
Report of the Chief Planning Officer

NORTH & EAST PLANS PANEL

Date: 13th July 2017

Subject: APPLICATION 16/05185/FU – Change of use on ground floor from doctors surgery/pharmacy to Public Bar (A4), two storey rear extension; rear beer garden area, external alterations including new doors and windows, condenser and extraction equipment to roofspace; new fencing and parking to rear, 39 Austhorpe Road, Leeds LS15 8BA

APPLICANT

J D Wetherspoon PLC

DATE VALID

26.08.16

TARGET DATE

14.07.17

Electoral Wards Affected:

Crossgates & Whinmoor

☐ Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity ☐

Community Cohesion ☐

Narrowing the Gap ☐

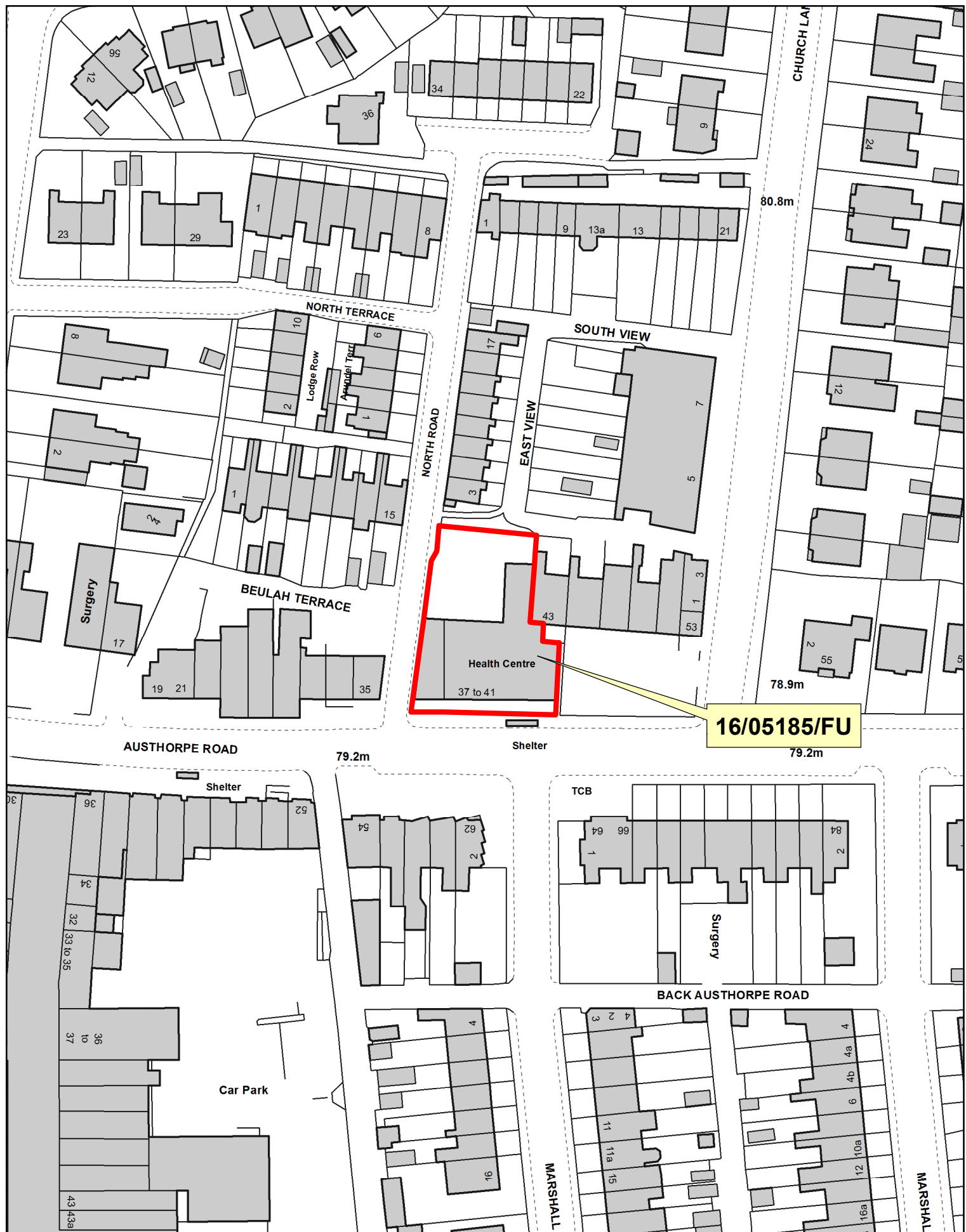
RECOMMENDATION: Members are asked to note the contents of this report

1.0 UPDATE:

- 1.1 This application was due to be considered at the June meeting but Members agreed to defer its consideration for one cycle. This decision was taken to allow for the late submission by the applicant of highway related revisions to be fully considered. Furthermore, the Council's Environmental Health Officers tabled a number of late concerns relating to the consideration of noise which the applicant hadn't had opportunity to respond to. As such, in the interests of sound decision making and in accordance with advice from the Legal officer in attendance formal consideration of the application was deferred.
- 1.2 Since the June meeting, further consideration regarding the revised highway related proposals has been given. Officers have also met with the applicant's noise consultant. The outcome of the meeting was that a review of the noise mitigation measures currently proposed would be undertaken and also a further noise survey would be undertaken on a Sunday. At the time of writing, the outcome of these pieces of work had not been provided (although the Sunday noise survey is known

to have taken place) and accordingly officers are not in a position to provide Members with suitable advice on this important issue. Furthermore, it has not been possible to undertake further publicity and for officers to reflect on any comments received which is considered essential bearing in mind the level of representations which this application has attracted.

- 1.3 In the light of the above, the intention is to bring the application back to the next available meeting in August as this will allow sufficient time for both officers and the public to comment on the revised noise related information. Ward Members have been advised of this revised timescale.



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SCALE : 1/1000

