

PLANS PANEL (WEST)

THURSDAY, 15TH JULY, 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

11 **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 Harper – Application 10/0236/OT retail food store, Armley – declared a personal interest as Vice Chair of West Leeds Gateway and a member of Armley Town Centre Heritage Group (minute 17 refers)

Councillor Matthews – Application 10/0236/OT retail food store, Armley – declared a personal interest as a member of West Yorkshire Integrated Transport Authority which had submitted comments on the proposals (minute 17 refers)

It was further noted that all Members of Panel knew the applicant in respect of Item 7 on the agenda (Application 10/02447/FU extension to 31A Half Mile Lane, Stanningley) as the applicant was a fellow Member of Council and Chair of Plans Panel East (minute 14 refers)

12 **Minutes**

RESOLVED – That the minutes of the previous meeting held on 18th June 2010 be agreed as a correct record

13 **Matters Arising**

The Lead Officer informed Members at the start of the meeting that on 6th July a letter had been received from the Chief Planner at Communities and Local Government informing Local Planning Authorities that the Secretary of State had announced the revocation of Regional Strategies with immediate effect. Members were therefore advised that RSS is no longer part of the Development Plan and any reference to RSS in reports before Members should therefore be ignored.

14 **Application 10/02447/FU - Single Storey Extension and Widening of Driveway to front of 31a Half Mile, Stanningley, Leeds LS13**

The report on this application was presented for Panel determination as the applicant was a Member of Council. Architects drawings of the proposals were displayed at the meeting along with an aerial photograph and photographs of the streetscene

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

15 Application 10/02226/LA - Outline Application for Residential Development comprising of C2 (residential institutions) on land at Farrar Lane, Adel, Leeds LS16

The Panel considered the report of the Chief Planning Officer on an outline application to develop a residential institution on land at Farrar Lane, Adel. Site plans, indicative site layout plans and photographs of the locality were displayed at the meeting. Officers explained the location of the site in relation to the Holt Park District Centre, Ralph Thoresby High School and a recently approved Well Being development.

Officers highlighted the key issues to consider with this application as being the principle and access; although some indicative drawings had been submitted showing how the site may be laid out. It was noted the applicants intended to build the new development and then move residents of the existing care home into it. The existing care facility would then be demolished.

Officers requested the recommendation to the report be amended following the receipt of consultation responses in order to defer and delegate approval of the application to the Chief Planning Officer with two additional conditions as follows

- that the red line boundary be extended to the existing highway – following comments from highways services
- to carry out a bat survey – following receipt of comments from Nature Conservation

The Panel commented on the piecemeal development of this locality and

- Sought clarification on the proposed access road off Farrar Lane;
- Sought reassurance that the scheme would be of sufficient high quality
- Sought reassurance that this development could be delivered should the development of the Well Being Centre be deferred

RESOLVED – That determination of the application be deferred and delegated to the Chief Planning Officer for final approval subject to the conditions contained within the report plus two additional conditions :

- a) to ensure the red line boundary is extended to the existing highway
- b) to carry out a bat survey

16 Application 25/407/05/OT - Terms of the Section 106 Agreement for Residential Development at land to the rear of Mid Point, Office Park, Dick Lane, Pudsey LS28

Further to minute 110 of the meeting held on 15 April 2010 when the Panel considered revised terms of the Section 106 Agreement associated with the development, the Chief Planning Officer submitted a further report on the outcome of subsequent discussions with the developer.

The Panel recalled the discussions on the viability of the scheme and their previous concerns about the revised framework for how Affordable Housing would be delivered on the site, whether 100% of the AH requirement should be a commuted sum and if so at what point the commuted sum was paid. At

that time the Panel had been keen to ensure the LPA received the full commuted sum and had suggested a phased approach.

The report set out the detail of the new phased approach proposed by the developer which would guarantee delivery of 51% of the total commuted sum (as opposed to 23% previously) with delivery of the remainder being subject to viability assessments.

The Head of Planning Services reiterated the developers' commitment to commence work on site prior to February 2011 and advised Members that in the light of new Government's change of approach to housing delivery significant weight should be given to facilitating the delivery of brownfield sites such as this.

The Panel received assurance from officers that the Asset Management Team had scrutinised the financial viability of the scheme and noted the comments of local ward Councillors who had expressed support for the scheme and the approach originally proposed by the developers. Members also discussed the merits of the Metrocard scheme proposed under the Green Travel Plan and asked that a report be presented to a future Joint Plans Panel meeting on the value for money provided by residents Metrocard schemes as part of Section 106 Agreements.

RESOLVED – That approval be given to the terms of the Section 106 Agreement in relation to Affordable Housing and Greenspace as set out in the schedule attached to the report

(Councillor Akhtar withdrew from the meeting at this point)

17 Application 10/02363/OT - Position Statement on Outline Application to erect Retail Foodstore with Car Parking and Petrol Filling Station, land off Car Crofts, Town Street & Modder Place, Armley, Leeds LS12

The Panel considered a progress report on an outline application for a new retail development in Armley. Members had visited the site prior to the meeting. Plans, indicative drawings and indicative sections were displayed along with photographs of the site.

Officers highlighted key issues of the proposals as;

- Retail development within a designated town centre. However due to the size of the proposals an impact assessment had been provided on the potential impact on Town Street and surrounding centres; further information (particularly on comparison goods) had been requested.
- Potential regeneration benefits with new investment and jobs.
- Part of the site lay within the conservation area and the proposals involve demolition of five buildings within the conservation area (four specifically designated as positive) to facilitate a new highway junction and a Petrol Filling Station
- Highways and trip generation. Highways had raised concern about the proposed new signalised junction on Town Street and the applicant had agreed to consider signalling at Tong Road

Additionally, objections had been received from the Environment Agency; however it was considered that the submission of a Flood Risk Assessment may satisfactorily address their concerns.

Members commented on the following matters:

- The scale of the retail proposal and its effect on Armley Town Centre trade. The Panel wished to investigate comparisons with the impact other stores in similar localities at Rothwell and Morley.
- The number of jobs this proposal could provide and the number which could be lost through relocation or closure of existing businesses within the site.
- Concern that the Armley Conservation Area had recently been designated and this application sought the demolition of buildings of note. Members were particularly keen to see the retention of the corner building and wanted an assessment of potential highway improvements on the other side of Carr Crofts to achieve this,
- Whether the petrol station could be removed to enable retention of other buildings in Conservation Area and improve linkages to the town centre
- Whether a smaller retail store would be viable on the site.
- The adequacy of the Tong Road junction and whether this should be signalised.
- Concern regarding the accessibility and suitability of the one-way railway bridge and whether this could be two-way to facilitate any increase in traffic.

The Panel noted that local ward Councillors broadly supported the development of a supermarket in this location provided the design was of high quality, but had commented whether the junction to the east side of Town Street could be widened instead which would not necessitate the loss of the buildings to the west side and that HGV access should be from Tong Road only. It was noted the ward Councillors would prefer to delete the petrol station from the scheme if this would improve connectivity with Town Street and preserved buildings in Conservation Area.

RESOLVED – That the contents of the report and the comments made by Panel be noted.

18 Application 10/01780/FU - Retention of Cattle Shed, Single Storey Side Extension to Cattle Shed and Erect Detached Sheep Shed, Low Green Farm, 40 Leeds Road, Rawdon, Leeds LS19

This item was withdrawn from the agenda prior to the meeting to allow time for further negotiations with the applicant

19 Date and Time of Next Meeting

RESOLVED – To note the date and time of the next meeting as Thursday 12th August 2010 at 1.30 pm