



Report of the Chief Planning Officer

PLANS PANEL WEST

Date: 13 October 2011

Subject: APPLICATION 11/02910/OT – OUTLINE APPLICATION TO LAYOUT ACCESS AND ERECT 98 DWELLINGS AT NETHERFIELD MILLS, NETHERFIELD ROAD, GUISELEY, LEEDS, LS20 9PA.

APPLICANT

Redrow Homes Limited
(Yorkshire)

DATE VALID

8 July 2011

TARGET DATE

7 October 2011

Electoral Wards Affected:

Guiseley & Rawdon

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

DEFER AND DELEGATE approval subject to the signing of a Section 106 agreement within three months from the date of the resolution to ensure the following: -

- 15% Affordable Housing built on site;
 - Education contribution of £4,763.81 per dwelling;
 - Greenspace contribution of £1,445.81 per dwelling;
 - Bus Shelter improvements of £20,000.00;
 - Off-site highway works contribution towards pedestrian facilities on Oxford Road and Otley Road of £14,700.00;
 - Residential Metro Card scheme for residents of £57,239.94;
 - Public Transport enhancements of £1,226.00 per dwelling;
 - Travel Plan, Travel Plan Coordinator and monitoring fee of £2,500.00;
- and subject to the following conditions:**

1. Outline Condition (Layout, Scale, Appearance and the landscaping of the site).
2. Time Limit On Outline Permission (2 years).
3. In accordance with approved plans (site location and principal points of access only).
4. Details of Levels.

5. PD right removal (Garages).
6. Phasing Plan.
7. Materials details and samples of external walling, roofing and surfacing.
8. Surface materials to be submitted .
9. Details of boundary treatments to be approved and carried out including existing stone boundary wall)
10. Landscape scheme to be submitted and implemented
11. Landscape Maintenance Scheme
12. Tree protection
13. Replacement trees
14. Biodiversity enhancement measures including bird and bat roosts;
15. Code for sustainable homes certification (level 3 minimum);
16. Area used by vehicles laid out, surfaced and drained;
17. Details of cycle parking;
18. Redundant access points closed and footway reinstated;
19. Implementation of travel plan measures;
20. Confirmation of off-site parking spaces relocation;
21. Max gradient of the vehicular accesses;
22. Specified operating hours (construction); no Sunday / Bank Holiday operations;
23. Construction management plan;
24. Bin storage details;
25. Details of works for dealing with surface water discharges
26. No piped discharges of surface water until completion of drainage works.
27. Feasibility study into the use of infiltration drainage methods
28. Surface water discharged from the development will be subject to balancing of flows to achieve a maximum flow rate of 15 litres per second.
29. Details of on-site storage provided for additional run-off from storm events
30. Further site investigation required
31. Amendment of remediation statement
32. Submission of verification report
33. (relevant land contamination informatives).

34. **Reasons for approval:** The application is considered to comply with policies SA1, SP3, SP4, GP5, GP7, GP9, E7, BD2, BD5, H1, H3, H4, H11, H12, H13, LD1, N2, N4, N12, N13, N18A, N18B, N19, N20, N22, N23, N25, N38B, N39A, T2, T2C, T2D, T15, T24 of the UDP (Review 2006), and relevant supplementary guidance and having regard to all other material considerations, as such the application is recommended for approval.

1.0 INTRODUCTION:

- 1.1 This application is brought to the Plans Panel because it relates to a substantial development proposal and is subject to a recent appeal decision following a public inquiry.
- 1.2 The planning permission granted on appeal is an outline consent which is valid until 8 March 2014, and is subject to a requirement to provide affordable housing at a ratio of 30%, which was Council policy at the time of the appeal decision issued on 8 March 2011.
- 1.3 On 18 May 2011, the Council's Executive Board approved an Interim Affordable Housing Policy which, in the case of this site, now requires affordable housing at a lower ratio of 15%. The applicant has submitted the current application on the basis of provision at this 15% level.

2.0 PROPOSAL:

- 2.1 This application seeks outline planning permission to layout access and erect residential development of circa 98 dwellings at Netherfield Mills, Netherfield Road, Guiseley, Leeds, LS20 9PA. This submission comprises an outline application (all matters reserved except for means of access).

3.0 SITE AND SURROUNDINGS:

- 3.1 The site is in Guiseley, situated directly off Netherfield Road. It is principally open fields with the exception of some the land fronting Netherfield Road which comprises buildings and car parking for the Abraham Moon mill complex located on the opposite side of Netherfield Road from the site. The site is allocated for Housing in the Unitary Development Plan Review 2006 and referred to as H3-3A09 (Phase 3 sites (2012-16)). The site fronts onto Netherfield Road which is a bus route. To the North of the site is new development land (Bellway Homes) and open greenspace together with existing properties at Greenshaw Terrace whose frontages face due South onto the new development and onto the existing footpath link running parallel to this Northern boundary.
- 3.2 To the South of the site is existing residential development to Oxford Avenue and Netherfield Rise of traditional 2 storey semi-detached dwellings circa 1960's. To the West of the site is a large Mill Building with multi occupation by business' and various access points off Netherfield Road. To the East of the site are houses on Oxford Avenue. Two detached houses also adjoin the site to the northeast. These are served off a private drive running parallel to a perimeter footpath which is flanked with existing mature hedgerow. This area is relatively more modern than the Southern element of Oxford Avenue (circa 1990's).

4.0 RELEVANT PLANNING HISTORY:

- 4.1 Following a review of the Council's records the following planning history on the site is considered relevant:-
- An application seeking outline permission to layout access and erect residential development of circa 98 dwellings was refused by the Council on 16 September 2010 under reference 10/02762/OT. The application was subsequently subject of an appeal and the Planning Inspectorate upheld the appeal and the application was granted planning permission on the 8 March 2011. A full award of costs to the appellant was also granted by the Planning Inspectorate.
 - A planning application which sought outline permission to layout access road and erect 14 dwellings and 60 bed care home under reference 08/00418/OT was withdrawn in January 2009.
- 4.2 Although the site has been the subject of some minor historic planning applications/permissions, there are none that are relevant to this application.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 None.

6.0 PUBLIC/LOCAL RESPONSE:

6.1 The application has been advertised on site by the means of nine site notices (located on Netherfield Road, Netherfield Rise and Oxford Avenue) making reference to a major development affecting a right of way. Notices were posted from 22 July 2011 and gave a response date of 12 August 2011. Notice was also published in the local press (Wharfe Valley Times) dated 21 July 2011. The application has also been made available for public inspection at Guiseley Library.

COUNCILLORS:

6.2 Councillor Graham Latty (Guiseley & Rawdon Ward) has asked to be kept informed as to the progress of the application.

MEMBER OF PARLIAMENT:

6.3 We have not received any direct comments to the application from Stuart Andrew MP (Pudsey Constituency).

LOCAL AMENITY GROUPS:

6.4 No representations have been received from Local Amenity Groups.

LOCAL RESIDENTS:

- 3 letters of objection have been received from local residents. Grounds for objection are that the scheme would impact on the privacy of existing houses, would obstruct sunlight, and would result in the loss of distant views over fields to the hills above Menston and beyond.

7.0 CONSULTATIONS RESPONSES:

7.1 Statutory Consultations:

HIGHWAYS:

7.2 No Objections, subject to conditions.

MAINS DRAINAGE:

7.3 No Objections, subject to conditions.

YORKSHIRE WATER:

7.4 No Objections, subject to conditions.

ENVIRONMENT AGENCY:

7.5 No Objections, subject to conditions.

Non Statutory Consultations:

TRANSPORT POLICY (TRAVEL WISE):

7.6 No objections, subject to conditions and S.106 Legal agreement.

PUBLIC RIGHTS OF WAY:

7.7 No Objections, subject to conditions.

METRO:

7.8 No objections, subject to conditions and S.106 Legal agreement.

NEIGHBOURHOODS AND HOUSING:

7.9 No objections, subject to conditions.

WEST YORKSHIRE ARCHAEOLOGICAL SERVICE:

7.10 No objections.

WEST YORKSHIRE POLICE:

7.11 No objections, subject to conditions.

CONTAMINATED LAND TEAM:

7.12 No objections, subject to conditions and informatives.

8.0 PLANNING POLICIES:

8.1 As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 this application must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

REGIONAL PLANNING POLICIES:

8.2 The Regional Spatial Strategy for Yorkshire and the Humber to 2026 (RSS) was adopted in May 2008 and sets out a strategic framework for development up to 2026.

8.3 The RSS for the Region was revoked by the Secretary of State on 6 July 2010. However, following a High Court Judgement on 10 November 2010, the RSS was re-established as part of the development plan until such time as the Localism Bill is enacted. At present, the government's intention to abolish the RSS can be a material consideration in the determination of planning applications.

8.4 However, it is not considered that this proposal raises any issues of regional significance.

LOCAL PLANNING POLICIES:

8.5 Locally Leeds City Council has begun work on the Local Development Framework ("LDF") with the Local Development Scheme most recently approved in July 2007. This provides a timetable for the publication and adoption of the Local Development Documents.

8.6 In the interim period a number of the policies contained in the Leeds Unitary Development Plan ("UDP") have been 'saved'. The Leeds UDP Review was adopted in 2006. The most relevant Policies in the adopted Leeds Unitary Development Plan are listed below.

- Policy GP5: refers to development proposals should seek to avoid loss of amenity.
- Policy BD5: new buildings design consideration given to own amenity and surroundings
- Policy H3: housing allocations.
- Policy N12: refers to all development proposals should respect fundamental priorities for urban design.
- Policy N13: refers to design of new buildings should be of high quality and have regard to character and appearance of surroundings.
- Policy A4: refers to development and refurbishment proposals designed to ensure safe and secure environment
- Policy T2: refers to development capable of being served by highway network and not adding to or creating problems of safety.

- Policy T5: seeks to ensure the safe and secure access and provision for pedestrians and cyclists within highway and new development schemes.
- Policy T6: refers to satisfactory access and provision for people with mobility problems within highway and paving schemes and within new development
- Policy T24: refers to parking guidelines for new developments
- Policy N2: support given to establishment of a hierarchy of greenspaces
- Policy N4: refers to provision of greenspace to ensure accessibility for residents of proposed development
- Policy N10: refers to development not permitted which adversely affects a public right of way
- Policy N24: Development abutting the Green Belt or other open land should achieve assimilation into the landscape.
- Policy N25: Site boundaries should be designed in a positive manner.
- Policy LD1: refers to all landscape schemes should meet specific criteria

SUPPLEMENTARY PLANNING GUIDANCE:

- 8.7 Supplementary Planning Guidance provides a more detailed explanation of how strategic policies of the Unitary Development Plan can be practically implemented. The following SPGs are relevant and have been included in the Local Development Scheme, with the intention to retain these documents as 'guidance' for local planning purposes.
- SPG3: Affordable Housing;
 - SPG4: Greenspace Relating to New Housing Development;
 - SPG11:Section 106 Contributions for School Provision; and
 - SPG13: Neighbourhoods for Living.
- 8.8 As well as the supplementary planning guidance documents that have been retained, new supplementary planning documents are relevant:
- Affordable housing SPD (2009);
 - Public Transport Improvements and Developer Contributions SPD (July 2008);
 - Sustainable design and construction SPD (2008); and
 - Travel plans SPD (2008); and
 - Street design guide.

NATIONAL PLANNING POLICY:

- 8.9 In addition to the principal elements of planning policy other advice contained in Planning Policy Guidance Notes and replacement national Planning Policy Statements (PPS) may be of relevance to the submitted proposal. This includes:
- PPS1: Delivering Sustainable Development (2005);
 - PPS3: Housing; and
 - PPG13: Highways.

9.0 MAIN ISSUES:

- 9.1 It is the considered view that the main issues are:
- Principle of housing development and housing land supply;
 - Interim Affordable Housing Policy;
 - Other Developer Contributions;
 - Design and Layout issues;
 - Residential and Visual Amenity matters;

- Impact on Landscape, Ecology, Trees and Rights Of Way;
- Highway Safety;
- Flood Risk, Drainage and Ground Conditions;
- Sustainability; and
- Other Material considerations.

10.0 APPRAISAL:

Principle Of Development:

- 10.1 It was determined at Public Inquiry that the Council did not have a five year supply of land available for housing. The Council's Interim Housing Requirement was not accepted by the Inspector as a replacement to the RSS Housing requirement and he concluded that the early development of this allocated housing site was justified in the light of the Council's continuing need to identify a viable five year supply of housing land and, on the evidence, the demonstrable shortage of deliverable land against that supply. Such an outcome would be consistent with the housing supply objectives of the development plan, and guidance in PPS3 and recent Government statements.
- 10.2 As a consequence, the principal of residential development of the site at this time has been established.

Interim Affordable Housing Policy:

- 10.3 Since the original planning permission was allowed on appeal the Council has adopted a revised Interim Affordable Housing Policy. The revised Policy was adopted by Executive Board on 18 May 2011, to be implemented with effect from 1st June 2011. The relevant minute states that the policy would therefore apply to all relevant decisions made on or after 1st June 2011.
- 10.4 It will apply until replaced by the formal Local Development Framework policies within the Core Strategy and Affordable Housing Supplementary Planning Document (SPD), anticipated in 2012 unless there is clear evidence of a change in market circumstances to warrant any further change in the meantime.
- 10.5 Permissions granted on the basis of the interim policy will normally be time limited to 2 years implementation to ensure that permissions are implemented reasonably swiftly, and to reflect the fact that the affordable housing policy will be reviewed through the Core Strategy and Affordable Housing SPD.
- 10.6 The proposed changes were adopted in light of the findings of the DTZ Economic Viability Assessment (EVA) published in February 2011 which provided an up to date assessment of what affordable housing can be delivered in the current market and concluded viability was compromised in most areas of Leeds in the current recession as a result of the Affordable Housing Policy being applied prior to 1 June 2011.
- 10.7 In relation to the application site the Interim Policy applies a requirement of 15% affordable housing (a reduction from the SPD figure of 30% applied to the application and from the 30% figure of the previous Interim Guidance adopted in July 2008). The requirement for a 50/50 mix of social rent and shared equity is unchanged.

- 10.8 The implication of this is that under current policy instead of the 30 affordable units required and provided in relation to the original policy the requirement is reduced to 15 affordable units.
- 10.9 In relation to the detailed application for the site (reference 11/02690/FU) which is currently undetermined, this shows 87 units, which would equate to 13 affordable units. 6 for rent and 7 shared equity.
- 10.10 The Policy indicates that permissions granted will normally be time limited to 2 years.

Other Developer Contributions:

- 10.11 As with the original outline consent that was secured at appeal, the application proposal include a package of contributions which take account of the revised interim affordable housing policy and the full level of contributions in respect of other current Policy requirements. These being: -
- Education contribution of £4,763 per dwelling;
 - Greenspace contribution of £1,445 per dwelling;
 - Bus Shelter improvements of £20,000;
 - Off-site highway works contribution towards pedestrian facilities on Oxford Road and Otley Road of £14,700;
 - Residential Metro Card scheme for residents of £57,239;
 - Public Transport enhancements of £1,226 per dwelling; and
 - Travel Plan, Travel Plan Coordinator and monitoring fee of £2,500.

Design Issues:

- 10.12 It is noted that the application seeks outline consent with details of means of access only; layout being a reserved matter. However, an indicative sketch layout is submitted indicating that the site could be developed with 98 dwellings and it is considered that some weight needs to be given to this layout.
- 10.13 It terms of scale, the Local Planning Authority would not wish to see properties of more than two storey to the edges of the site, where they are adjacent to public footpaths, other residential properties or open countryside. Three storey properties may be acceptable away from such locations.
- 10.14 It terms of Separation distances, the Local Planning Authority would require all dwellings to achieve the minimum separation distances as set out in adopted guidance.
- 10.15 It terms of garden sizes, the Local Planning Authority would require all dwellings to achieve the minimum garden sizes as set out in adopted guidance. The Local Planning Authority would not wish to see any internal garaging proposed where it would create dead frontages on a streetscene.
- 10.16 The Local Planning Authority would wish to see a suitable housing mix within the scheme, in terms of bedroom numbers and house types. Landmark dwellings would also be encouraged on corner and/or gateway plots. The indicative scheme submitted addresses elements of the above (which are to be conditioned) and is to be formed of street frontages with predominantly enclosed 'protected' back gardens which is an advantage. However, it is considered that some alterations to the layout would be required to ensure that a future detailed scheme would benefit from the

support of the Local Planning Authority. These matters would be addressed at the Reserved Matters stage.

Residential Amenity:

- 10.17 Provided that the properties conform to Leeds City Council's guidance on separation distances, the proposal is unlikely to generate noise and disturbance from within the buildings envelopes that would have a detrimental impact on immediate neighbour's amenity. Short term construction noise would be addressed through a working hours condition.
- 10.18 A noise assessment was submitted with the application that measured the existing noise levels and made recommendations for the glazing and ventilation scheme of the dwellings. Subject to the imposition of conditions, the residential amenity of any new potential residents on the site through noise from the surrounding area can be mitigated.

Landscape, Ecology, Trees And Rights Of Way:

- 10.19 The Landscaping of the site would be assessed as part of any reserved matters application. Careful consideration of future landscape proposals would be needed to secure a suitable scheme.
- 10.20 An ecological assessment was submitted with the scheme. The purpose of the report was to assess the potential for protected species within the site and immediate area. The report ascertains that habitats within the site are considered to be of low conservation value. No evidence to suggest the presence of any bat roosts in the buildings on the site was found although bats were active in the area. The mature trees and grassland within the site are used as bat feeding habitat. The bat survey submitted as part of the application is considered acceptable.
- 10.21 Whilst it is accepted that the semi-improved grassland is not particularly species rich it does link with the grassland and scrub habitats to the north creating a green wedge extending into this part of Guiseley. The development should seek to maintain a green corridor through the site as outlined above and it should include proposals for habitat creation. A condition to achieve this could be imposed requiring details of habitat creation and biodiversity enhancement. Appropriate habitats would be hedgerow planting, native tree and shrub planting, an area of wildflower grassland within the open space and a pond/wetland which could form part of the surface water attenuation scheme for the site.
- 10.22 A tree survey was submitted with the application. The report concluded that the trees included in the survey are mainly located adjacent to the site boundaries. No proposed levels or cross sections are shown on a site with increasingly steep slopes to the east and north east boundaries, which would need to be submitted to assess any potential tree retention. This could be done at Reserved Matters stage.
- 10.23 Public Footpath No.38 'Aireborough' abuts the site and runs on one boundary of the application site and has a minimum definitive width of 1.3 metres. Although submitted in outline form, it would appear from the Design and Access statement that the footpath will remain on its original line and conditions could be imposed to ensure the footpath remains open and available for use at all times. The development could be encouraged to contribute via a S106 legal agreement to the improvement of the existing PROW surfacing and signage.

- 10.24 An archaeological desk-based appraisal was submitted with the scheme. The report concluded that no sites of any type have been identified within the development area as the cartographic evidence suggested that the proposed development site was probably in agricultural use by the medieval period and is shown as open fields until the 1894 Ordnance Survey map which includes industrial activity.

Highway Issues:

- 10.25 The proposals involve the erection of up to 98 dwellings on an existing, largely undeveloped site. The small number of existing buildings which are within the site boundary are described in the supporting information as being used as storage buildings. The land adjacent to these buildings is used as loading/unloading area and also provides off-street parking for approximately 50 vehicles. It is still unclear whether all the parking has permission. However details of the provision for the required relocation of this parking has been agreed at the appeal. A revised condition is proposed to ensure this relocation takes place.
- 10.26 In support of the proposals the applicant's have submitted a Transport Assessment (TA). Although the original TA has included the traffic flows associated with the development at the neighbouring site and has calculated the impact of the proposals on the Netherfield Road/Oxford Road junction. The TA also takes into account the other committed developments in Guiseley and the cumulative effect of those developments and the traffic generated by this site has been assessed. Netherfield Road/Oxford Road has been assessed using the Picady model and this indicates that there will be no adverse queuing or capacity problems at that junction. The LPA agree with this statement and would also advise that improvements to this junction in the form of yellow box and keep clear markings are to be introduced at that junction as part of the S278 Agreement for the adjacent Bellway site.
- 10.27 The principle of 2 access points is acceptable subject to the provision of appropriate visibility splays. The results of radar speed surveys undertaken by the Highway Consultant indicate that 85th percentile speeds exceed 34 mph in both directions. Therefore, given that Netherfield Road is a local distributor road it is considered that visibility splays of 2.4 metres x 90 metres are appropriate. Direct individual access to dwellings via Netherfield Road is not acceptable and this has been revised by the applicant.
- 10.28 The applicant has been made aware that as part of the S278 highway works associated with the adjacent development a footway is to be provided along the Netherfield Road frontage of the Netherfield Mills site (up to the existing eastern access) at the expense of the existing Netherfield Road carriageway. However, if this current application was considered acceptable the footway must be widened to 2m along the its full Netherfield Road site frontage using land within the site boundary. This will involve setting back of the existing boundary wall.
- 10.29 The indicative internal layout has been designed with most of the requirements of the Street Design Guide SPD. Although the plan indicates an acceptable level of visibility at the junctions with Netherfield Road and there is an indication that the footway along that frontage will be widened the internal layout still does not conform fully to the requirements of the Street Design Guide. Any approval should be conditional on the layout being designed in accordance with the SPD Street Design Guide and the submitted plan should be treated as indicative only.
- 10.30 Parking provision must be in accordance with the Street Design Guide which also gives advice on acceptable size of parking spaces, driveways and garages. Cycle

parking must be provided for each dwelling. Details for the storage of wastes from the dwellings and access for their collection would need needed.

Flood Risk, Drainage And Ground Conditions:

- 10.31 A Flood Risk Assessment (FRA) was submitted with the application as the development proposals are over 1 hectare in Flood Zone 1. Whilst the Local Planning Authority would ideally wish further work to be undertaken into the possibility of using another form of Sustainable Drainage Systems, rather than just stating that storage will be in underground pipes, no objection are raised to the Foul Water and Surface Water drainage of the site, subject to detailed conditions.
- 10.32 A geoenvironmental appraisal and remedial strategy for the site was submitted with the application. It was accepted that this report provided sufficient details about ground conditions at the site and the levels of contamination present.

Sustainability Issues:

- 10.33 The Design and Access Statement submitted with the application proposals states that the applicants “will embrace the need for sustainable development and will actively work to meet the requirements of PPS1 for delivering sustainable development together with Leeds City Council's Policy objectives for sustainable settlements.” Conditions could be imposed to ensure the submission of a sustainability statement and to ensure that all homes on this site will meet the Level 3 code for Sustainable Homes as a minimum standard.

Other material planning considerations:

- 10.34 In relation to comments regarding A65 traffic capacity principle matters. The cumulative impact of the development and other ongoing housing development at the High Royds Hospital site in Menston, developments on Netherfield Road and elsewhere in Guiseley was considered by the Planning Inspector, when outline residential consent for circa 98 dwelling at the site was granted on appeal.
- 10.35 Whilst we accept that the A65 carries high traffic flows at certain times in the day, particularly during the morning peak, the proposed and completed highway improvement works at the Netherfield Road/Oxford Road and Oxford Road/Otley Road junctions secured through the original outline consent for the site and through the former Abraham Moons site would ensure that these junctions were capable of satisfactorily accommodating the increase in traffic flows that would arise from the housing sites on Netherfield Road.
- 10.36 It is also accepted that the A65 is the only arterial road from the centre of Leeds with little or no dual carriageway or space for dualling, and limited carriageway width in places to accommodate bus lanes. This has an effect on some journeys to and from the City centre by road, lengthening peak hour travel. The A65 Quality Bus initiative will however be able to secure some improvement in bus journey times along the A65 inside the Leeds Ring Road, although the initiative does not extend into Guiseley.
- 10.37 It is therefore considered that an objection on capacity matters could not be sustained. The objective of reaching the right balance between employment and housing development in Guiseley and infrastructure capacity issues might need to be further considered as a strategic planning matter in the context of the Council's

emerging Core Strategy and any subsequent Allocations Development Plan Document (DPD) or other DPD.

11.0 CONCLUSION:

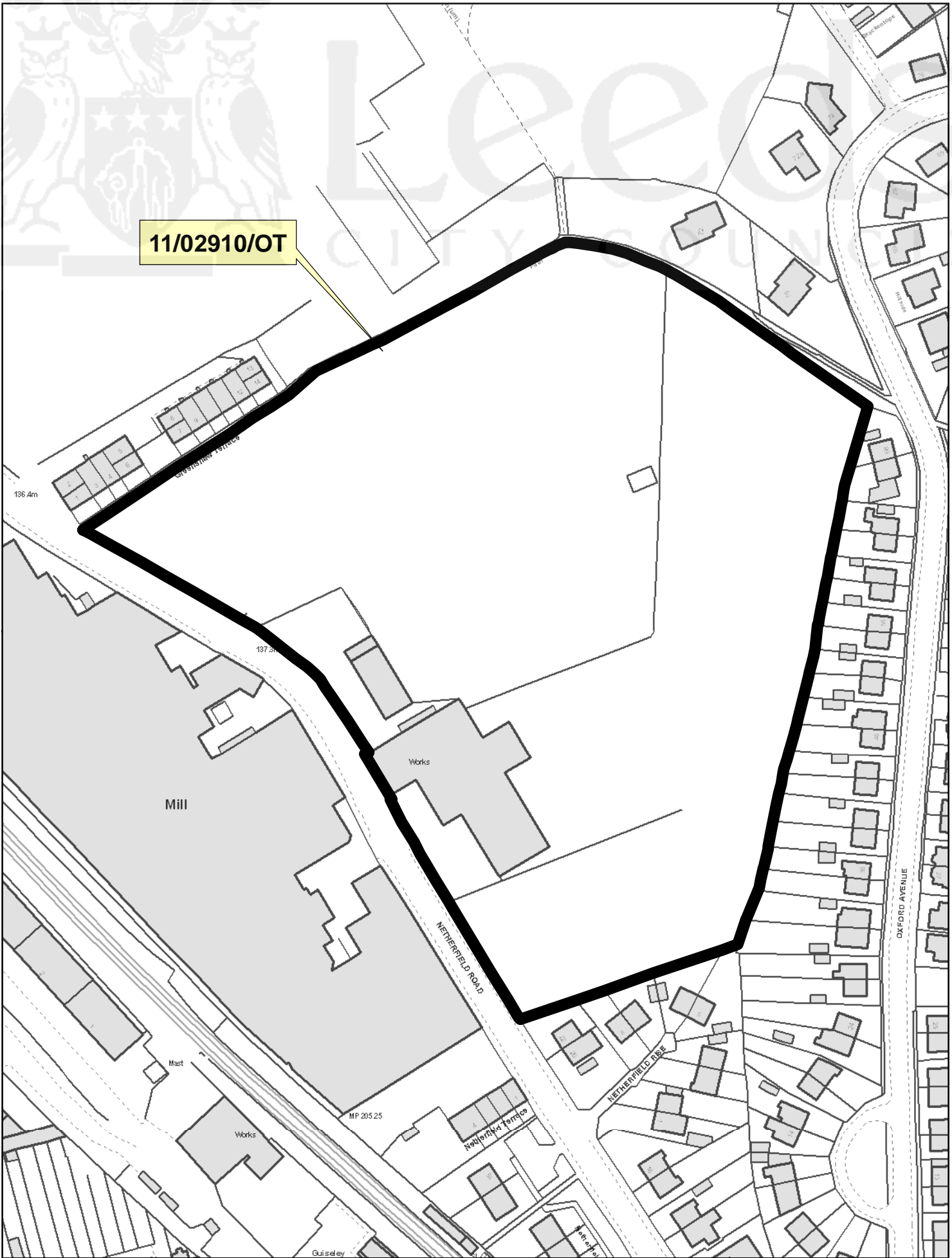
- 11.1 The principle of residential development on this site, as well as the of the details of the access have previously been agreed by the Planning Inspectorate when allowing the previous appeal.
- 11.2 The difference between this extension application and the original outline proposal is that the applicant is seeking to amend the amount of affordable housing in accordance with the Interim Housing Policy and is maintaining the offering to increase contributions to meet other policy objectives of the Council.
- 11.3 The application is considered to comply with the relevant policies of the Unitary Development Plan and National Planning Guidance and as such the recommendation is that the application be approved subject to a revised 106 agreement incorporating the developer contributions in accordance with current policy.

Background Papers:

Application files 10/02762/OT.

Appeal Decision: APP/N4720/A/10/2137624.

Certificate of Ownership.



11/02910/OT

136.4m

137.2m

Mill

Works

NETHERFIELD ROAD

MP 205 25

Netherfield Terrace

NETHERFIELD BISE

OXFORD AVENUE

Mast

Works

Guisley

WEST PLANS PANEL

