

PLANS PANEL (WEST)

THURSDAY, 20TH MAY, 2010

PRESENT: Councillor C Campbell in the Chair

Councillors A Castle, B Chastney,
M Coulson, T Leadley, J Matthews,
E Nash, N Taggart, G Wilkinson and
L Yeadon

115 Chairs Opening Remarks

The Chair introduced officers and Panel Members to members of the public in attendance and welcomed Councillor Wilkinson as a new Member of the Panel.

116 Late Items

There were no late items of business.

117 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:

Councillor Campbell – Application 09/05353/FU redevelopment of the 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 (WYITA). METRO had requested a contribution towards enhancement of a bus stop on Kirkstall Lane. (Minute 123 refers)

Councillor Campbell – Application 10/00407/FU Student accommodation at St Marks Street, LS2 – declared a personal interest as a Member of WYITA as METRO had suggested the provision of real time displays. (minute 124 refers)

Councillor Campbell – Application 10/01166/RM replacement school at Farnley Park High School – declared personal interest as a member of WYITA as METRO commented on bus manoeuvring, bus stop and hard standing arrangements (minute 128 refers)

Councillor Campbell – Applications 09/005163/FU & 09/05164/CA redevelopment of Park Hotel, Pudsey – declared a personal interest as a member of Campaign for Real Ale. CAMRA had objected to the proposed loss of a public house (minute 125 refers)

Councillor Castle – Application 09/05353/FU – Redevelopment of the 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 123 refers)

Councillor Castle – Applications 09/005163/FU & 09/05164/CA redevelopment of Park Hotel, Pudsey – declared a personal interest as she had become aware during the site visit that a work colleague lived next door to the former Hotel (minute 125 refers)

Councillor Chastney – Application 10/01088/RM Wellbeing Centre at the former Ralph Thoresby High School site – declared a personal interest as he had previously attended some public consultation meetings on the proposals in his capacity as a ward Councillor, although he stated he had not formed a view on the application.(minute 127 refers)

Councillor Chastney – Application 10/01613/FU householder extension at 5 Glebe Terrace, Weetwood – declared a personal interest as he had become aware that a personal friend was a resident of Glebe Terrace (minute 120 refers)

Councillor Matthews – Application 10/01088/RM Wellbeing Centre at the former Ralph Thoresby High School site – declared a personal interest as he had previously worked from the office of Mr G Mulholland MP which is located within the Holt Park District Centre. (minute 127 refers)

Councillor Taggart – Application 10/01166/RM redevelopment of Farnley Park High School – declared a personal interest as a member of West Leeds Specialist Inclusive Learning Centre which is located within the school grounds (minute 128 refers)

Councillor Taggart – Applications 09/005163/FU & 09/05164/CA redevelopment of Park Hotel, Pudsey – declared a personal interest as a member of West Yorkshire Joint Services Committee which encompasses West Yorkshire Archives Services. WYAS had commented on the proposals. (minute 125 refers)

118 Apologies for Absence

Apologies for absence were received from Councillor Harper. The Chair welcomed Councillor Nash as her substitute

119 Minutes

Minute 107 Leeds Bradford International Airport –
Update- The Head of Planning Services read out the contents of a draft letter to be sent to LBIA as requested at the last meeting which sought clarity on the issues raised including the number and departure times of PIA flights per week; the progress of discussions on the use of the B777 aircraft and the recording mechanism for departure times.

The Chair referred to the introduction of the B777 and noted LBIA had stated these aircraft were quieter only if partially loaded. Further details of how LBIA would ensure the operator would carefully load the B777 to minimise noise were requested.

Amendment – the Chair requested an amendment to paragraph 2 of the minute to ensure the Panels' support for enforcement action is clearly

recorded as follows “and the Panel indicated that enforcement action should be taken if there were any further breaches by Pakistan International Airway flights “

RESOLVED – That subject to the inclusion of the amendment detailed above, the minutes of the previous meeting held 15th April 2010 were agreed as a correct record

120 Application 10/01613/FU - Single Storey Rear Extension to 5 Glebe Terrace, Weetwood, Leeds LS16 5NA

The Panel considered the report of the Chief Planning Officer on an application received from a former Area Planning Manager for a single storey rear extension to a domestic dwelling.

Plans of the site were displayed at the meeting and it was noted this type of application would normally be dealt with under delegated powers however a Panel determination was required because the applicant was a former LCC planning officer.

RESOLVED – That the application be granted subject to the specified conditions contained within the report

121 Application 10/00455/FU - Single Storey rear extension to 66 Clara Drive, Calverley, Leeds LS28 5QP

The Panel considered this application in conjunction with the following matter on the agenda relating to another application on the same site (minute 122 refers). Members had previously refused a scheme for redevelopment of the same dwelling 26th November 2009 (minute 58 refers). Two separate applications had since been made for each of the the two distinct elements of the original proposal.

Officers reported that this single storey rear extension element of the previous proposal had not been altered. The dwelling lay within the Green Belt and was a relatively new property having been completed in 2007. At that time Permitted Development rights had been removed due to the size of the replacement dwelling being 87% above the volume of the original dwelling on the site. That permission had been granted having regard to Policy GB8 which allowed for increases up to 100% within the Greenbelt. That policy no longer existed. Furthermore, recent decisions from the Planning Inspectorate showed their unwillingness to support increases over 50%.

The Panel noted the officer’s recommendation to refuse the application as there had been no revisions to the proposals or any significant policy change since November 2009. Members noted that local ward Councillor A Carter intended to speak on behalf of the applicant but not on this application.

Officers reported that the necessary advertisement period for this application as a Departure from the Development Plan had not expired and requested the recommendation be amended to delegate authority to the Chief Planning Officer to refuse the application after the expiry of the advertisement period

RESOLVED – That refusal of the application be deferred and delegated to the Chief Planning Officer, subject to the expiry of the advertisement period, for the following reason:

“The Local Planning Authority considers that the proposed rear extension by virtue of its size, siting and design is a disproportionate addition to the host dwelling, (when considered with the new dwelling as constructed), which introduces an element of sprawl to the site, producing development harmful to the openness of the Green Belt and Special Landscape Area. As no very special circumstances have been demonstrated the proposal is inappropriate development within the Green Belt which contravenes Policies GB1 , N33 and N37 of the Leeds Unitary Development Plan (Review) 2006 and advice within Planning Policy Guidance 2 - Green Belts.”

122 Application 10/00456/FU - Conversion of Garage to Habitable Room, detached Garage to side at 66 Clara Drive, Calverley, Leeds LS28 5QP

The Panel considered this application in conjunction with the previous item for development on the same site made by the same applicant (minute 121 refers)

The Panel, having heard officers stance regarding development in the Green Belt previously, went on to hear the representation by local ward Councillor A Carter in support of this application for the applicant. Councillor Carter highlighted the variety of development/extension styles within the immediate locality, the lack of local objection to this scheme and his own view that the proposals would match the existing dwelling.

The Panel acknowledged the difficult balance of considerations the scheme presented and recalled their previous comment in November 2009 that broadly speaking the garage proposals were found to be acceptable. Members discussed the dimensions of the replacement garage and their concerns that the new garage could be inhabited in the future.

The Panel noted the officer recommendation to refuse the application however were not minded to do so and

RESOLVED – To defer and delegate approval of the application to the Chief Planning Officer subject to the following conditions to cover:

- materials to match existing dwelling
- development to be constructed as per the plans submitted to the Local Planning Authority
- the use of the new garage to be restricted for the parking of cars only.

And such other conditions the Chief Planning Officer considers appropriate

123 Application 09/05353//FU - Demolition of existing Care Home Buildings and erection of replacement part 2, part 3 and part 4 storey building, comprising 50 Flats with communal facilities to provide Extra Care Facilities/Complex for the Elderly, former Victoria Nursing Home, 224 Kirkstall Lane, LS6

The Panel considered the report of the Chief Planning Officer on redevelopment proposals for the former Victoria Nursing Home. The Panel had previously considered the application in March 2010 (minute 99 refers).

Plans and photographs of the site were displayed at the meeting along with architects' drawings of the proposals. Officers outlined the revisions made to the scheme in terms of:

Design

- The reduction of the number of apartments from 51 to 50
- A revised 2 storey elevation with hip ended roof to face the existing bungalows (as opposed to 3 storeys including roofline accommodation)
- Added detail to the entrance to better enhance the feature of the streetscene.

Sustainability

- Proposals would now meet "Sustainable Homes Code-level 3" which includes water efficiency & energy efficiency measures, site waste management plan, household waste management plans and sustainable materials
- The developer had agreed to a condition requiring their participation in the Code
- The developer had agreed to a condition regarding on-site recycling provision for residents

Travel plans

- Consultation undertaken with the travel plan co-ordinator regarding measures to be put in place to ensure travel targets are met.
- The developer had agreed to fund a further year of metro cards if the targets are breached
- Officers believed the Travel Plan would meet the needs of this development and would deliver a modal shift from car use to public transport

Members discussed the following matters:

- On-site car parking provision
- The relationship and distances between the new build and the existing bungalows
- The impact of the development on the residents of Greysheels Close
- Noted the amended scheme had been re-advertised, further representations had been received from local residents however these did not raise new issues
- Design and elevations to the Kirkstall Lane frontage.
- The need for site safety checks to deter further vandalism

Overall the Panel broadly welcomed the revisions to the scheme although some Members remained dissatisfied with what they regarded as an uninspiring design

RESOLVED – That determination of the application be deferred and final approval delegated to the Chief Planning Officer subject to the specified conditions contained within the report; the requirements of the Section 106

Agreement package as outlined in the March 2010 Panel report; the additional conditions to cover sustainable development and construction detailed below, plus an additional clause to be added to the Section 106 Agreement requiring the developer to commit to the Considerate Constructors Scheme

1) Sustainability Statement

Prior to commencement of construction a revised sustainability statement shall be submitted by the applicant clearly indicating the details of the measures that will be delivered in the development to improve the sustainability and sustainable construction aspects of the development, and approved in writing by the Local Planning Authority. The approved details shall be implemented on site during the construction phase and retained and maintained thereafter.

In the interest of sustainable development and in order to accord with the details of the planning application and with Policy GP11 of the Council's Unitary Development Plan.

2) Energy performance

Prior to commencement of construction a detailed energy assessment shall be made of the proposed development to i) clearly demonstrate that at least 10% of the energy supply for the development's overall energy requirement will come from decentralised and renewable or low-carbon energy sources, and ii) indicate what measures will be undertaken to future proof the development in terms of ensuring suitable installations and or design features are incorporated to enable direct linkages to potential future area heating systems, and iii) clearly indicate an agreed performance target with the planning authority in KW/m²/annum for the development and its phases, and approved in writing by the Local Authority. The development shall be carried out in accordance with the detailed scheme.

In the interest of sustainable development and to accord with the Regional Spatial Strategy Policy ENV 5B3 and the climate change supplement of PPS1.

3) The development shall meet the requirements of delivering Code for Sustainable Homes Level 3 rating unless otherwise agreed in writing by the Local Planning Authority.

In the interest of sustainable development and the climate change supplement of PPS1.

Under the provisions of Council Procedure Rule 16.5 Councillor Matthews required it to be recorded that he voted against this matter

(Councillor Taggart withdrew from the meeting at this point for a short period)

124 Application 10/00407/FU - Demolition of existing Student Flats and erect replacement Multi Storey Student Accommodation, comprising 2,3,4,5 &

6 storeys with 526 student bed spaces, warden accommodation, an energy centre and central reception building with landscaping, amenity spaces and car parking areas, St Marks Residence, St Marks Street, Woodhouse, LS2

The Panel considered the report of the Chief Planning Officer on proposals to redevelop University of Leeds student accommodation at St Mark's residence, Woodhouse. The Panel had previously received a pre-application presentation on draft proposals in December 2009, and the submitted report addressed issues raised then.

Plans, architects drawings and slides showing sections through the site were displayed at the meeting. Photographs of the site and slides of 3D modelling were included within the presentation.

Officers outlined the revisions made to the scheme since December 2009 and architects drawings of the earlier proposals were displayed for reference. Three further letters of representation had been received but these raised no new issues. Officers highlighted the following matters:

- Internal courtyards would provide amenity space for the student residents.
- Daylight/sunlight studies were presented to show sun tracking and shadow throughout the site and towards the adjacent almshouses
- Commitment towards real-time displays with further discussion due on provision within the reception area on site
- Drop off/pick up points to be provided at the start/end of terms within the site with a management plan to allocate arrival/departure time slots to students. The smaller courtyard area to incorporate a permeable membrane covering to withstand car parking
- Input from City Services regarding waste management and access for service vehicles
- Comments from Highway Services regarding Traffic Regulation Orders currently being implemented which are not related to this scheme
- Section 106 package confirmed an amount towards greenspace. It was noted the University was keen to see Woodhouse Moor benefit but the S106 would ensure consultation with local ward Councillors and take other high priority schemes in the locality into account.

Members considered the following:

- Measures within the tenancy to secure a car free development.
- Terms of the Section 106 Agreement which included the tenancy agreement, travel plan and greenspace
- The elements of public art proposed throughout the development which Panel requested be conditioned in order to better understand the management and rotation of the displays
- Pedestrian access through and security to the site. Members commented that although the site was visibly permeable it would not be open to the public

The Panel welcomed the revisions made to the scheme, particularly the amendments to the Crossfield Street elevations. Members noted the proximity of the site to the city centre which they felt would discourage car use and expressed their support for some of the S106 greenspace monies being dedicated to Woodhouse Moor which lay adjacent to the site

RESOLVED –

a) That determination of the application be deferred and delegated to the Chief Planning Officer for final approval subject to the specified conditions contained within the report plus additional conditions to ensure the provision, rotation and retention of public art (and any others which he might consider appropriate) and the completion of a legal agreement within 3 months of the date of the resolution, unless otherwise agreed in writing by the Chief Planning Officer, to include the following obligations:

- 1) Travel Plan
- 2) Travel plan monitoring fee - £2,500.00
- 3) Public transport Contribution - £32,589.00
- 4) Tenancy agreement to ensure car free scheme
- 5) Car park management plan for Providence Terrace
- 6) Real time displays - £10,000
- 7) Green space - £147,514.63 with up to 50% being available for enhancement on Woodhouse Moor (subject to ward member and community consultation);

OR,

b) if agreement cannot be reached on the Section 106 matters, to defer and delegate refusal

125 Application 09/05163/FU - Part Demolition of Public House and Conversion to offices and Two 4 Bed Terraced Houses, AND Application 09/05164/CA Part Demolition, The Park Hotel, Church Lane, Pudsey, LS28

The Panel considered consecutive reports on two applications relating to the redevelopment of the former Park Hotel, Otley to create offices and two 4 bedroom terraced houses. Plans, architects drawings and photographs of the site were displayed at the meeting. Members had previously visited the site.

Officers briefly outlined the revisions made to the original proposals and reported that Pudsey Civic Society was now supportive of the scheme. It was noted that West Yorkshire Archaeological Society had commented on the proposals seeking to ensure that archaeological recording was undertaken with regards to application 09/05164/CA. In addition officers requested two further conditions be attached to application 09/05163/FU regarding cycle parking provision and the management of the render removal.

The Panel commented that the parking associated with the office scheme should be managed and secure as parking was difficult in the locality. Members also requested the stonework from the extension be re-used for the boundary wall and the retention of the date stone above the entrance.

RESOLVED –

- a) **Application 09/05163/FU** - That determination of the application be deferred and delegated to the Chief Planning Officer for final approval subject to a full bat survey being submitted and assessed and subject to the specified conditions contained within the report, plus additional conditions to cover:
- provision of cycle parking
 - retention and removal of render and making good of gable wall including pointing
 - management and security of the office car park
 - retention and restoration of date stone above the door
 - reuse of existing boundary wall
 - stone work to extension which is to be demolished to be retained and incorporated into the retained boundary wall
- b) **Application 09/05164/CA** – That the application be granted subject to the specified conditions contained within the report and an additional condition to ensure that archaeological recording of the building to be demolished is undertaken

126 Application 10/00195/FU - Change of Use of part of offices to 2, two bedroomed Dwellings including external alterations at 14A Town Street, Rawdon, Leeds LS19

Plans and architects drawings were displayed at the meeting. Members visited the site prior to the meeting where local ward Councillor Cleasby had submitted a letter of objection with photographs on behalf of a local resident.

The Panel heard representation from Mrs C Forkins, a local resident whose own property formed the northern and western boundaries of the development site. Mrs Forkins stated her concerns regarding land ownership issues, the proposed access to the development across her own property, use of the rear door and the lack of amenity/car parking spaces for the development.

The Panel then considered the submission made by Mr J Clay, agent for the applicant who stated the issues of the Right of Way across the site and restricted use of the rear door had not previously been raised by the objector. Mr Clay outlined the difficulty the developer had experienced marketing the property as its current office use due to the lack of parking.

Members commented one of the main issues was the likelihood of the rear door being used as a main access. Mr Clay responded that the main door to the offices would be a new entrance off Far Well Road, the rear door would remain as a fire exit. Members therefore requested an additional condition be added to ensure this, should permission be granted.

The Panel considered the available amenity space for future residents but noted that other dwellings in the immediate locality also had a restricted amount of space. The proposed car parking arrangements were also discussed which some Members felt to be contrived. The Panel commented that as one space was directly outside one residents' main window, that space should be designated for that resident.

RESOLVED – That the application be granted subject to the specified conditions contained within the report plus two additional conditions

- to ensure parking spaces were retained for residents parking and allocated to specific properties to ensure a kitchen window was not obscured by another residents vehicle
- to ensure the rear door to the offices be used as a Fire Escape only

127 Application 10/01088/RM - Reserved Matters application for a "Well-Being Centre" for Leisure and Fitness, former Ralph Thoresby High School, Farrar Lane, Adel

The Chief Planning Officer submitted a report on the Reserved Matters to be determined in relation to the development of a Well Being Centre for fitness and leisure on the site of the former Ralph Thoresby High School, Adel. The Panel had previously received a pre-application presentation on the proposals in February 2010. This report addressed comments made then and during the formal consultation process, including issues of design and landscaping; access; traffic & car parking and sustainability.

Photographs and plans of the site were displayed along with floor plans and architects drawings of the proposed development. Officers highlighted the level changes throughout the site and the proposed "level access" route through the development connecting with the new Ralph Thoresby High School and the Holt Park District Centre. A copy of the overall masterplan showing the likely redevelopment proposals for the locality was displayed and officers reported an application for social housing had recently been submitted for the adjacent site to the east.

The contents of two further letters of representation were read out to the meeting and officers highlighted the two distinct elements to the proposal as being

- the textured cube design of the sports hall
- the sweeping design of the swimming pool, comprising an over-sail roof, with strategic landscaping and angled pillars with louvers above to the elevation to provide privacy

The Panel commented on the design of the swimming pool elevations and were particularly concerned that the walling material was inappropriate. Members requested a condition be added to ensure that the colour/texture/finish of the walling material be submitted to officers for approval and that the proposed details should be reported to an appropriate Panel meeting prior to that approval.

The Panel also expressed disappointment over the design of the sports hall. Officers advised the design was use-led as the dimensions of the new building were set to the requirements of Sports England, however officers felt the textured brickwork would add interest to the elevation but further consideration could be given to the inclusion of a green wall. Members commented that further detail and improved graphics would be required in any future presentation.

(Councillor Wilkinson left the meeting at this point)

The Chair noted the comments made so far and with the agreement of the Panel, invited Mr S El-Salamani architect for the developer to respond. Mr El-Salamani stated the facilities had been designed having regard to other large buildings in the locality – such as the drama block at the new High School – or other similar facilities such as Armley Swimming Pool

Members also requested that an appropriate condition be attached to the approval to ensure that the site where the existing pool is to be demolished should be restored (cleared of rubble and grassed) and not left derelict.

The Panel was minded to defer determination pending receipt of further information, particularly as Members expressed a divergence of views, but were advised of the strict timescales associated with PFI schemes and that the matters raised could be delegated to the Chief Planning Officer.

RESOLVED – That the application be granted subject to the specified conditions contained within the report plus additional conditions to cover:

- Submission of walling materials for the swimming pool, including colour/texture/finish, to officers for approval. The proposed details to be reported to an appropriate Panel meeting prior to final approval.
- To ensure the existing pool site - which is to be demolished – is cleared of rubble, grassed and restored and not left derelict

Councillor Nash left the meeting at this point

128 Application 10/01166/RM - Reserved Matters application to partially demolish school and erection of part Single Storey and Part Two Storey School, Farnley Park High School, Chapel Lane, Farnley Leeds LS12

The Panel considered the report of the Chief Planning Officer on an application to determine Reserved Matters relating to the redevelopment of Farnley Park High School as part of the Building Schools for the Future programme.

Members noted that as most of the existing school site lay within the Green Belt, and redevelopment would impact on Protected Playing Fields, the matter had been referred to the Secretary of State for Communities and Local Government. The Minister had not called in the application for determination and Outline consent for the redevelopment (06/06171/LA) had been granted.

Site plans, photographs, 3D images, architects drawings and aerial photographs were displayed at the meeting. Officers reported the following

- West Leeds SILC would be relocated off-site for the duration of the development works to return to the site once completed.
- The hard standing playground to the south of the site would be lost but re-provided elsewhere on site
- The Chapel Lane access was very constricted so a temporary works access would be established

- The inclusion of a “street” through the new buildings would act as a separate thoroughfare and keep pedestrians away from the service area
- A key issue was to ensure the scale of the development was not overbearing and remained within the brownfield part of the site, bearing in mind the significant expansion the scheme would bring. It was noted the existing school building would screen the new build during the development stage.

Officers suggested the size of the development would afford the school the opportunity to develop a sense of presence and civic pride, as such the quality of the scheme needed to be ensured through design and materials.

RESOLVED – That the determination of the application be deferred and final approval be delegated to the Chief Planning Officer subject to the resolution of all outstanding matters, the conditions contained within the report and any other conditions the Chief Planning Officer may consider necessary

129 Date and Time of Next Meeting

RESOLVED – To note the next meeting would fall within the new Municipal Year and was proposed to be Thursday 17th June 2010 at 1.30 pm