

## **PLANS PANEL (WEST)**

**THURSDAY, 18TH MARCH, 2010**

**PRESENT:** Councillor C Campbell in the Chair

Councillors A Castle, B Chastney,  
M Coulson, J Harper, T Leadley,  
J Matthews and L Yeadon

### **93 Declarations of Interest**

The following members declared personal/prejudicial interests for the purpose of Section 81(3) of the Local Government Act 2000 and paragraphs 8 to 12 of the Members Code of Conduct:

Councillors Campbell and Leadley – Application No. 09/05353/FU – Demolition of existing Care home buildings and erection of replacement part 2, part 3 and part 4 storey building at former Victoria Nursing Home site Kirkstall Lane, Headingley – declared a personal interest as a Local Authority appointed Member of West Yorkshire Integrated Passenger Transport Authority. Metro having requested a contribution towards enhancement of a bus stop on Kirkstall Lane. (Minute No.99 refers)

Councillors Castle – Application No. 09/05353/FU – Demolition of existing Care home buildings and erection of replacement part 2, part 3 and part 4 storey building at former Victoria Nursing Home site Kirkstall Lane, Headingley – declared a personal interest as a Member of the Leeds Civic Trust who had objected to the proposal (Minute No. 99 refers)

### **94 Apologies for Absence**

Apologies for absence were received from Councillor Robinson

### **95 Minutes**

**RESOLVED** – That the minutes of the meeting held on 18<sup>th</sup> February 2010 were accepted as a true and correct record

### **96 Application 09/05619/FU - Change of Use of Shop to Letting Agents Office, 8 Royal Park Road, Woodhouse, Leeds LS6 1HW**

Plans and photographs of the site and streetscene were displayed at the meeting along with architects drawings. Members had visited the site prior to the meeting.

Officers highlighted the planning history of the site. It was reported that the property was in a rundown condition, having not been occupied for some considerable time and was the only commercial unit at the end of a row of

terrace houses. The proposed use as a Lettings Office (Financial Services use) was considered no more harmful in amenity terms than a shop as the use would operate only during standard office hours and not cause significant disturbance to local residents. However, it was acknowledged that a large number of Letting Agencies already operated within the Hyde Park/Woodhouse area.

The Panel heard representations from Dr Richard Tyler from the Leeds HMO Lobby. Dr Tyler stated that there were already too many Letting Agencies in the locality and that the provision of a further A2 office unit would have a cumulative and negative impact on the locality. There was already adequate accommodation within the area and to increase the number of Letting Agencies would be contrary to PPS-1 Delivering Sustainable Development

Members then heard from Mr Lee Gibson the applicant. Mr Gibson said that the proposal was to establish a Lettings Agency at the Royal Park Road site. The unit had not been used for approximately 20 years, the property was in a state of disrepair and the intention was to refurbish and use the premises as a letting agency for his own and other properties.

Responding to a question from Councillor Matthews about car parking provision, Mr Gibson said that very few visitors were expected at the Lettings Office, the vast majority of the meetings with clients took place at the property to be let. The only available parking was on street parking

Commenting on the parking provision Highway Officers requested if an additional condition could be included to prevent parking on the small forecourt to the front of the premises.

Officers reported that subject to planning approval, the unauthorised roller shutters would be removed from the premises

**RESOLVED** – That the application be granted subject to the conditions specified in the submitted report with the inclusion of two additional conditions to ensure that:

- Motor vehicles are physically prevented from being able to park on the small forecourt area to the front of the premises fronting onto Royal Park Road
- The unauthorised roller shutters to two windows and doorway are removed

**97 Application 10/00114/FU - Change of Use of vacant Shop Units to Restaurant, Units 9 & 10, Headingley Arndale Centre, Otley Road, Headingley, Leeds LS6**

Plans and photographs of the site and streetscene were displayed at the meeting along with architects drawings.

Officers highlighted the planning history of the site. It was reported that the site comprised of two vacant units within the Headingley Arndale Centre. Unit 10 was last occupied as a retail shop, unit 9 was last occupied for the purposes of Financial and professional Services. The proposal was for a restaurant, A3 use.

Officers reported that the proposed change of use was viewed as acceptable, the proposal would bring back into use two vacant units thereby increasing the vitality of the centre. It was further reported the applicant had expressed a willingness to accept a Personal Consent resulting in the Local Planning Authority being able to control any future changes to the unit.

Members sought further information on the car parking arrangements.

Officers reported that car parking would be provided by the Arndale Centre's existing public car park which was administered by the Arndale Centre

Members sought assurances that the car park would remain open during restaurant opening times and that pedestrian access to the car park would be adequately lit.

Members also sought clarification as to whether the proposed restaurant would provide a delivery services.

A representative from the applicant was in attendance at the meeting and confirmation was provided that the premises would not operate a delivery service

**RESOLVED** – That the application be granted subject to the conditions specified in the submitted report with the inclusion of four additional conditions to ensure that:

- A safe route is provided for Pedestrians from the car park to the premises at times when the internal route through the adjacent shop units is closed
- A litter management plan is provided
- No delivery service is provided as part of the restaurant use
- No external dining allowed

**98     Application 10/00297/FU - Single Storey Rear Extension to proposed Restaurant, Units 9 & 10, Headingley Arndale Centre, Otley Road, Leeds LS6**

Plans and photographs of the site and streetscene were displayed at the meeting along with architects drawings.

Officers reported that the proposal relates to the extension to the rear of the proposed restaurant (Application No. 10/00114/FU, Minute No. 97 above refers). The proposed extension would be 10.8m long, 4.5m wide and 7.6m

high and would provide a preparation and storage area to complement the restaurant use

**RESOLVED** – That the application be granted subject to the conditions specified in the submitted report

**99 Application 09/05353/FU - Demolition of existing Care Home Buildings and erection of replacement part 2, part 3 & part 4 storey building, comprising 51 flats with communal facilities to provide Extra Care Facilities/Complex for the Elderly, former Victoria Nursing Home, Kirkstall Lane, Headingley, Leeds LS6**

Plans and photographs of the site and streetscene were displayed at the meeting along with architects drawings. Members had visited the site prior to the meeting.

Officers highlighted the relevant planning history of the site. It was reported that the site had been the subject of two recent applications:

(P09/00134/FU/NW) had been withdrawn by the applicant because of the likelihood of refusal for a number of reason.

26/105/05/FU – Sought the construction 4 storey block of 45 flats with under-croft car park and 3 storey, 40 bed space nursing home. The application was refused under delegated powers because of it's height, scale and appearance which would adversely affect the character and appearance of the area and street scene in general. Massing and relationship to adjoining properties would appear over-intensive and over dominant and would adversely impact on the residential amenity of nearby occupiers.

Addressing the current proposal (Application 09/05353/FU). Officers reported that permission was being sought for the demolition of the existing care home buildings and erection of replacement part 2, part 3 and part 4 storey building, comprising 51 flats with communal facilities to provide extra care facilities/complex for the elderly at the former Victoria Nursing Home, Kirkstall Lane, Headingley.

It was the opinion of officers that the proposal was considered to present a positive addition to the street scene and the character of the area. The scale, massing design and appearance would make the building prominent within the street scene, but this was not considered detrimental to the visual amenity or harmful to the local character. The proposal was considered to be well designed and not likely to adversely affect the living conditions of neighbours through loss of light or loss of privacy or through over dominance. The massing of the building would not be apparent from the public areas due to the careful layout and design approach and the retention of the best trees on site combined with additional tree planting. The proposal would make use of previously developed land and was well connected to Headingley Town Centre and well served by a choice of public transport options. The proposal

was considered to comply with the relevant provisions of the development plan.

The Panel heard representations from Mr L Davison, a resident of the “Turnways” which was in close proximity to the proposed development. Mr Davison said there was no outright objection to the development, the continued C2 use was welcomed. What local residents would like to see was a smaller footprint. The existing building had a large garden, the officer’s report referred to much of the garden area as brown field land, this was not accurate the land was greenspace. The proposed development would occupy much of the greenspace and building close to the boundaries would make the building too dominant and reduce sunlight to neighbouring properties. Mr Davison questioned if this was the right building to occupy this site.

The Panel then heard from Mr S Rigby representing the applicant. Mr Rigby said that extensive discussions/ negotiations had taken place with planning officers and the design put before Panel was considered to be sympathetic and in keeping with the street scene.

The Chair suggested the proposed development was very large, possibly too large, rising to 3 stories in some parts.

In responding Mr Rigby said the facility offered 24 hour care with the building being staffed accordingly. The development required adequate accommodation in order to make the proposal viable and this was reflected in the size of the development.

Members expressed concern that the design of the building had not fully explored sustainable issues (BREEAM). Also further details about the Travel Plan and what measures were been taken to promote reduction of car use was required.

Councillor Matthews asked if it would be possible to provide a “real time” bus information display in the communal block (extended from the nearby bus shelter)

Councillor Coulson said that the 3 storey elevation at the rear of the site and in close proximity to neighbouring bungalows was too high, was it possible a 2 storey elevation could be achieved

In summing up the Chair said that a number of issues had been raised by local residents and Panel Members which required further investigation. Would it be possible for officers and the applicant to give further consideration to the following matters:

- That the design of the building has fully taken account of sustainable issues (BREEAM)
- The impact of the 3 storey elevation facing on to the bungalows is too dominant and require a more coherent/ sympathetic design

- Further information is required to fully understand Travel Plan in relation to employees to ensure they are not parking in the near vicinity and walking to the site,
- provision of 'real time' bus information within the building
- Portcullis area needs better detailing such as continuation of string course and provision of shoulders to better identify arch
- ensure development is working towards city wide recycling targets.

**RESOLVED** – That the application be deferred for further discussions with the applicant to ensure design of building has fully taken account of sustainability issues (BREEAM). The elevation facing on to bungalows requires a more coherent/ sympathetic design and the 3 storey element is located too close to bungalows. Further information to fully understand the Travel Plan in relation to employees to ensure they are not parking in the near vicinity and walking to the site was required. Provision of 'real time' bus information within the building was required. The Portcullis area requires improved detailing such as continuation of string course and provision of shoulders to better identify the arch. The inclusion of an additional condition to ensure development is working towards city wide recycling targets.

#### **100 Date and Time of Next Meeting**

**RESOLVED** – To confirm the date and time of the next meeting as Thursday 15<sup>th</sup> April 2010 at 1.30pm