

NORTH AND EAST PLANS PANEL

THURSDAY, 30TH MARCH, 2017

PRESENT: Councillor N Walshaw in the Chair

Councillors B Cleasby, C Dobson,
R Grahame, S Hamilton, S McKenna,
K Ritchie, P Wadsworth and G Wilkinson

136 Appeals Against Refusal of Inspection of Documents

There were no appeals against refusal of inspection of documents.

137 Exempt Information - Possible Exclusion of the Press and Public

There were no exempt items.

138 Late Items

There were no late items.

139 Declarations of Disclosable Pecuniary Interests

There were no declarations of disclosable pecuniary interests.

140 Apologies for Absence

Apologies for absence were received from Cllr. S Arif and Cllr. J Procter.

141 Programme Overview Report

The report of the Chief Planning Officer was for the applications of a development of 971 houses on eight sites in Seacroft, Halton Moor and Osmondthorpe as part of the Leeds City Council's Brownfield Land Programme.

It was noted that the site allocation process had been passed by full Council at the meeting held on 29th April 2017.

The Pre Application of the sites had been presented by Keepmoat and Strata to the Panel on 13th October 2016 with Members visiting the sites on 3rd October 2016.

The submitted report provided Members with an overview of the proposed developments and set the policy context for their consideration. The report also included the following points:

- Housing Mix

- Affordable Housing
- Nationally described space standards
- Sustainability
- Design
- Flood mitigation
- Connectivity
- Green space
- Phasing of development
- Public consultation and Ward Member involvement
- Education provision

Present at the meeting were officers from Regeneration, Education, Drainage, and Landscapes.

Members were informed that affordable housing would be ‘pepperpotted’ through the sites in clusters of five or six houses. It was noted that all affordable houses would have the appearance of all other houses on the development. The houses would meet or exceed national space standards. The houses would also be fitted with Photovoltaic panels for sustainability in water and heating efficiency.

Members were informed that meetings had taken place with Parks and that money was to be directed to play areas on the green spaces.

Members were advised that the flood mitigation scheme at Killingbeck Meadows within the Wykebeck Valley had now been given planning permission.

RESOLVED - Recommendations for each of the eight applications are set out in the individual site specific application reports (A-H)

142 Site D - 16/07380/FU - 33 dwellings, creation of new public space and associated highway improvements at Former York Road Depot, Seacroft LS14

The report of the Chief Planning Officer set out the details of the proposals, site details and planning history for Site D: former York Road Depot, Seacroft.

Permission was sought for the construction of 33 new dwellings and the conversion and extension of the former gate house, providing a total of 23 – 3 bed and 10 – 4 bed houses across the site.

Members were advised that tree preservation orders had been put on 3 trees and that new planting was proposed.

Members were informed how the development would retain and integrate the former gatehouse to Seacroft Hall at the front of the site.

Members noted that there would be no affordable housing proposed for this site, affordable housing allocation would be included within the Brooklands site.

Members were advised of an update to the submitted report. The Members were informed of 3 additional objectors who had raised concerns already covered in the submitted report in relation to traffic, loss of open space, pollution, other suitable land further along that could be built on. An additional concern was in relation to tree planting proposed off-site to the South would encroach on existing playing pitches. Members were informed that this had been discussed with Parks who will ensure that no part of new planting would encroach onto the pitches.

Ms Harris an objector was present at the meeting and addressed the Panel. She informed the Panel that she had lived on South Parkway for 20 years and appreciated the lovely view from her home. She said that the development would take away the view and the light from her and her neighbours properties.

Ms Harris went on to explain that she had only just found out about the meeting and had in the couple of days leading up to the meeting been and spoken to local residents. She informed the Panel that the local residents wanted to keep the area as open green space as it was therapeutic.

Ms Harris advised the Panel that the land had been the property of Davey Wilson a wealthy landowner who had given the land to the people of Seacroft.

Ms Harris went on to say that the development had not been well publicised as many local residents were unaware of the proposed development.

She informed the Members that during the building of Leeds East Academy there had been much disruption to the local residents with noise, dirt, traffic and that work had been ongoing during the weekends with no break for the residents nearby.

Ms Harris told the Members that the land had been recorded in the Doomsday Book. She said that the land had not previously had any buildings on it. She also said that the land was prone to flooding.

Ms Harris advised the Members that the community might have been more tolerant of the development if it had been social housing. She said that no consultation had taken place with residents, informing the Panel of one resident who had printed leaflets and dropped them through letter boxes

The Members were informed by the officers that notices had been posted and that all publicity in relation to the site had been detailed within the submitted report at point 5.2. It was also noted that at paragraph 5.4 the concerns of 12 objectors had been included in the submitted report.

Officers provided clarification on Statement of Community Involvement

Officers also clarified that the green space to the left of the development site was to remain as green space.

Miss King the Arup Agent was present at the meeting and addressed the Panel advising the Members of the following points:

- The 971 units were part of a wider regeneration programme for the area
- The development has been designed in full accordance with the Planning Framework
- Consultation had taken place at 2 events one in September 2016 at the Village Hall and second one in February 2017 at Tesco's
- The development includes affordable housing
- Agreement of Section 106 money
- East Leeds had been identified as having the capacity for 11,400 units
- The build to be of sustainable construction
- The developments outweigh the loss of green space
- Good connectivity to the city centre with bus stops etc.
- Residents comments had been taken in to account
- Designs had been in consultation with Leeds City Council, and residents
- Asset Management Team had conducted a leaflet drop to every house in the area

Mark Mills from Regeneration Team addressed the Panel at the invitation of the Chair.

Mr Mills informed the Members that in 2013 Executive Board had approved 13 brownfield sites across Leeds for allocation to housing. He said that Regeneration had worked with developers and set out the Neighbourhood Framework for Seacroft.

Mr Mills advised the Members that consultation had taken place including leaflet drops in each ward, drop in sessions had also been held at libraries, mobile vehicle, Tesco's, local shops, and key community facilities. He said that the plan had been amended to address issues raised at the sessions.

Mr Mills said that this site had formerly been used by Housing and Highways and had been disposed of as part of the East and South East Leeds EASEL programme. The EASEL area included the neighbourhoods of Burmantofts, Cross Green, East End Park, Gipton, Halton Moor, Harehills, Osmondthorpe, Richmond Hill and Seacroft. An Area Action Plan was the key focus of the Council's major regeneration programme for the area unfortunately the programme was withdrawn due the recession.

Members had noted that no new builds would be allocated brown bins and requested that all the new dwellings proposed on each of the eight sites be provided with brown bins through Section 106 money. Members noted that

this issue could not be covered by Planning but comments would be passed to the relevant department.

RESOLVED – Members resolved to defer and delegate approval to the Chief Officer as set out in the submitted report.

143 Site E - 16/07382/FU - 49 Dwellings, new public open space and associated highway improvements at Seacroft Crescent, Seacroft LS14

The report of the Chief Planning Officer set out the proposal for 49 dwellings, new public open space and associated highway improvements at Seacroft Crescent.

Members were advised that the development would consist of 2 storey houses with all houses having access to two parking spaces.

The site would benefit from tree planting.

It had been noted that local residents used the footpaths to reach the shops and the footpaths would run through the development and condition 15 relates to a pedestrian crossing facility to provide safe crossing of the road at Seacroft Crescent.

The Highway Officer explained the type of crossing that would be used adding that it would be monitored and improvements made if necessary.

Members noted that 2 affordable houses would be located at this site.

All houses would be a mix of red and buff brick.

RESOLVED – Members resolved to defer and delegate approval to the Chief Planning Officer as set out in the submitted report.

144 Site F - 16/07381/FU - Residential development of 272 dwellings, public open space, road link between South Parkway and Brooklands Drive at Brooklands Avenue, Brooklands Drive and parkway Close, Seacroft, Leeds

The report of the Chief Planning Officer set out the residential development of 272 dwellings, public open space, road link between South Parkway and Brooklands Drive and associated access works on land at Brooklands Avenue, Brooklands Drive, Parkway Close and South Parkway, Seacroft, Leeds.

Members were informed that this site had formerly been housing and it was set across 3 'parcels' of land.

The proposed dwellings were to be semi-detached with parking to the side of each house.

There would be 3 public open spaces around the site with small pocket parks and a cycle route through the green space.

This scheme also included a section of the proposed new link road between South Parkway and North Parkway and had been designed to reflect discussions with the Council's Highway Team. Members were informed that there was no detailed design of the new link road but their request for 20mph be included in the detail.

Members were advised that an additional condition to those set out in the officer report was proposed in relation to phasing plans. Members noted that due to the scale of the development the builders would develop the site in three stages.

Members were informed that West Yorkshire Water had no objections subject to conditions set out in the submitted report. Members noted that this was one of the sites proposed to contribute towards the Council's Killingbeck Meadows Natural Flood Management Scheme as part of the Sustainable Drainage Solution for the development.

Members noted that the cycle route was to be adopted.

RESOLVED – Members resolved to defer and delegate approval to the Chief Planning Officer as set out in the submitted report subject to additional condition for

- a) Phasing Plan
- b) 20mph on link road design

145 Site G - 16/07453/FU - Residential development of 245 dwellings, new public space and associated works at Kentmere Approach/ Former Asket Primary School, Seacroft, Leeds

The report of the Chief Planning Officer set out the proposal for the residential development of 245 dwellings, new public open space, new access roads and associated works on land on Kentmere Approach, former Asket Hill Primary School site, and Boggart Hill Gardens.

Members were advised that an additional condition to those set out in the officer report was proposed in relation to phasing plans. Members were also advised that the applicant for this site was in fact Strata not Keepmoat as suggested in the officer report.

Members were informed that the site is set on different levels and that the developers had incorporated this in to the feature and design of the site to allow uninterrupted vistas across the site from The Rein.

Oak Trees at this location are to be protected and that the existing playing pitches at The Rein are to be enhanced.

A new access was proposed towards Boggart Hill Approach.

Dwellings would benefit from brick built cycle and garden storage.

Members were advised that this development would comprise 13 affordable houses.

At the invitation of the Panel Rachel Davis from Education Services addressed the Members. She advised Members that the development over the eight sites would not have a huge impact on schools in the area. Members noted that schools in the area had vacancies and in some cases could be expanded.

Ms Davis said that the Council were not able to plan where parents chose to send their children to school. However, it does try and accept children to their nearest available school.

Members were informed that secondary schools were required in the East Leeds area and that currently proposals were being looked at.

Members raised concerns in relation to energy efficiency and specifically promoted the use of intercoms and communal door ways.

RESOLVED – Members resolved to defer and delegate approval to the Chief Planning Officer as set out in the submitted report subject to the addition of conditions:

- a) Phasing Plan
- b) Completion of legal agreement as at page 109 of submitted report

146 Site H - 16/07442/FU - 16 dwellings, creation of new public open space and associated highway works at Bishops Way, Seacroft LS14

The report of the Chief Planning Officer requested consideration of 116 dwellings, creation of new public open space and associated highway works at Bishops Way, Seacroft.

Members were informed that the applicant was Strata not Keepmoat as listed in the submitted report.

Members were informed of the following points:

- The site is close to the David Young Academy
- Close to Wykebeck Valley

The site would benefit from the following:

- Open green space
- Cycle path

- 5 Affordable units
- The units would be a mix of 2,3,4 bed dwellings
- New roundabout at the link road to the Academy

At the pre application stage Members had requested some minor improvements which had now been included as follows:

- Wall boundary treatments near to school now have railings cited above the wall
- Properties will have use of a brick storage facility at side of property to store cycles and garden equipment.

Members requested that gates be added to the front of the properties leading to the school.

RESOLVED – Members resolved to defer and delegate approval to the Chief Officer as set out in the submitted report with an additional condition to be added to include gates to the front of the properties leading towards the school.

147 Site A - 16/07359/FU - 45 dwellings, creation of new public space and associated highway improvements at Cartmell Drive, Halton LS15

Councillor Debra Coupar ward member for Temple Newsam attended the meeting and addressed the Panel.

Cllr. Coupar said that she was in support of all the applications for the area. She went on to say that regeneration, Planning and Developers had all consulted with all ward members. She informed the Panel that all ward members had been involved in discussions that had helped shape the design of the developments and it had been a good experience.

Cllr. Coupar advised the Members that Keepmoat and Strata had consulted with all residents holding events at local library, Children's Centre, and One Stop Centre.

She said that the flood alleviation scheme had mitigated some potential for flooding.

Cllr. Coupar said that resident's concerns and issues such as the use of pathways and roads had been addressed.

Cllr. Coupar also advised the Members that Halton Moor were due to have a new through school built which would be able to receive the children from the new developments.

She finished by saying that she could not wait to see the developments and welcome new residents to the area.

The report of the Chief Planning Officer set out the application for the development 45 dwellings, creation of new public open space and associated highway improvements at Cartmell Drive, Halton

The Members were advised of the following points of the scheme:

- Close to Wykebeck Valley – green space
- Footpaths to run through the site
- Housing would be a mix of 2 and 2.5 storey houses with 2 and 3 bedrooms
- 6 Affordable units
- Public open space
- Plan had been amended to relocate substation. This had been considered by design and landscape and considered to be acceptable. Conditions for materials, fencing and landscaping.

Members had requested more details of social housing to be included in future reports. It was noted that Paragraph 9.24 of the officer report provided information on affordable units on this site.

RESOLVED – Members resolved to defer and delegate approval to the Chief Planning Officer subject to recommendations set out in the submitted report.

148 Site B - 16/07340/FU - Residential development for 109 dwellings and associated access works at Kendal Drive / Rathmell Road, Halton

The report of the Chief Planning Officer asked Members to consider a residential development of 109 dwellings and associated access works at Kendal Drive and Rathmell Road, Halton, Leeds.

Members were advised of the following points:

- The site is surrounded by predominantly two storey semi-detached houses built of red brick and buff brick
- It is proposed to create two separate ‘plateaus’ with a retaining wall running through the central part of the site between Rathmell Road and Westminster Crescent due to the difference in levels.
- 2 Small area of public open space
- 5 Affordable units
- ‘Crib-lock’ fencing to be used to be planted to soften the landscaping
- Trees to be planted along the green space with appropriate trees

RESOLVED – Members resolved to defer and delegate approval to the Chief Planning Officer as set out in the recommendations of the submitted report with condition 6 to include that the ‘crib-lock’ fencing to be planted up.

149 Site C - 16/07348/FU - Residential development of 102 dwellings ; new public open space and associated highway improvements at Wykebeck Mount / Avenue, Leeds LS9

The report of the Chief Planning Officer asked Members to consider a residential development of 102 dwellings, new public open space and associated highway improvements at Wykebeck Mount and Wykebeck Avenue, Osmondthorpe.

Members were informed of the following points:

- The site is located within an existing residential area
- The trees are to be retained for visual effect and as an acoustic buffer
- The existing public right of way to be improved with the removal of the palisade fencing
- Small area of public open space
- 2 and 3 bedroom dwellings
- Split level gardens

Members discussed travel plans and the need for investment in the area for travel.

RESOLVED – Members resolved to defer and delegate approval to the Chief Planning Officer as set out in the submitted report.

150 Date and Time of Next Meeting

The next meeting of the North and East Plans Panel will be Thursday 13th April 2017 at 1:30pm.