lane, Clifford, Wetherby

This application proposed a manege with stabling, a storage building with generator and welfare facilities, and a change in use of the land to private equestrian use.

Members were informed that the site was within the Green Belt but represented appropriate recreational development as such the proposal is considered to be policy compliant and acceptable on its merits in all other regards.

Members noted that this was a resubmission following unsuccessful proposals for the same level and nature development, but differed in siting and design without any floodlighting of the manege.

Members were informed of a number of changes to the application including:

- No floodlighting
- The manege, stable and storage building to be sited in the western field close to existing woodland to the west
- An existing building to be fitted with doors as extra storage for hay
- The build is proposed to be built of blockwork and then clad in horizontal timber boarding. The roof to be clad in either black or green corrugated metal sheeting.

Members had been on a site visit earlier in the day and noted that the road near the exit of the site was in poor repair. In response to a question in respect of the applicant assisting with repair costs, Members were informed that officers were unable to add a condition to the application as the state of the road was an outstanding issue.

Members were informed that the type of lighting that would be used for health and safety reasons would be low lighting.

Members noted that the repositioning of the manege, now unlit, and the ancillary buildings being sited to the rear of the site was welcomed by the Parish Council.

Ward Councillors had been informed of the revised application and no comments had been received.

RESOLVED – That planning permission be granted in accordance with the recommendations set out in the report.

Condition to be added to require the removal of the existing stables prior to first use of new stables.

192 Application 15/07665/FU - Proposed construction of 9 dwellings at Elmete Wood School, Elmete Lane, Roundhay

This application was brought to plans panel as it represented a departure from Green Belt planning policy as set out in the development plan.

Members noted that the site was a brownfield site and was also located within a conservation area. The principle of the development met the terms of the policy as set out in the NPPF. The proposed development represented a reduction in volume of built development over what had existed on the site.

The site had previously been the former Elmete School which had been demolished due to health and safety as the building had been the subject of vandalism.

The proposal sought to construct 9 dwellings of 4 and 5 bedroom. Members had visited the site earlier in the day and were shown plans, photographs at the meeting.

Members were also shown an artist's impression of the development which showed the site laid out with houses encircling and looking out over a village green with access coming from Elmete Lane.

Members noted a correction to the report in respect of the building materials to be used. The plan is to use a facing brick so that the development does reflect the subordinate nature of outbuildings to the nearby Listed Building. Members were also informed that if the proposal was granted that a condition would be imposed that fenestration and rainwater goods should not be of UPVc as it was not in keeping with the character of the area.

Members discussions of the proposal included:

- The installation of photovoltaic tiles
- The design and layout of the development
- Which trees to be removed
- Chimneys

All the Panel were in agreement that the development was of excellent design and layout.

RESOLVED – The Panel resolved to defer and delegate approval to officers in accordance with conditions listed in the submitted report and additional conditions to cover the following:

- Submission for approval of details of fenestration and rainwater goods
- Details of gated access to parking courts to be provided
- Details of scheme for use and implementation of photovoltaic tiles to roof to be submitted and approved (with this condition to be discussed with the applicant prior to the issuing of a permission)

193 Application 15/07255/FU – Demolition of existing dwellings and out buildings and erection of seven dwellings and associated works at Norton House, Deighton Road, Leeds LS22 7TS.

The application had been brought to Panel by Cllr John Procter who felt that a development of this size, due to the significance to Wetherby, should be determined by Plans Panel.

The proposal sought to replace a dwelling and outbuildings with seven houses. The dwellings are designed to appear as typical town houses set on two floors with rooms in the roof space. The dwellings are in sets of three groups; two blocks of semis and a block of three terraced properties. Each dwelling will be served by gardens to the rear and also two parking spaces.

Plans and photographs were displayed at the meeting.

Members were informed that the site has large tree coverage, and is surrounded by business units, Masonic Hall, and flats of four storeys. Next to the proposed site a development is under construction for 56 retirement apartments.

Members were informed that previous applications for this site had been for 15 flats then 13 flats now proposal for 7 houses.

Members noted that in the area there are a number of four storey dwellings, it was also noted that because of all the buildings and hard standing the site is classed as being largely brown-field.

It was reported that the development is close to the town centre with no impact on residential amenities.

Impact on future occupants met with guidance as to the required space for rooms and gardens.

It was noted that the CIL liability had been recalculated and was £71,370.

RESOLVED - That planning permission be granted in accordance with the recommendations set out in the submitted report.

CHAIRS CLOSING COMMENTS

Chair informed the Plans Panel that this was the last meeting of North and East Plans Panel for this municipal year.

He thanked all Members and officers for their contribution over the past year.

194 Date and Time of Next Meeting

The next meeting of North and East Plans Panel will be at 1.30pm, 2nd June 2016.