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**Report of the Chief Planning Officer**

**NORTH AND EAST PLANS PANEL**

**Date: 5<sup>th</sup> January 2017**

**Subject: 16/04310/FU – erection of 9 dwellings with associated landscaping and infrastructure at land off Belle Vue Avenue, Scholes, LS15 4AA**

**APPLICANT**

Chartford Homes

**DATE VALID**

14<sup>th</sup> July 2016

**TARGET DATE**

8<sup>th</sup> September 2016

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**Electoral Wards Affected:**

Harewood

Yes Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

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**RECOMMENDATION: GRANT PERMISSION subject to the specified conditions:**

1. Time limit
2. Plans to be approved.
3. Materials (walling, roofing, and surfacing).
4. Details of fences and walls to be provided.
5. Statement of construction practice, including provision for contractors parking.
6. Restriction on hours of construction to 0800-1800 hours on weekdays and 0800-1300 hours on Saturdays, with no operations on Sundays and Bank Holidays.
7. Laying out and retention of visitor parking spaces.
8. No tree felling except in accordance with the submitted tree survey.
9. Protection of retained trees and hedgerows.
10. Landscaping scheme and implementation.
11. Updated bat survey if T12 not felled before May 2017
12. Submission of Construction Environmental Management Plan (CEMP).
13. Submission of Biodiversity Enhancement & Management Plan (BEMP).
14. Details of levels to be agreed.
15. Maximum driveway gradient.
16. Retention of garages.
17. Obscure glazing to first floor windows in west elevation of Plots 5 & 6.

18. Remove PD for insertion of additional windows to west elevation of Plots 5 & 6 and south elevation of Plot 1.
19. Vehicles space to be laid out.
20. Surface water drainage.
21. Reporting/remediation of any unexpected contamination
22. Verification of imported soil as contaminant free.

## **1.0 INTRODUCTION:**

- 1.1 The application is presented to Plans Panel at the request of Cllr Ryan Stephenson, due to concerns over the type of accommodation being proposed and loss of parking provision.
- 1.2 This full application is a greenfield site within an identified village, in a sustainable location, where the principle of small scale residential development is considered to be acceptable in local planning policy terms, and thus constitutes sustainable development.

## **2.0 PROPOSAL:**

- 2.1 The application proposes a residential development on a small greenfield site which measures 0.66ha. A total of 9 detached dwellings are proposed, all of which would be 4 bedroom two storey properties. The dwellings are arranged within a cul-de-sac format, with two of the dwellings fronting onto the access road which leads into the site. Adjacent to the entrance to the site, a total of 5 visitor parking spaces are proposed which will seek to compensate for the loss of parking which currently takes place.
- 2.2 The layout results in the removal of 1 oak tree (T12), with evidence been provided and accepted that the tree is suffering from major decay and thus should be removed' All other trees along the eastern boundary are retained, while the dwellings are positioned sufficient distances away from off-site tree to the south western and north eastern corners so as not to pose a threat to their health and future growth.
- 2.3 In terms of the design and materials of the proposed dwellings, three different house types are proposed. Seven of the dwellings include an integral garage, and incorporate a front catslide roof with a large gable feature and a small dormer window. The other two dwellings have an attached double garage with accommodation above within the roofspace. The materials include a combination of brickwork and a tiled roof. Materials would be secured through a condition. Each property would have at least 2 parking spaces in the form of garages and driveways.

## **3.0 SITE AND SURROUNDINGS:**

- 3.1 The site is a greenfield site on the eastern edge of the village of Scholes. The site measures 0.66 hectares and comprises a number of matures trees along its eastern edge. There is also a large oak tree towards the centre of the site as well as a large oak tree adjacent to the vehicular access point on Belle Vue Road. There are also other off site trees which contribute to the character of the area. These trees within and adjacent to the site have been the subject of a recent Tree Preservation Order.

- 3.2 The site is relatively flat with a slight rise from east to west. There are surrounding residential properties on 3 sides to the north, south and west. These comprise a mix of bungalows (sheltered housing) and two storey houses. Small groups of terraces and semi-detached properties form the prevailing character with some detached dwellings on Belle Vue Avenue. The strip of land immediately to the east is unallocated in the development plan and includes a strip of mature tree planting along its eastern boundary. Beyond this strip of land the area beyond forms an extensive area of Safeguarded Land (PAS in the UDP). This has been the subject of attempts for significant residential development in the past, but an application for up to 850 dwellings was withdrawn.
- 3.3 The application site also includes the existing access from Belle Vue Avenue which leads towards a large turning and informal parking area. The road also serves two rows of garages to the south. At this junction is Manor House, which is a locally used community centre. It is understood that visitors to Manor House park within this access road and parking area. The bungalows to the south have relatively short back gardens/yards and with a pedestrian access route which separates the gardens from the application site. Hedging forms the boundary along this southern boundary. To the west, the bungalows and houses are set at various angles to the site and have reasonable generous back gardens.

#### **4.0 RELEVANT PLANNING HISTORY:**

- 4.1 No relevant planning history relating to the application site has been identified. However, a Tree Preservation Order was recently served covered trees on and within the vicinity of the site (Ref. TPO No. 23 2016). These include a number of Oak, Ash, Holly, Horse Chestnut and Cypress trees. Following the receipt of a more detailed arboricultural survey, it was concluded that T12 (an Oak) is displaying major defects owing to a large tear wound resulting in swelling and two hollow cavities with decay. Given these defects and decay, the tree was removed from the TPO.

#### **5.0 HISTORY OF NEGOTIATIONS:**

- 5.1 Concerns were initially raised over the detailed layout of the scheme and some of the house types. Following further discussion and the receipt of further information and amended plans, it has been agreed that T12 can be removed due to its health. Mitigation planting is proposed along the eastern boundary. The houses on plots 5 and 6 have also been re-positioned in order to minimise the impact upon the living conditions of the residents to the west. Small improvements to some of the house types have also been made to improve their visual appearance. Further highways information has also been provided to demonstrate that the access into the site is appropriate together with the internal layout and turning head.

#### **6.0 PUBLIC/LOCAL RESPONSE:**

- 6.1 The application was publicised by means of site notice dated 5 August 2016. Immediate neighbours of the site were also notified directly in writing by letters dated 20<sup>th</sup> July 2016. Revised plans were received on 5<sup>th</sup> October 2016 which amended the layout of the proposal, and specifically the siting of the dwellings on plots 5 and 6. In response a total of 93 letters of objection have been received. Objections raised are summarised as follows:

- Large detached houses not appropriate for this site.
- Large houses out of keeping and harmful to local character.
- Site should be used for bungalows / sheltered housing.
- Proposals should be for older people in the community.
- Affordable housing more appropriate on this site.
- More starter homes needed in the area.
- Two storey houses not acceptable.
- Impact on traffic and congestion.
- Increased noise and disturbance.
- Impact on quality of life.
- Loss of parking to users of Manor House.
- Access from Belle Vue will be difficult.
- Impact on residents with mobility problems.
- Impact on local infrastructure including schools and doctors surgeries.
- Loss of amenity in terms of overlooking.
- Overshadowing of adjacent properties.
- Impact on drainage and surface water runoff.
- Impact on flooding.
- Significant impact on the sheltered bungalows.
- Proposals not in accordance with aspirations of the Neighbourhood Plan.
- Council's Strategic Market Housing Assessment refers to need for older persons housing based upon demographics and ageing population.
- Impact on trees and local wildlife.
- Impact on visual amenity.
- Proposals are not sustainable development.
- Impact on the roads during construction.
- Construction will impede emergency vehicles.
- Inadequate consultation with the local community.

6.2 Barwick & Scholes Parish Council: Object on grounds that it does not meet the minimum density required by the Core Strategy; the type and design of the properties is not complementary to its surroundings; overshadowing; overdevelopment; proposal not in conformity with the emerging Neighbourhood Plan; site is better suited to extending the provision of sheltered housing or assisted living with affordable homes; negative impact on the characteristics of the village; loss of biodiversity; trees should remain on site; concerns over loss of parking, and restrictions over access to the garages used by elderly residents.

6.3 Cllr Ryan Stephenson: Objects to the proposed development on the basis that 9 detached properties are not in keeping with the current housing mix or character; the development is radically different to that in the emerging Neighbourhood Plan which recognises future opportunities for the extension of sheltered and assisted-living accommodation; concerns over loss of parking for patrons of the Manor House. It is made clear that the Ward Member is not opposed to development on this site, but it is the type of accommodation being proposed that the objection relates to.

## **7.0 CONSULTATION RESPONSES**

7.1 LCC Highways: Comments were initially raised over the technical details of the proposal including the road width, refuse vehicle tracking, and the fact that the road should be built to adoptable standards. The road should have a 20mph speed limit in accordance with the Street Design Guide. Following negotiations with the applicant,

an acceptable layout has now been agreed. Whilst the site does not fully meet the Core Strategy Accessibility Standards, it is within the required 5 minute walk (400m) of bus stops located on Main Street, although the service frequency does not match the requirement of 15 minutes. This site is also within the recommended 20 minute walking distance of a primary school (Scholes Primary) and within the 30 minute walk (2400m) of the nearest secondary school (John Smeaton Community College). No objections are therefore raised subject to the imposition of a number of conditions.

- 7.2 LCC Flood Risk Management: No objections raised subject to the imposition of a condition requiring the submission of a scheme detailing surface water drainage works, including hydraulic calculations. These details shall be consistent with the details set out within the applicant's Flood and Drainage Assessment.
- 7.3 LCC Contaminated Land: From a review of the submitted Desk Study no objections to planning permission being granted subject to conditions requiring any unexpected contamination found to be reported and the land remediated in accordance with details to be agreed and to require any imported soil to be verified as free of contamination.
- 7.4 Nature Conservation Officer: The submitted bat survey is considered to be acceptable, although the survey has not identified the bat roosting potential of the tree to be removed from site at this time (Spring/Summer 2016). A condition should therefore be added requiring that if T12 is not felled prior to May 2017, then an up to date bat survey shall be carried out prior to subsequent felling. The hedgerow along the eastern boundary should be protected during the construction phase. Additional conditions are also recommended.
- 7.5 Landscape Officer: Concerns were initially raised over the removal of the Oak tree (T12) towards the centre of the site. However, following the submission of the additional arboricultural information, the loss of T12 is accepted. Concerns are still raised over the encroachment of the road into the root protection area of T10.

## **8.0 PLANNING POLICIES:**

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Leeds currently comprises the Core Strategy (2014), saved policies within the Leeds Unitary Development Plan (Review 2006) and the Natural Resources and Waste Development Plan Document (2013).

### Local Planning Policy

- 8.2 The most relevant Core Strategy policies are outlined below:

Spatial Policy 1	Location of Development
Spatial Policy 8	Economic development priorities
Policy H2	New housing on non allocated sites
Policy H3	Density of residential development
Policy H4	Housing mix
Policy EN1	Climate change
Policy EN5	Managing flood risk
Policy G8	Protection of important species and habitats
Policy G9	Biodiversity improvements

Policy T2	Accessibility requirements and new development
Policy P10	Design
Policy P12	Landscape

8.3 The most relevant saved policies of the Leeds Unitary Development Plan (Review) are outlined below:

GP1	Land use and the proposals map
GP5	General planning considerations
N23/N25	Landscape design and boundary treatment
N24	Buffer planning to the Green Belt and open countryside
LD1	Landscape schemes

Supplementary Planning Guidance:

8.4 SPG10 Sustainable Development Design Guide (adopted).  
 SPG13 Neighbourhoods for Living and addendum (adopted).  
 SPG22 Sustainable Urban Drainage (adopted).  
 SPD Street Design Guide (adopted).

Site Allocations Plan

8.5 The site is identified for housing in the emerging Site Allocations Plan (SAP) Site Reference HG2-28 (4068) as a Phase 3 site. This indicates that the site is suitable for up to 15 dwellings. Further public consultation has been undertaken on sites within the Outer North East Market Housing Characteristic Area and all representations will be duly considered in 2017, leading towards public examination and formal adoption. However, at present only limited weight can be afforded to the SAP.

Neighbourhood Planning

8.6 Barwick in Elmet & Scholes Neighbourhood Plan is at the Submission Draft stage and will be formally submitted for examination in 2017. Therefore, at present, only limited weight can be afforded to the plan. The plan includes policies for the provision of new housing (Policy H1) which seeks to provide a range of housetypes and size, particularly for young families and older people. Policy H2 notes that new housing development should reflect their surroundings in terms of density, footprint, separation, scale and bulk. Support is given to the provision of 1 and 2 storey housing, development that assimilates into the community, the re-use of redundant buildings and previously developed land, and development which reflects the existing built forms and provides appropriate landscaping. The site is not identified in the plan as a local green space.

National Planning Policy Guidance:

8.7 The National Planning Policy Framework was published on 27th March 2012 and sets out the Government's planning policies for England and how these are expected to be applied, alongside other national planning policies. In this case the following sections are relevant:

Achieving sustainable development	
Section 1	Building a strong, competitive economy
Section 4	Promoting sustainable transport
Section 7	Requiring good design
Section 10	Meeting the challenge of climate change, flooding and coastal change

DCLG - Technical Housing Standards 2015:

- 8.8 The above document sets internal space standards within new dwellings and is suitable for application across all tenures. The housing standards are a material consideration in dealing with planning applications. The government's Planning Practice Guidance advises that where a local planning authority wishes to require an internal space standard it should only do so by reference in the local plan to the nationally described space standard. With this in mind the city council is currently looking at incorporating the national space standard into the existing Leeds Standard via the local plan process, but as this is only at an early stage moving towards adoption, only limited weight can be attached to it at this stage. However, each dwelling meets the minimum floorspace standards and therefore is considered to provide a good standard of amenity for future occupants.

**9.0 MAIN ISSUES**

1. Principle of Development
2. Highways and Access
3. Housing Mix, Layout and Local Character
4. Trees and Ecology
5. Drainage and Flood Risk
6. Impact on Residential Amenity
7. CIL

**10.0 APPRAISAL**

Principle of Development:

- 10.1 The NPPF at paragraph 49 indicates that housing applications should be considered in the context of the presumption on favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. Paragraph 14 also notes that where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. In this respect and based upon the recent Secretary of State appeal decision at Grove Road in Boston Spa, it is clear that the Council has not got a five year supply of deliverable housing sites, and has been consistently under-delivering. This therefore lends weight to the principle of residential development provided there are no adverse impacts arising from the development when balanced against the benefits.
- 10.2 Core Strategy Spatial Policy 1 (Location of development) sets out the Council's spatial development strategy based on the Leeds settlement hierarchy and seeks to concentrate the majority of new development within and adjacent to urban areas, taking advantage of existing services and high levels of accessibility. The hierarchy prioritises the location of future development and sets out those areas towards which development will be directed. Table 1 identifies settlement types in the hierarchy as being the Main Urban Area of Leeds, Major Settlements, Smaller Settlements, and finally Villages.

- 10.3 The application site is an un-allocated site located within the Village of Scholes. The site is surrounded by existing residential development on 3 sides (north, south and west) and could therefore be considered an infill site or a “rounding off” of the settlement. Core Strategy Policy H2 states that new housing development will be acceptable in principle on non-allocated land, providing that the number of dwellings does not exceed the capacity of local infrastructure and that for developments of more than 5 dwellings the location accords with the Accessibility Standards in Table 2 of Annex 3. Under policy H2 greenfield land should not be developed if it has intrinsic value as amenity space or for recreation or for nature conservation, or makes a valuable contribution to the visual, historic and/or spatial character of an area.
- 10.4 In relation to the above criteria of Policy H2, the proposed development site does not therefore make such a significant a contribution to the visual, historic or spatial character of the area so that its development could be seen not to unduly conflict with Policy H2.
- 10.5 Whist located in the lowest tier of the settlement hierarchy the proposal is for a small scale development of 9 dwellings that would not exceed the capacity of local infrastructure and would be of an appropriate density in view of local character. It would make a modest contribution to housing delivery in the area and the proposal is therefore considered to be policy compliant and acceptable in terms of the principle of the development.
- 10.6 It is also worth noting that the site is put forward as a future housing site within the emerging Site Allocations Plan. Whilst limited weight can be afforded to this document, it does demonstrate the local planning authority’s long term aspirations over this site and the fact that it has been considered in light of its suitability and sustainability credentials.

#### Highways and Access

- 10.7 The application proposes to utilise the existing access from Belle Vue Avenue which will then continue into the site. The vehicular access provides good visibility in both directions and is sufficient to accommodate 9 new dwellings on this site.
- 10.8 The site is within a sustainable location with accessibility to a range of local services within Scholes, including a local primary school. The proximity to local bus services on Main Street is within easy walking distance (within 400m).
- 10.9 The number of car parking spaces is considered sufficient for the overall development, with parking facilities proposed as garages, driveways and visitor parking bays. A condition should be imposed to ensure that all garages and visitor parking bays are retained for parking to ensure they are not lost to habitable accommodation which would inevitably lead to overspill parking on the new internal adopted road. The layout has also been amended to address the technical requirements of the Street Design Guide, to provide adequate forward visibility, adequate turning areas and adequately sized roads and footways.
- 10.10 In conclusion, the proposal will be a sustainable form of development, will not cause harm to the existing highway network, provides sufficient car parking and poses no significant danger to highway or pedestrian safety.



## Housing Mix, Layout and Local Character

- 10.11 The application proposes a residential development comprising 9 detached four bedroom houses. The character of the immediate area comprises a mix of single storey bungalows and 2 storey houses of brick construction. It is noted that Core Strategy Policies H3 and H4 seeks to provide an appropriate density and housing mix on residential sites. Policy H3 seeks to achieve a minimum density of at least 30 dwelling per hectare on sites within smaller settlements such as Scholes. The current proposal for 9 dwellings achieves a density less than 30, given that the SAP has identified that 15 dwellings on the site is more appropriate. Following discussions with the agent, the desire to achieve a layout which provides 15 dwellings on the site is considered to be unrealistic and does not take into account the individual constraints of the site. For example, the recent serving of a Tree Preservation Order (and the need to avoid these trees and their root systems) and the separation distances required from existing residential properties to any new dwellings results in the net developable area being reduced. The requirement to provide 15 dwellings on site must to be balanced as well against the character of the area which includes a mix of house types. Furthermore, the provision of bungalows on this site, as the Neighbourhood Plan and local residents suggest, would not maximize the efficiency of the land, given the land take needed to provide bungalows. In any event, Scholes does contain a high proportion of bungalows already, and therefore the provision of detached houses would add and contribute to the housing mix within the village.
- 10.12 In terms of housing mix, it is noted that the scheme comprises exclusively 4 bedroom detached houses. Policy H4 of the Core Strategy requires a mix of 2, 3, and 4 bedroom properties. Whilst it is accepted that the proposal does not meet this policy, it is recognised that this is a small scale site where it may be difficult to achieve the required mix. In addition there is already a broad mix of housing accommodation and types within the local area. On balance, and taking other issues into consideration, the provision of 4 bedroom properties on this particularly site is considered to be acceptable.
- 10.13 In terms of design and layout, the scheme responds positively to the immediate context and provides a well laid out development of houses which front onto the main access road. The mix and design of houses reflects the mixed character of Scholes and is considered not to harm the character of the area. The design and scale of the dwellings are considered to be acceptable and takes the opportunity to improve the character and quality of the area, particularly with the retention of the oak tree at the site entrance and the majority of trees along the eastern boundary. The design and layout therefore is considered to comply with the relevant design policies, including the guidance within Neighbourhoods for Living and the NPPF.

## Trees and Ecology

- 10.14 A Tree Preservation Order has been served to protect the trees within and adjacent to the site. It is important that these trees and hedgerows are preserved and enhanced as a visual buffer and to encourage local wildlife habitat. The application did propose to remove an Oak tree within the centre of the site (T12). Following the receipt of a more detailed arboricultural survey, it was concluded that T12 (an Oak) was displaying major defects owing to a large tear wound resulting in swelling and two hollow cavities with decay. Given these defects and decay, the tree was removed from the TPO and its removal from the site has been demonstrated. Compensatory planting is also proposed along the eastern boundary to help mitigate its loss.

- 10.15 The proposed access road along the eastern boundary encroaches slightly into the root protection area of one of the Oak trees (T10). Whilst this is not ideal, the encroachment involves less than 20% of the root protection area as recommended by BS5837. Therefore, the potential harm to this tree is considered to be minimal. Furthermore, there is another line of mature trees immediately to the east which also runs in a north south direction which will also help screen the development.
- 10.16 Other mature trees on the edge of the site, including the mature trees in the south west and north east corners will remain, which contribute positively to the character of the area. The dwellings in these locations have been positioned well away from these trees and their associated root protection areas and canopies. This will ease pressure for potential removal in the long term. The layout also provides adequate scope for new tree planting and landscaping. This is achievable to the fronts of houses, along the eastern boundary and at locations adjacent to parking areas. This landscaping will help to screen and soften the impact of these parking areas.
- 10.17 It is considered that there is not detrimental impact on local ecology, including any identified species. The submitted bat survey indicated that bats were present on site and these include common pipistrelle and noctule bats. However, none of these were observed emerging from the trees proposed for removal and no specific bat roosts were identified. The Nature Conservation Officer is satisfied with the proposals subject to the imposition of conditions mentioned at the head of this report.

#### Drainage and flood Risk

- 10.18 The Local Plan and guidance within the NPPF seek to prevent development that is at risk of flooding or which increases the risk of flooding elsewhere. The site is not within a flood risk area and it has not been known to flood. The Council's Flood Risk Management Team raises no objections subject to the imposition of a condition requiring the submission of a scheme detailing surface water drainage works, including hydraulic calculations. These details shall be consistent with the details set out within the applicant's Flood and Drainage Assessment.

#### Impact on Residential Amenity

- 10.19 Consideration needs to be given to how the proposed development will impact upon the living conditions of neighbours. Similarly, the development also needs to provide an acceptable standard of amenity for future residents in terms of internal dimensions, garden sizes, communal Greenspace and a well thought out design.
- 10.20 Each house benefits from an adequately sized private garden area which meet the minimum sizes set out within Neighbourhoods for Living. Some of these gardens range in length from 10.5m to 27m. The small area of greenspace towards the site frontage next to the retained oak tree is retained which provides an attractive entrance into the site. The development has also been designed to respect the privacy and amenity of adjacent new plots, to ensure that the living conditions of all new occupants will not be compromised.
- 10.21 The impact of the new development upon the living conditions of neighbouring properties also needs to be considered. The sheltered bungalows to the south within Belle Vue Road are set at a slightly lower level than the application site. Neighbourhoods for Living advises that the separation distance between rear elevation and side elevations is 12m. The distance between the side elevation of the house on Plot 1 and the rear elevation of the eastern most bungalow ranges from 11.5m at its closest point to 16m at its furthest point owing to the angled orientation. This relationship is considered to be acceptable so as not to create an overbearing

sense of enclosure result in significant loss of light. In addition, there are no side facing windows in the southern elevation of this house and therefore no loss of privacy will occur.

- 10.22 In terms of the impact on other properties which adjoin the application site, these include a mix of semi-detached bungalows and 2 storey houses. The street pattern is not uniform so the dwellings within Belle Vue Avenue are set at different angles to the site and vary considerably in distance to the proposed new dwellings. The dwellings on Plots 7, 8 and 9 are all located a sufficient distance away from the northern boundary and a substantial distance away from the houses which they back onto, and will therefore have little impact. The dwellings on Plots 5 and 6 are located close to the western boundary. Plot 6 includes an element which is not a full 2 storeys along its western elevation. The dwellings which it backs onto are also angled so that any impact is limited. Typical separation distances are from 13 – 17m, and therefore meet the guidance. Plot 5 is orientated in such a way that its side elevation is orientated similar to that of the existing dwelling to the west. No first floor windows will be inserted into the western elevation of plots 5 and 6, save for a small bathroom window in each house which would be obscured glazed. Permitted development rights will be removed via a condition to prevent the insertion of windows into this elevation in order to retain the privacy of neighbours. Whilst some loss of light will occur to the garden of some properties within Belle Vue Avenue early in the morning, due to the orientation of the dwellings the dwellings on Plots 5 and 6 will not reduce sunlight and daylight levels during the afternoon and late evening.
- 10.23 In conclusion, the proposals are fully compliant with the distances set out within Neighbourhoods for Living. It is not considered that the proposed development will be harmful to the living conditions of neighbours in terms of overlooking, over dominance and loss of light and therefore is considered to be acceptable.

### Representations

- 10.24 A number of objectors and the Parish Council express concern over the impact of the proposal on highway safety, the type of development, the mix and size of units, and loss of parking. It is considered that these matters have been addressed within the report. The comments raised by Ward Members, the parish council and residents relating to more suitable uses for the site such as sheltered accommodation are noted. The use of the site for bungalows and/or sheltered accommodation would be considered an appropriate use for this site. However, this is currently not a proposal before the Council and therefore the proposal for housing must be considered on its individual merits.

### CIL

- 10.25 The Community Infrastructure Levy (CIL) was adopted by Full Council on the 12th November 2014 and was implemented on the 06th April 2015. The application site is located within Zone 1, where the liability for residential development is set at the rate of £90 per square metre (plus the yearly BCIS index). Based upon the sizes of the dwellings, this would generate a contribution of £158,533. This information is not material to the decision and is provided for Member's information only.

## **11.0 CONCLUSION**

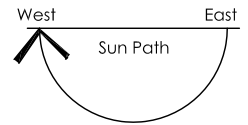
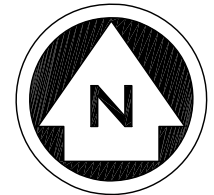
- 11.1 The application proposes a small residential development of 9 dwellings on a site which can be regarded as an infill site, or the "rounding off" of the settlement. This will make a small but worthwhile contribution to the housing supply. The design and layout is considered to be acceptable as well as the access, parking provision and impact on

the local highway network. The proposal would deliver additional housing and it would not result in any unacceptable loss of amenity or privacy for any existing resident. The application is therefore policy compliant and is considered to represent a sustainable form of development. The benefits of delivering new housing in this sustainable location are considered to outweigh any limited harm identified, and is therefore compliant with paragraph 14 of the NPPF. It is therefore recommended for approval subject to the conditions set out in the head of this report.

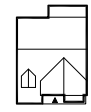
**Background Papers:**

Application file: 16/04310/FU

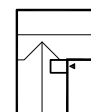
Certificate of Ownership: Certificate B signed and notice served on Leeds City Council and Anthony Craven Gilpin.



### SCHEDULE OF ACCOMMODATION



Type A - 4 bed Detached. - 6 person net internal area 157.5m<sup>2</sup> 1695sqft 7no.



Type B - 4 bed Detached - 6 person net internal area 175.7m<sup>2</sup> 1891sqft 1no.



Type C - 4 bed Detached - 6 person net internal area 174.0m<sup>2</sup> 1874sqft 1no.

TOTAL AREA 1452.2m<sup>2</sup> 15630sqft

tree T12 to be removed

existing hedgerow to be retained.

additional tree planting in mitigation for loss of tree T12

#### Revisions

- A 01.06.16 Additional notes and tree planting added.
- B 03.06.16 Roof lines amended.
- C 10.08.16 Plots 3,4,5 relocated.
- D 18.08.16 Plots 5 & 6 house type changed and location adjusted, access road re-aligned & plot 9 handed
- E 06.09.16 Minor amendments to plots 3,4,5 & 6.
- F 12.09.16 Tree root zones added.
- G 23.11.16 Road layout revised in accordance with comments received from Highways.

## PLANNING



building homes • creating futures

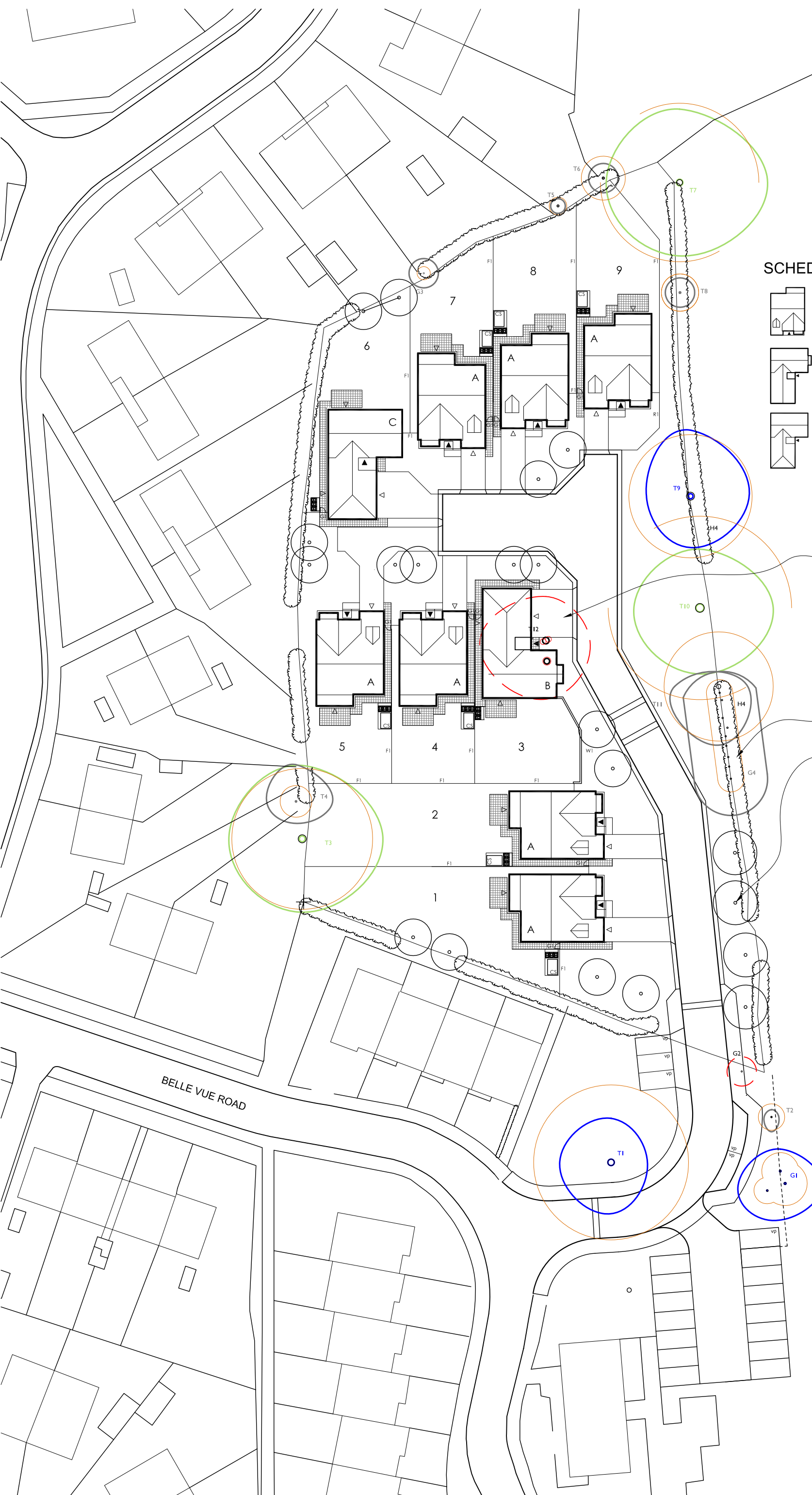
**Chartford Homes Ltd**

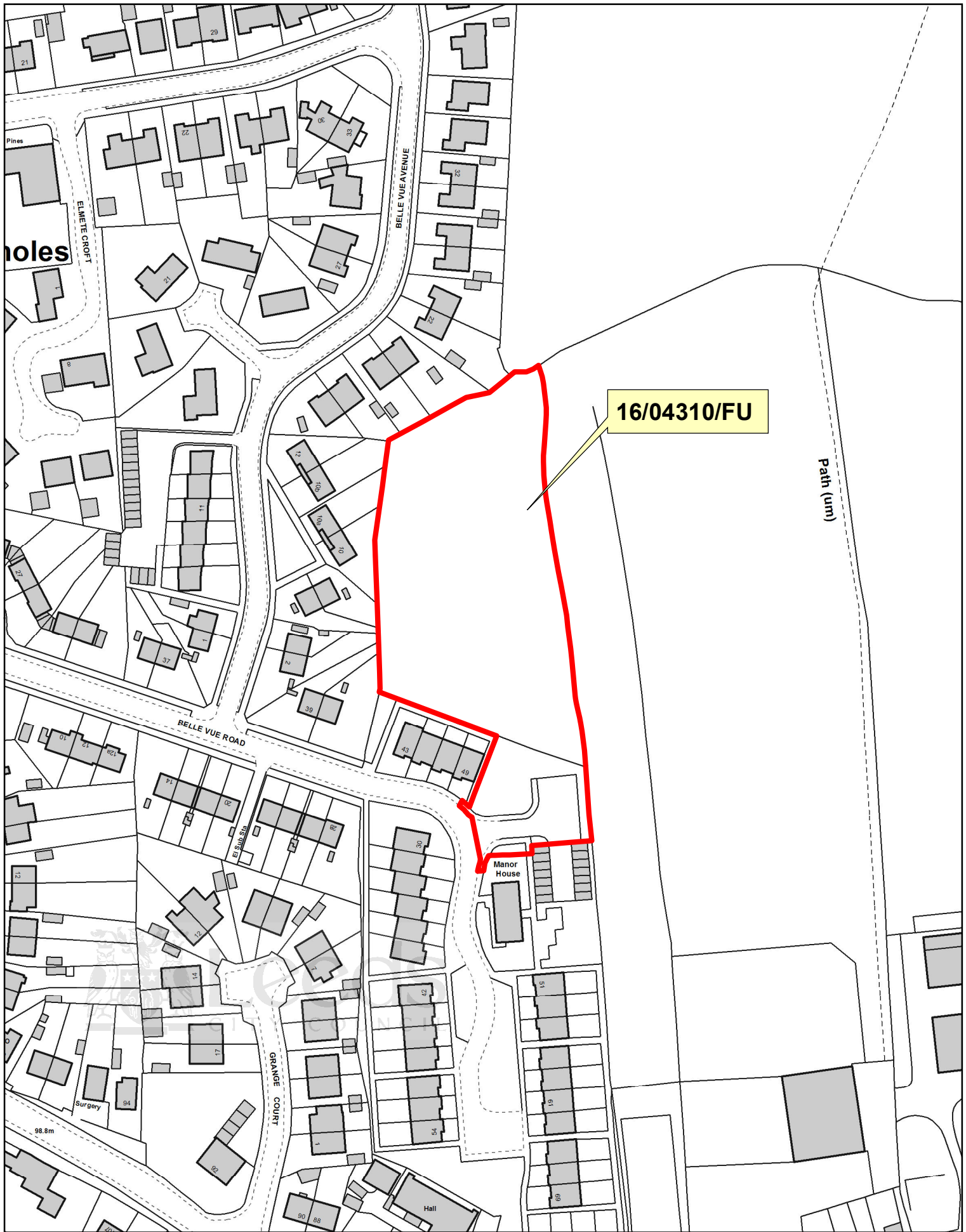
The Tannery  
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Leeds  
LS3 1HS  
Tel 0113 237 2900  
Fax 0113 237 2901

Proposed Residential Development  
at  
Belle Vue Road  
Scholes  
Leeds  
-

DEVELOPMENT LAYOUT  
OPTION B

Area -	Drawing No. 060-PD-01
Date May 2016	Rev G
Scale 1:500@A3.	





# NORTH AND EAST PLANS PANEL

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SCALE : 1/1500

