

## **NORTH AND EAST PLANS PANEL**

**THURSDAY, 13TH APRIL, 2017**

**PRESENT:** Councillor N Walshaw in the Chair

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

### **SITE VISITS**

The following Members attended the site visits:  
Councillors, Hamilton, Ritchie, McKenna, Grahame, Walshaw, and Wilkinson

#### **151 Appeals Against Refusal of Inspection of Documents**

There were no appeals against refusal of inspection of documents.

#### **152 Exempt Information - Possible Exclusion of the Press and Public**

There were no exempt items.

#### **153 Late Items**

There were no late items. However, there was supplementary information for Item 6 – Minutes. The draft minutes of the additional meeting held on 30<sup>th</sup> March 2017 to consider eight sites as part of the programme for brownfield development had not been ready when the agenda was produced and were provided to Members via email prior to the meeting of the 13<sup>th</sup> April 2017 with hard copies tabled at the meeting.

#### **154 Declarations of Disclosable Pecuniary Interests**

Declarations were received from the following Councillors:

- Councillor R Grahame as Member of the West Yorkshire Fire and Rescue Authority in relation to Item 10 – Position Statement – Erection of Fire Station, Training Tower, Training Yard and associated parking and Landscaping. Land at Black Moor Road, Moortown.
- Councillor S Arif in relation to Item 11- Two storey and single storey front, side and rear extension and first floor rear extension at 27, High Ash Drive, Alwoodley, as the applicants son and daughter in law were known to her.
- Councillor S Hamilton in relation to Item 12 – Part demolition of existing buildings and refurbishment of part of 13 Parkside Road erection of two houses to form a terrace, with parking at 13-17 Parkside Road, Meanwood, as the application was in her ward.

## **155 Apologies for Absence**

There were no apologies for absence.

## **156 Minutes**

**RESOLVED** – That the minutes of the meeting held on 9<sup>th</sup> March 2017 be approved as a correct record and;

That the minutes of the meeting held on 30<sup>th</sup> March 2017 be approved as a correct record with the addition at minute 149 – Site C Residential development of 102 dwellings; new public open space and associated highway improvements at Wykebeck Mount/ Avenue Leeds 9, to say that Councillor Grahame had requested that the infrastructure be assessed with the view to a new train station for the area.

## **157 16/06911/FU - Change of use of land to traveller pitch with detached utility block and associated works, retrospective application for laying out of hardstanding Land Off Hollinhurst, Allerton Bywater, WF10**

The report of the Chief Planning Officer suggested reasons for refusal of the application heard at the meeting held on 9<sup>th</sup> March 2017. The application was to change the use of land to a traveller pitch with detached utility block and associated works, retrospective permission for laying out hardstanding at land off Hollinhurst, Allerton Bywater. Minute 130 refers

Reason 1 for refusal contained a typo as it repeats 'and of users' twice on same sentence.

The application had been considered by the Panel to represent an overdevelopment of the site which would be detrimental to the amenities of the future occupiers of the site by reason of the close proximity of the individual caravans, and inadequate space remaining around those caravans for the purpose of recreation.

The development by reason of the nature of the caravans, lack of appropriate landscaping and the enclosure of the site by high walls, fences and gates was considered to be out of character with the semi-rural character of the immediate area and as such is detrimental to the amenities of the location as a whole.

It was noted that it is normal practice for any necessary Enforcement Notices to be served at the same time as the decision notice refusing an application. The reasons for serving the notice will be slightly different to the reasons for refusal as it would need to cover the occupation of the Green Belt by the applicants. This was included for information.

It was noted that at the Panel of the 9<sup>th</sup> March 2017 Members had discussed and raised concerns in relation to access arrangements and the movement of

large vehicles. Members requested that this also needed to be included within the reasons for refusal.

RESOLVED - Members ratified the reasons for refusal as set out in the submitted report and with the inclusion of a third reason relating to concerns about the access arrangements and manoeuvring of vehicles. Policies T2 and GP5 to be cited.

**158 13/03196/FU - Full planning application for the erection of 88 dwellings including associated car parking and garages, formation of new access, public open space, landscaping and parking facilities Land Off Grove Road, Boston Spa, Wetherby**

Cllr. Procter joined the meeting at 13:50

The report of the Chief Planning Officer set out plans for a residential development of 88 dwellings at Grove Road, Boston Spa.

It was noted that this application proposed the redevelopment of a Greenfield site which was designated as a 'Protected Area of Search' (PAS).

Members had noted that at paragraphs 1.2 and 1.3 the report had set out background of this development including that the application had been the subject of call in by the Secretary of State. The outcome of the appeal was that it was upheld and outline planning permission, including vehicular access was granted for up to 104 dwellings.

The proposal was for 88 dwellings with a mix of 2, 3, 4, and 5 bedroom houses generally of two storeys with some properties comprising dormers in the roof space. The design of the houses was to be traditional with some houses having chimneys. Members noted that the development would comprise of some affordable housing and also a small apartment block.

The development has a boundary to Martins House Hospice, and green belt and a nursery is sited close by. The development would be within walking distance of Boston Spa town centre. The application had been amended to the footway and hedge along part of Grove Road frontage to facilitate improved pedestrian connections to the existing bus stops and to provide the required forward visibility for users of Green Lane.

The development would include the landscaping of a large public open space with most trees being retained. It was noted that trees along the boundary with Martins House Hospice would be retained with more planted to provide privacy for the hospice.

Members were advised that there would be sufficient parking for each dwelling and the proposal involved the creation of 20 additional car parking spaces within the site to be used by the hospice.

Members were informed that highways had found the internal layout acceptable with sufficient parking. Members were informed at this point of an amendment to recommendation to omit Section 106 obligation for provision of off-site Highways works and secure this through a planning condition instead.

Members were advised that the contribution towards sustainable travel fund had been amended to £43, 221.

Angela Monaghan, Chief Executive of Martins House Hospice attended the meeting and informed the Members that the Hospice could be providing support for up to 400 families. She told the Panel that the boundary of the hospice where it adjoined the development was one of the most sensitive parts of the hospice as it housed the mortuary suite and an area for bereaved families.

Ms Monaghan informed the Members that she had been in discussion with Miller Homes in relation to boundary treatment and asked for reassurance that the boundary treatment would be effective to provide privacy and safety to those using the hospice.

The meeting was also attended by Stephen Wright a resident of the area. Mr Wright spoke to the Panel about his concerns in relation to an increase in motorists, in particular the single track lane towards Tadcaster, the blind angled turns, dangerous junctions and the speed of the traffic which was usually over 30mph. Mr Wright indicated that 40 -50 dwellings would be more suitable.

Mr Wright also spoke of his concerns that local schools are currently oversubscribed, there are few shops or leisure facilities, there are no rail links into the city and this would necessitate the need for a car.

Members also discussed the potential for a traffic management sum from the developer and introduction of a 20mph zone. Cllr Wilkinson advised that the traffic section would be introducing a 20mph speed limit in the future. It was noted that highway concerns had not been considered at the public inquiry.

Members discussed the following issues with Ms Monaghan and Mr Wright:

- More details in relation to traffic in the area, including dangerous junctions, speed, parking and accidents.
- The use of gravel for the surfacing of the new parking area for Martins House Hospice
- The amount of consultation between Martins House Hospice, local residents and Miller Homes.
- Concerns of Ms Monaghan that children from the development would find a way in to use the play area within Martins House Hospice
- Schools in the area oversubscribed

Andrew Rose the Agent and John Tate of Miller Homes were at the meeting.

Mr Rose said that in principle the site had been approved for 104 dwellings. He informed the Panel that Miller Homes had worked with the Council and taken on board comments and in doing so had amended the application to 88 dwellings. Mr Rose said that the development would provide much needed homes in the area.

Members were informed that Miller Homes had been sensitive to Martins House Hospice and amended the design to set houses back from the boundary and included landscaping to soften the boundary and provide privacy. He went on to say that through Section 106 money new parking would be provided for the hospice.

Members requested that the proposed public open space be enhanced with play equipment.

Members were advised that general up keep and maintenance of the boundary fences, hedges would be carried out by a management company. Members discussed boundary maintenance contracts provided by management companies and requested that this be part of the conditions for the boundaries to be maintained.

Members were informed of the following issues:

- That the development had been designed to address traffic concerns, sewage
- That Miller Homes would be happy to attend a local forum during the development
- That some of the CIL money would go to towards infrastructure including school spaces
- That contractors would only be able to park vehicles on site and that this would form part of the conditions
- That gravel for the new parking to Martins House Hospice had been agreed so as not to damage tree roots on the boundary
- Details of drainage were provided at paragraph 9.29 of the submitted report and that details had been conditioned at number 20.

Members discussed the following points:

- The footpath which crosses the site towards the bus stop. Members had concerns in relation to the access point of the footpath leading out towards a busy junction. It was noted that the footpath had been revised since the writing of the submitted report. A revised copy was circulated to Members.
- Clarification was sought in regards to the distribution of the 31 affordable units across the site.
- Members were advised that the pump station at the entrance to the site would be located underground and landscaped. Members requested that this issue be conditioned.

- It was noted that Members did not like the corner turn house types proposed and requested that they be changed for more traditional house types.

Cllr. Procter as Member of the Wetherby Ward informed the Panel of the difficulties in consulting and engaging with Miller Homes. He hoped that the result of this meeting would address the following issues:

- The need for more work to be carried out on the footpath with regard to safety of users.
- The need for the developers to understand the relationship between the community and Martins House Hospice
- A play area for the children of the new development.

Members were in agreement that they needed to know the difficulties faced by communities in consulting and engaging with developers they also asked why Members had not received reports submitted to City Plans Panel previously to provide Members with comprehensive background information.

The Chair asked Members to be mindful of all the issues raised by Martins House Hospice.

It was noted that brown bins would not be provided to new housing developments.

Members were of the view that there were a number of issues that needed to be addressed and for the set of conditions to be right.

At the conclusion of the discussions, The Chair moved a motion to defer for one cycle the recommendations as detailed in the submitted report, to defer and delegate to the Chief Planning Officer. The motion was seconded by Cllr. J Procter. On being put to the vote, The Chair's motion was passed, and it was

**RESOLVED** – That the item be deferred for one cycle to address the following points:

- Need to ensure the specific requirements of the adjacent Martin House Hospice are met
- Miller Homes to be part of a consultative forum
- Contractors parking to be on site only
- Play equipment in the public open space
- Use of corner turner properties to be revisited
- Funding of traffic management measures to be discussed with the applicant
- Clarification that on-site pumping station will be underground
- Footpath design/relationship with Grove Rd/Green Lane junction to be reviewed

**159 16/00178/FU - Dormer windows to front and rear 71 Hill Top Mount, Chapeltown, LS8**

The report of the Chief Planning Officer sought approval for a replacement of pitched roof with flat roof dormer to front and new flat roof dormer to the rear at 71 Hill Top Mount, Leeds.

The application had first been presented to the Panel on 7th April 2016, where Members requested that officers find out more about the personal circumstances of the family. Minute 172 refers

A visit to the site had taken place earlier in the day.

It was noted that the agent had requested that the application be deferred as he was on holiday and was unable to attend the meeting. Members informed the Chair that they wished to continue with the item.

Members were advised that the rear dormer fell within Permitted Development Criteria but had not yet been implemented.

To aid officers to better understand the circumstances of the applicant a meeting had been held at which the agent and Councillor Arif Hussain attended. An internal inspection of the top floor bedrooms was undertaken. At the meeting it was noted that the top floor rear room was being used for storage with the top floor front room being used as a bedroom.

Members were advised that due to the father being ill and using one of the downstairs rooms as a bedroom the top floor rooms were required to provide more space for his children. Members noted that the house had been altered with the kitchen and dining room now located in the basement of the house.

Members discussed the character of the area and the dormers which already exist in the area.

Members also considered the benefits of the application to the family.

At the conclusion of the discussions, Councillor S McKenna moved a motion to reject the recommendations as detailed within the submitted report, so that the application be granted. The motion was seconded by Councillor S Arif. On being put to the vote, Councillor McKenna's motion was passed, and it was

**RESOLVED** - That the application be granted within the 3 year condition and that the applicant use slate on the dormers.

**160 16/07466/FU - POSITION STATEMENT Erection of fire station, training tower, training yard and associated parking and landscaping Land off Black Moor Road, Moortown, Leeds**

It was noted that Councillor Grahame did not take part in this item, minute 156 refers.

The report of the Chief Planning Officer sought consideration of a pre-application submission for the development of land at The Ring Road Moortown, Black Moor Road and Alderton Bank for the purpose of a new fire station.

Members were informed this proposed new fire station would replace the existing fire stations at Cookridge and Moortown which were due to close.

Members were advised that paragraph 10.2 of the submitted report listed other sites that had been considered and the reasons that they were unsuitable.

Members were informed that the new station would be a 2 storey building with rooms located within the roof slope. The building would be no more than 1 metre higher than properties in the area however the training tower would be 14 metres high. The station would be a 2 bay fire station with parking for 6 staff cars and ambulance bay.

It was noted that egress would be to Black Moor Road with vehicles returning to the station via Alderton Bank.

Members were informed that 19 letters of objection had been received and a petition containing 50 signatures was submitted to the agents and copied to Leeds Planning. Members also noted that Cllr. Cohen had raised an objection to the application, his submission was read out at the meeting for Members consideration.

Cllr. Cohen's objections were as follows:

- Not appropriate to build on green space
- Other suitable sites exist for this development
- Unduly negative impact on the local area and out of character. Training Tower is particularly dominant.
- Impact on busy road network
- Loss of visual amenity and privacy for adjacent occupants.
- Insufficient car parking
- Concerns are shared with concerns raised by Yorkshire Water in relation to drainage issues
- Significant local concerns, evidenced by the number of objectors

Ms T Levy and Ms S Broadbent were present at the meeting representing local residents who were objecting to the site of the new fire station.

Ms Levy and Ms Broadbent informed the Panel that there was limited green space in the area and this part was used by children and dog walkers. They said that they had been verbally assured that no further development would take place on that green space after the Moor Allerton Centre had been built.



Ms Levy and Ms Broadbent listed their objections as the following:

- Visual impact would be compromised due to the 2.8 metre wire mesh fencing, station building and tower
- The loss of trees even with planting of new trees as they would not mature for a number of years
- Traffic is already bad particularly on a weekend heading towards the Moor Allerton Centre
- The junction at Black Moor Road has had a number of accidents
- The building will obscure the junction
- Parking will be an issue particularly on social occasions such as 'Fun Days
- Noise disturbance and disturbed sleep not only during leaving to attend a call but also when returning to the station.
- Green space further along the road could be used
- The training tower would be four storeys high and raises privacy concerns
- Flood Management of the land had not been resolved
- The land is currently used by all the community
- Other park area is too far away from the houses on Black Moor Road and Alderton Bank
- Concerns in relation to lighting

Attending the meeting on behalf of the applicant were Michelle Davies the agent, Ian Bitcon, Martin Langan and Rob Davison of West Yorkshire Fire and Rescue Authority.

They informed the Panel that Government cuts imposed on the Fire Service necessitated the closure of the stations at Cookridge and Moortown. They explained that there was a narrow pool of sites relative to response times and this site had taken 5 years to find. They had looked at other sites such as old Weetwood Police Station and the University playing fields.

It was noted that much of the ring road was protected as green belt however the chosen site was protected green space.

The site had been reduced so as to use less of the open space with approximately 2.78 hectares still remaining.

Members were informed that the Fire Service wanted to be good neighbours and try to ensure that noise and light from the station is kept to a minimum with training sessions in the yard during daytime only.

Members had noted that the new site was close to the old Moortown fire station approximately 1.1 miles. In response to Members questions about remodelling the old Moortown station they were informed that this distance could mean a 3 minute difference in attending a fire within the 8 minutes timescale. It was also explained that the new site provided quicker access to the ring road.

The Panel was told that this site was not ideal and that the preferred site was the old Weetwood Police Station, the site was twice as big however it would be too expensive.

The Fire Service was asked to consider different materials for the training tower and that a similar design to the Rawdon Station might be better and that access to the station for returning vehicles might be better positioned on Black Moor Road away from residential properties.

Members discussed at length the following points:

- The design of the station including the layout and parking arrangements
- The position of the new site
- The access onto the ring road including the use of new traffic lights at the junction of Black Moor Road.
- Landscaping around the site

Members discussed the following points in relation to highways:

- Highway access and parking and requested more details on access arrangements and operation of the main egress as no plan of the proposal was available.
- The number of accesses on Alderton Bank was of concern and the potential for disturbance from returning vehicles.
- The level of car parking and impact on neighbours during community events was also a concern to members.

Members' attention was directed to a number of questions set out in the submitted report

At the conclusion of question 1 the Chair proposed that the Panel should not go through the rest of the questions as the Panel did not accept the principle of the development put before them.

**RESOLVED** – Members note that the preferred site was Weetwood and asked that more work to be undertaken on the Weetwood site.

Members also gave consideration in regard to the potential redevelopment of the existing Moortown Station site. Members request that further information on both options be brought back to the Panel.

**161    16/04681/FU - Two storey and single storey front, side and rear extension and first floor rear extension 27 High Ash Drive, Alwoodley, LS17**

The report of the Chief Planning Officer on an application for a two storey and single storey front, side and rear extension and first floor rear extension at 27 High Ash Drive, Alwoodley had been brought to Plans Panel at the request of Cllr. Harrand. Cllr. Harrand had concerns that the proposed application would

make number 27 the largest house on High Ash Drive and would be out of tune with neighbouring properties.

Cllr. Harrand was also of the view that the impact of the extension on the narrow ginnel at the side of number 27 would create a dark and narrow passage.

Members were advised of the planning history of this property at paragraph 4.0 of the submitted report.

Members were asked to note that this application proposed a small reduction in height and width and that the side extension had also been scaled down so that as not to impact on the ginnel. Members had visited the site earlier in the day and noted that the ginnel on both sides of High Ash Drive benefitted from street lighting and that number 29 also had a side extension set close to the ginnel.

Mrs Moira Butt attended the meeting to speak on behalf of the residents who had objected. There had been 10 objections received.

Mrs Butt explained that she had no objection to the lower extension as this was to be for a disabled person.

Mrs Butt informed the Panel that the house had already been extended and that this application was not dissimilar to the application which had been refused previously.

Mrs Butt went on to say that the bungalows at the rear of the property would feel overlooked.

Mrs Butt informed Members that the ginnel was used by older residents for getting to bus stops, and would be used more by mums and children when the nursery was relocated. She said that the extension at number 29 is close to the ginnel and that if the extension at 27 went ahead it would make the ginnel dark and unwelcoming.

Mrs Gurjit Chhokar the applicant's daughter in law addressed the Panel explaining that the applicant's son was physically and mentally disabled and required the extension downstairs for his safety.

Mrs Chhokar informed the Panel of the following points:

- That a letter had been written to Cllr. Harrand to inform him that the extension had been reduced
- That it was not accurate that the house would be the largest on High Ash Drive
- That one of the objectors provided an address in Sheffield
- That properties opposite had extensions and were also located next to a ginnel
- That side windows would be obscure glazed

Members considered the views of all the parties.

**RESOLVED** – That Members grant permission subject to conditions set out in the submitted report.

**162 16/05216/FU - Demolition of existing buildings and development of 3 number dwellings - 13-17 Parkside Road, Meanwood, LS6**

The report of the Chief Planning Officer requested Members to give consideration for the demolition of existing buildings and refurbishment of part of 13 Parkside Road erection of two houses to form a terrace, with parking at 13-17 Parkside Road, Meanwood.

Members were informed that the application was brought to Panel due to its history. Relevant planning history was set out at paragraph 4.0 of the submitted report.

Members were advised that in respect of this proposal there had been no pre-application negotiations with the applicants and that additional graphics had been requested to more clearly identify the relationship between the single storey refurbishment unit and the existing dwelling at 9B Parkside Road in respect of the window that was considered to be adversely impacted during Plans Panel's last consideration of this proposal. Graphics were shown to Members in respect of the window.

It was noted that this application sought to address the concerns of the Inspector.

Members were informed that the proposal included 9 parking spaces that would be screened by a wall. Members also noted that all other matters including layout were acceptable. Members were required to consider the impact on 9B Parkside Road.

Members were informed that details of levels to be submitted as part of conditions.

It was noted that a reduction to the single storey would reduce impact to 9B Parkside Road.

Members were advised of safety for 9B Parkside Road with the agreement of a Party Wall Act a separate agreement between applicant and neighbours. Members noted that the Party Wall Act would need to be agreed prior to the start of work.

Members requested that contractor's vehicles be parked on site not on the narrow road.

Members were advised that proposed materials to be used are currently identified as brick with tiled roof. Officers were of the view that stone should

be used and this should include that already on site, at least for the front and the side of the buildings. Final details to be agreed under condition No. 3

**RESOLVED** – Members resolved to grant permission subject to the conditions set out in the submitted report with an additional condition relating to construction management details to be submitted and agreed. Advice that existing stone was to be reused.

**163    15/06760/FU - APPEAL SUMMARY Three detached houses with detached garages to vacant land Land Between 11 And 37 Church Drive, East Keswick, LS17**

Members were asked to note the report of the Chief Planning Officer following the appeal decision of the Inspector.

The Inspector had concluded that the development would harm the character of the Conservation Area and would harm the living conditions of the ground floor flat located within the flat block to the south side of the site. A copy of the appeal decision was appended to the submitted report.

**RESOLVED** – Members noted the appeal decision.

**164    Date and Time of Next Meeting**

The next meeting of North and East Plans Panel will take place on Thursday 11<sup>th</sup> May 2017 at 1:30pm.