

PLANS PANEL (WEST)

FRIDAY, 18TH JUNE, 2010

PRESENT: Councillor N Taggart in the Chair

Councillors J Akhtar, A Castle, B Chastney,
M Coulson, J Hardy, J Harper, T Leadley,
J Matthews and R Wood

130 Late Items

There were no late items

131 Declarations of Interest

The following Members declared person/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 Castle – Application No. 09/03666/FU – Demolition of Care Home and replacement with part 3,4 & 5 storey Care Home at St Joseph's Convalescent Home, Outwood Lane, Horsforth, Leeds 18 – Declared a personal interest as a Member of Leeds Civic Trust who had commented on the proposal (Minute 137 refers)

Councillor Castle – Application No. 10/01211/FU – New Railway Station and Car Park to land adjoining Kirkstall Forge, Abbey Road, Kirkstall – Declared a personal interest as a Member of Leeds Civic Trust who had commented on the proposal (Minute 138 refers)

Councillor Harper – Application No. 10/01211/FU – New Railway Station and Car Park to land adjoining Kirkstall Forge, Abbey Road, Kirkstall – Declared a personal interest as a Member of Kirkstall Valley Country Park (Minute 138 refers)

Councillor Taggart – Application No. 10/01211/FU – New Railway Station and Car Park to land adjoining Kirkstall Forge, Abbey Road, Kirkstall – Declared a personal interest as a Member of Kirkstall Valley Country Park (Minute 138 refers)

Councillor Coulson – Application No. 10/01211/FU – New Railway Station and Car Park to land adjoining Kirkstall Forge, Abbey Road, Kirkstall – Declared a personal interest as a Member involved in early discussions about a railway station at the Kirkstall Forge site (Minute 138 refers)

132 Apologies for Absence

There were no apologies for absence

133 Minutes

The minutes of the previous meeting held on 20th May 2010 were accepted as a true and correct record

134 Application 10/01655/FU - Dormer Window to rear at Hark to Rover, 92 Morris Lane, Kirkstall LS5 3EN

The Panel considered the report of the Chief Planning Officer setting out details of an application for the erection of a dormer window to rear at Hark to Rover , 92 Morris Lane, Kirkstall, Leeds, LS5 3EN. It was reported that the application had been brought before Member because the application had been submitted by an Elected Member of the City Council

Plans of the site were displayed at the meeting.

RESOLVED – That the application be approved subject to the conditions specified in the submitted report with the removal of condition No.3 relating to obscure glazing

135 Application 10/01598/FU - Change of Use and Alterations of Public House to an Art Studio and Arts Education Centre with a Two Bedroom First Floor Flat and a Second Floor Resident Caretakers Flat at The Woolpack Inn, Bondgate, Otley LS21

The Panel considered the report of the Chief Planning Officer setting out details of an application for the change of use and alterations of Public House to an Art Studio and Arts Education Centre with a two bedroom first floor flat and a second floor resident caretakers flat at the Woolpack Inn, Bondgate, Otley, Leeds, LS21 3AB

Plans architect drawings and slides of the site were displayed at the meeting. The application was subject of a site visit on the morning of the meeting.

Officers reported that alterations to the building would be relatively low key, and would not have a negative impact upon either the Listed Building or the Otley Conservation Area. The proposal represented an opportunity to create an enhanced pedestrian space in a prominent location at the front of the building.

The Panel heard representations from the applicant who attended the meeting

Officers reported that the applicant was seeking forecourt parking provision to assist disabled groups when visiting the Arts Centre

The Chair sought clarification as to whether this would be a pick up and drop off point

The applicant was invited to respond who confirmed that forecourt parking was required for the duration of the session (two hours)

RESOLVED –

That the application be approved subject to the conditions specified in the submitted report with the inclusion of an additional condition ensuring the retention of the cast iron street name plate attached to the building. That a further condition be added to ensure 1 parking space was secured on the forecourt and marked out for disabled persons parking and that one parking space for drop off and deliveries be marked out on the forecourt.

136 Application 08/03190/RM - Laying out of Access and Erection of 96 Houses and Conversion of offices to 4 Houses, Occupation Lane and Uppermoor, Pudsey LS28

The Panel considered the report of the Chief Planning Officer setting out details of an application for the laying out of access and erection of 96 houses and conversion of offices to 4 houses at Occupation Lane and Uppermoor, Pudsey

Plans architect drawings and slides of the site were displayed at the meeting. The application was subject of a site visit on the morning of the meeting.

Officers were of the opinion that the proposal constituted an acceptable development for the site in terms of layout and design and was acceptable in highway terms and would not result in unacceptable loss of amenity for adjacent residents

In expressing concerns about the highway implications Councillor Coulson said that Victoria Road/ Occupation Lane were a major roads into Pudsey and traffic generation to and from the site could result in serious highway problem

Highway officers confirmed that an upgraded controlled crossing was proposed for the site

RESOLVED – That the application be deferred and delegated to the Chief Planning Officer for approval subject to ensuring that adequate crossing facilities were provided on Occupation Lane.

137 Application 09/03666/FU - Demolition of Care Home and Replacement with part 3/4/5 storey Care Home with 39 Self Contained Flats, Care Rooms, Chapel, Lounges, Dining Area, Activity Rooms and Function Room with car parking and landscaping at St Joseph's Convalescent Home, Outwood Lane, Horsforth LS18

The Panel considered the report of the Chief Planning Officer setting out details of an application for the demolition of Care Home and replacement with part 3/4/5 Care Home, with 39 self contained flats, care rooms, chapel, lounges, dining area, activity rooms and function room, with car parking and landscaping at St Josephs Convalescent Home, Outwood Lane, Horsforth, Leeds 18

Plans architect drawings and slides of the site were displayed at the meeting. The application was subject of a site visit on the morning of the meeting.

Officers were of the opinion that the proposal had merit in terms of design ethos, visual interest and use of materials. However, it was considered that the proposal represented overdevelopment of the site and would unacceptably impact on the streetscene and adjoining residential properties at 8A Outwood Lane and 1 Oliver Hill

The Panel heard representations from the applicant and an objector who attended the meeting

In the discussion that ensued it was the view of Members that the proposal was too big and represented overdevelopment of the site with a building that would have a detrimental impact on the streetscene and neighbouring properties.

RESOLVED – That the application be refused for the reasons specified in the submitted report

138 Application 10/01211/FU - New Railway Station and Car Park, land adjoining Kirkstall Forge, Abbey Road, Kirkstall

The Panel considered the report of the Chief Planning Officer setting out details of an application for a new Railway Station and Car Park to land adjoining Kirkstall Forge, Abbey Road, Kirkstall, Leeds.

Plans architect drawings and slides of the site were displayed at the meeting.

Officers were of the opinion that the principle of the development was acceptable in the context of the previous planning permission at Kirkstall Forge and pre-application discussions with Network Rail and METRO on this scheme. The proposal would represent a valuable addition to public transport opportunities in the area and help the wider Kirkstall Forge site to be developed successfully.

The Panel heard representations from the an objector and from the applicant who attended the meeting

In the discussion that ensued it was the view of Members that in order for the wider kirkstall Forge development to succeed the provision of a Railway Station was an important element. Members were of the opinion that the proposal was acceptable

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

139 Date and Time of Next Meeting

RESOLVED – To note that the next meeting will take place on Thursday 15th July 2010 at 1.30pm in the Civic Hall, Leeds