



Leeds
CITY COUNCIL

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Report of the Chief Planning Officer

PLANS PANEL WEST

Date: 8 December 2011

Subject: APPLICATIONS 11/04382/FU AND 11/04383/CA – FULL PLANNING APPLICATION AND CONSERVATION AREA CONSENT FOR THE DEMOLITION OF TANNERY BUILDINGS, LAYING OUT OF ACCESS ROAD AND ERECT 10 HOUSES, WITH CAR PARKING AND LANDSCAPING AT THE TANNERY, LEEDS ROAD, OTLEY, LS21 1QX.

APPLICANT

Ms. V Oldham

DATE VALID

17 October 2011

TARGET DATE

16 January 2012

Electoral Wards Affected:

Otley & Yeadon

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

BACKGROUND INFORMATION FOR MEMBERS:

This application is presented to Plans Panel West following the determination of the previous scheme in June 2011. Whilst Members resolved to refuse the previous applications in line with officers recommendation, Members discussed two possible options for the future of the site and, following votes, supported the option of full demolition of the tannery building (which is identified as a positive building in Otley Conservation Area) subject to a satisfactory redevelopment scheme to replace it. Whilst it remains officers view that the building should be retained, this scheme is a result of those instructions following detailed discussions with Council, Design and Highways Officers to provide an acceptable scheme should the Tannery Building be demolished.

RECOMMENDATION:

REFUSE Planning Permission and Conservation Area Consent for the following reasons:

PLANNING APPLICATION 11/04382/FU

1. The Tannery is a positive building in Otley Conservation Area and neither exceptional circumstances to justify demolition or a satisfactory assessment of other development opportunities which retain the building have been demonstrated. The proposal would therefore be detrimental to the special character of the Conservation Area and contrary to Policies N15, N17, N18A, N18B, N19 and N20 of the Leeds Unitary Development Plan (Review 2006), as well as being contrary to the aims and objectives of PPS5: Planning for the Historic Environment (2010).

CONSERVATION AREA CONSENT 11/04383/CA

1. The Tannery is a positive building in Otley Conservation Area and neither exceptional circumstances to justify demolition or a satisfactory assessment of other development opportunities which retain the building have been demonstrated. The proposal would therefore be detrimental to the special character of the Conservation Area and contrary to Policies N15, N17, N18A, N18B, N19 and N20 of the Leeds Unitary Development Plan (Review 2006), as well as being contrary to the aims and objectives of PPS5: Planning for the Historic Environment (2010).

If Members are minded to support the scheme and grant the Planning Application and Conservation Area Consent, the following conditions are recommended.

RECOMMENDATION:

DEFER AND DELEGATE approval to the Chief Planning Officer subject to the signing of a Section 106 agreement before the 16 January 2012 to ensure the following: -

- **Greenspace contribution of £ 23,902.59; and**
- **Off site highway works of £5,000.00.**

and subject to the following conditions and no further representations raising new material issues being received prior to the end of the further publicity period on 15 December 2011.

PLANNING APPLICATION 11/04382/FU

1. Time limit on full permission (3 years).
2. In accordance with approved plans.
3. Details of levels
4. Materials details and samples of external walling, roofing and surfacing.
5. Details of boundary treatments to be submitted, approved and carried out.
6. Landscape scheme to be submitted and implemented (including front feature).
7. Landscape Maintenance Scheme.
8. Tree protection.
9. Replacement trees.
10. Cycle parking provided.
11. Bin storage provided.
12. Relocation of bus stop.
13. Closing off and making good all existing redundant accesses.
14. Areas use for parking laid out and retained.
15. Retention of agreed vision splays.
16. Provision for contractors during construction.
17. Means of preventing mud, etc, on highway.
18. Specified operating hours (construction); no Sunday / Bank Holiday operations.
19. Sound insulation scheme.
20. Relevant Drainage details.
21. Relevant Land Contamination conditions.
22. **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.

CONSERVATION AREA CONSENT 11/04383/CA

1. Time limit (3 years).
2. In accordance with approved plans.
3. No demolition shall take place before a contract for carrying out the works of redevelopment has been let and confirmation thereof supplied to the Local Planning Authority.
4. No machinery shall be operated on the site, no process or operations shall be carried out and no deliveries shall be taken at or dispatched from the site except between 08:00 hours and 18:00 Hours Mondays to Saturdays or at any time on Sundays and Bank Holidays.
5. Tree protection in place prior to demolition.
6. **Reasons for approval:** The application is considered to comply with policies N18A, N18B, GP5 and BD5 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.

PROPOSAL:

- .1 The applications seek Planning Permission and Conservation Area Consent to demolish the original Tannery building fronting onto Leeds Road and the ancillary later red brick buildings behind these original works and the construction of new housing along a new road. The housing consists of 10 townhouses in three blocks with associated parking, turning and bin stores.
- .2 A new terrace (of eight houses split into two blocks) facing Pearsons Buildings will replace the main Tannery building. The new terrace will be in two sections with an additional pair of semi detached houses continuing the line of Pearsons Buildings. Houses have one car parking place in curtilage, leaving them space for a front garden, with one space on the other side of the access road. These spaces are softened by landscaping.
- .3 The new vehicular access is 5.5m wide off Leeds Road and runs alongside two new-build two storey blocks which replace the Tannery building. There is a service vehicle turning head within the courtyard. Pedestrians access the site via the footpaths either side of the main vehicle access. All houses have level threshold access. The road and footways will be block paved to give the road the impression of being a shared surface. There are bus stops immediately outside the development on Leeds Road.
- .4 All the new-build houses are similar in design. Each is a four bed unit over three floors, the second floor in the roof space with dormer windows admitting light. Materials are red brick with stone cills, heads and details. The roof is blue slate and windows are double glazed UPVC in vertically proportioned openings – single and paired. Doors are timber and rainwater goods are black metal.

SITE AND SURROUNDINGS:

- .1 The 'L' shaped site is situated on the southern edge of Otley, between Leeds Road and the A660 by-pass. The site slopes approximately 3 metres from the southeast

corner to the northwest corner. The by-pass embankment is generally 2 metres higher than the southern boundary and is thickly planted.

- .2 Adjacent to the north west corner of the site is a terrace of 6 residential properties, Pearson's Buildings, in brick and render with slate roofs. The gable end of Number 1 sits approximately 6 metres back from Leeds Road and a 2-storey red brick shed sits on the pavement line. Beyond that is the Massingberd showroom site (now leveled, and with planning permission for 14 houses).
- .3 Adjoining the site to the east is a petrol filling station (PFS) and workshops, and beyond that, a split terrace of 14 stone-fronted houses, Valley View and Wharfedale View. Between this terrace and the PFS, a footbridge over the by-pass connects Silver Mill Hill and Chevin Avenue with Leeds Road.
- .4 The site was first developed as the Albion Works by John Kelley in 1890 for the manufacture of Wharfedale printing machines. The works initially comprised the main building on Leeds Road and extended to cover the whole site by 1921, when it was being used as a tannery. The tannery ceased operation in 1963, and it became variously works, warehouse, garage and furniture outlet.
- .5 The Tannery itself is essentially a single-storey red brick building with large arched windows, set on a gritstone plinth. Part of this plinth (the cellar) is usable, as is part of the roof space (a continuous flat roofed dormer provides light and headroom). Thus the building is effectively three-storey at the west end, reducing to single-storey at the east end. Eaves heights above ground level are 6 metres reducing to 5 metres respectively.
- .6 The main building has a double pitched roof with central valley gutter, currently clad in asbestos cement sheets. The dominating feature of the Tannery is the square tapering brick chimney rising to 19 metres above the ground level.
- .7 The buildings to the rear of the site are generally single-storey brick buildings with asbestos cement sheet roofs built subsequent to the original works. To the west is a two-storey brick building running perpendicular to Leeds Road, with stone lintels and cills, built in 1898/99. The front part of the building is unoccupied at present but the rear part is leased to the adjacent Colin Pitt garage premises.
- .8 The Otley Conservation Area appraisal identifies the original building on Leeds Road as a positive contribution to the environment, while the sheds behind detract – these are identified as enhancement opportunities.
- .9 Access to the site currently consists of a right of way over the Pearson's Buildings drive, and on a strip of land to the east, approximately 4 metres wide at its narrowest point as it passes the chimney. There are bus stops immediately outside the site on Leeds Road.

RELEVANT PLANNING HISTORY:

- .1 Members resolved to refuse the previous full scheme (reference 10/00739/FU) for the following reasons: -
 - .1.1 The Tannery is a positive building in Otley Conservation Area and neither exceptional circumstances to justify demolition or a satisfactory assessment of other development opportunities which retain the building have been demonstrated. The proposal would therefore be detrimental to the special

character of the Conservation Area and contrary to Policies N15, N17, N18A, N18B, N19 and N20 of the Leeds Unitary Development Plan (Review 2006), as well as being contrary to the aims and objectives of PPS5: Planning for the Historic Environment (2010).

.1.2 The Local Planning Authority considers that the proposed development would be detrimental to pedestrian and highway safety due to inadequate car parking numbers, space dimensions and inadequate forward visibility on internal access roads. The proposal is therefore considered to be contrary to policies GP5, T2 and T24 of the Leeds Unitary Development Plan Review (2006) and the guidance contained within Street Design Guide (Adopted Supplementary Planning Document).

.1.3 The proposed development by virtue of its over-intensive nature, height, scale, and external appearance will appear over-dominant and inappropriate in relation to the surrounding neighbourhood and will all have a detrimental impact upon the character and appearance of the Otley Conservation Area. The scheme is therefore considered contrary to Policies GP5, BD5, N12, N13, N19, BC7, A4, N39B and LD1 of the Leeds Unitary Development Plan (Review 2006). The scheme is also considered to be contrary to guidance contained within Supplementary Planning Guidance in Neighbourhoods for Living (page 42), and Otley Conservation Area Appraisal. As well as being contrary to the aims and objectives of Planning Policy Statement 1: Delivering Sustainable Development (paragraphs 16 and 35) and of Planning Policy Statement 3: Housing (paragraphs 13 and 16).

.2 Members resolved to refuse the previous Conservation Area Consent (reference 10/00742/CA) for the following reasons: -

.2.1 The Tannery is a positive building in Otley Conservation Area and neither exceptional circumstances to justify demolition or a satisfactory assessment of other development opportunities which retain the building have been demonstrated. The proposal would therefore be detrimental to the special character of the Conservation Area and contrary to Policies N15, N17, N18A, N18B, N19 and N20 of the Leeds Unitary Development Plan (Review 2006), as well as being contrary to the aims and objectives of PPS5: Planning for the Historic Environment (2010).

.2.2 The Local Planning Authority considers that, in the absence of a suitable scheme for the re-development of the site, granting consent for demolition would fail to preserve or enhance the character and appearance of the Conservation Area contrary to policies GP5 and N18B of the Unitary Development Plan and National Guidance covered in PPS5: Planning for the Historic Environment (2010).

.3 The following planning history on the site is also considered relevant:-

.3.1 A planning application which sought to demolish the commercial buildings to the rear and for the change of use, including alterations of the tannery building to form 10 two bedroom flats, 2 one bedroom flats and 2 studio flats and erection of 6 three bedroom houses, with car parking and landscaping was submitted under reference 09/01586/FU. However this application was withdrawn.

- .3.2 A Conservation Area Application to demolish the commercial buildings to the rear was also submitted to accompany this full redevelopment application, under reference 09/03485/CA. This was also withdrawn.
- .3.3 An earlier Conservation Area Application to demolish the commercial buildings to the rear of the tannery building was also submitted under reference 09/01585/CA. This was refused for the following reason: - "The Local Planning Authority considers that, in the absence of a suitable scheme for the re-development of the site, granting consent for demolition would fail to preserve or enhance the character and appearance of the Conservation Area contrary to policies GP5 and N18B of the Unitary Development Plan and National Guidance covered in PPG15."
- .4 There is no other relevant planning history for the site.

HISTORY OF NEGOTIATIONS:

- .1 Discussions with the applicant regarding the redevelopment potential of this site have been ongoing since 2008 and a number of schemes have been put forward and formal applications submitted during this period.
- .2 Since the panel determination in June 2011, detailed discussions with the applicant have been undertaken in combination with Highway and Design officers to negotiate a suitable scheme in design and layout terms that preserves and enhances the character and appearance of the Conservation Area.

PUBLIC/LOCAL RESPONSE:

- .1 The application has been advertised on site by the means of a (x3) site notices on Leeds Road, posted 4 November 2011 as a major application affecting the character and appearance of a conservation area. The application proposals were also made available for public inspection at Otley Library. Notice was also published in the local press, in the Wharfe Valley Times on the 24 November 2011.
- .2 Due to the press advert, the overall date of the expiry of the application does not end until 15 December 2011.

COUNCILLORS:

- .3 Councillor Colin Campbell (Otley and Yeadon Ward) has objected to the loss of the Tannery as an important building in the Conservation Area. He has also raised detailed comments to the scheme on the following grounds:
- Units J and I do not seem to follow the line of Pearsons Buildings and it would be more appropriate if they did.
 - It is not clear where the bin store (for 3 bins) and cycle store will be and if the bin wagon can access the site particularly if cars are parked on the highway.
 - The plans are not clear about the road surface - I assume there would be a condition to assure it was surfaced/lit to approved standards.
 - A number of car parking spaces are separate from the house units. Who will be responsible for their maintenance along with the surrounding planting.
 - Are there sufficient car parking spaces for visitors to prevent parking on neighbouring streets.
 - Given that this is the Conservation Area and any new development should improve and enhance I feel the design of the units is uninspired with no sense of place.

- The materials, red brick, are inappropriate in an area which comprises mostly stone terraces.
- The windows are small and give an impression of dark, cramped units.
- House unit A presents a blank facade onto Leeds Road. I feel it would be more appropriate to use the example of the adjacent Pearsons Buildings where the end house has turned its face to create what appears to be a house front onto Leeds Road. This improves the street scene by adding interest and character.
- There are no sections with the drawings I have seen so I cannot comment on the relationship between the development and adjacent properties. They should be no higher to prevent overdomination.
- Given that the area of Leeds Road adjacent to the site has on-street parking (the surrounding area being narrow terraces) I assume the developer will be asked to address this issue.
- The bus stop is well used and it would not be appropriate to move it.
- Unit J is very near the by-pass. To protect the amenity of its occupants it should be moved further away.
- Other units will be effected by by-pass noise and more substantial works than a fence are needed to protect residents amenity.
- I do not believe the site has sufficient onsite public amenity space.

OTLEY TOWN COUNCIL:

.4 Has made the following comments: -

- The design and nature of the proposed houses does not adequately reflect the historical nature of the site;
- Car parking is inadequate, which would drive parking onto what was already a major artery road into Otley and is fully parked on both sides by current residents;
- Questions are raised as to the maintenance of the large planting area to the front which if not maintained would become an eyesore on a main route into Otley;
- No waste collection lorry would be able to access the bins on the site and therefore there ought to be a bin store/collection area close to the road side;
- The building to be demolished has a brown Historic Building plaque which must be retained at the street side of the site so that it can be seen by passers by as part of the town record of its industrial history and tourism walk.

LOCAL RESIDENTS:

.5 At the time of writing this report, three letters of objection have been received from local residents and their objections can be summarised as follows: -

- This building is a significant and positive landmark at the south-eastern gateway to the Otley Conservation Area.
- The building is of historic importance.
- The chimney of the building is one of only 3 of notable height now remaining in the town.
- The motor vehicle workshop here is an important employment site. Jobs will be lost if the businesses were to vacate.
- There is a shortage of industrial units in Otley.
- No consideration appears to have been given to sub-dividing the existing building into small units for craft workshops or small businesses manufacturing.
- If change of use of the site is deemed unavoidable, the building could be converted to residential use while conserving.

- Happier with the setback layout of the houses in the main block leading up from Leeds Road with the planting/shrubbery area between the proposed houses and Pearson's Buildings
 - Still object to the two proposed houses to the south of our property (J and I) as they will obliterate a large amount of our light and view.
 - The height of the proposed houses to the south of our property will exceed the existing building lines and so will be out of keeping with the rest of Pearson's Buildings.
 - The locating of windows, etc., should wherever possible maintain a degree of privacy which the residents of these properties have enjoyed previously.
 - Concerned about added traffic/parking from the development as each of the houses only has one allocated car parking space with maybe a small amount of parking on the access road area into the development.
- .6 One letter of support has been received from a local residents and their comments can be summarised as follows: -
- As a nearby resident, strongly support the above applications as the buildings in question are an eyesore and there is a requirement for new housing in Otley.

CONSULTATIONS RESPONSES:

HIGHWAYS:

- .1 No objections, subject to off-site highway works and conditions.

YORKSHIRE WATER:

- .2 No objections subject to conditions as a water supply can be provided.

Non Statutory Consultations:

NEIGHBOURHOODS AND HOUSING:

- .3 The Council's Environmental Protection Team has stated that they have no comments to make.

MAINS DRAINAGE:

- .4 No objections subject to conditions controlling surface water run off.

LAND CONTAMINATION:

- .5 Whilst no objections are raised to the application proposals, conditions are suggested. Due to the sites former industrial uses there is a potential for contamination and given that the end use is residential and therefore sensitive.

ACCESS OFFICER:

- .6 Concerns raised in relation to the use of shared surfaces and pavement widths within the scheme and the lack of a larger disabled space within the scheme.

WEST YORKSHIRE POLICE:

- .7 Support the application as the scheme will create a safe residential development, where people wish to live.

WEST YORKSHIRE ARCHAEOLOGICAL SERVICE:

- .8 No objections to the scheme as the site has no apparent archaeological implications.

PLANNING POLICIES:

- .1 As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 this application should be determined in accordance with the Development Plan, unless material considerations indicate otherwise, which consists of the adopted Regional Spatial Strategy for Yorkshire and the Humber of May 2008 and the Leeds Unitary Development Plan (Review 2006), unless material considerations indicate otherwise.

REGIONAL PLANNING POLICIES:

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

LOCAL PLANNING POLICIES:

- .4 Locally Leeds City Council has begun work on our 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.
- .5 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.
- .6 Within the adopted UDP Review (Sept 2006) are strategic goals and aims which underpin the overall strategy. Of these attention is drawn to strategic goals (SG), aims (SA) and principles (SA) as follows;
- Policy SG4: To ensure that development is consistent with the principles of sustainable development;
 - Policy SA1: Secure highest quality of the environment throughout the District; and
 - Policy SA6: Promote the physical and economic regeneration of urban land.
- .7 The application site lies within the Otley Conservation Area and is unallocated with no specific land use allocation. The relevant Leeds Unitary Development Plan policies are considered to be: -
- Policy GP5: Development control considerations;
 - Policy BD5: New buildings should be designed to give consideration to their own amenity and surroundings;
 - Policy A4: Development and refurbishment proposals designed to ensure safe and secure environment;
 - Policy H4: Residential development on non-allocated sites;
 - Policy N12: All development proposals should respect fundamental priorities for urban design;
 - Policy N13: Design of new buildings should be of high quality and have regard to character and appearance of surroundings;
 - Policy BC7: Developments within Conservation Areas to be in traditional local materials;
 - Policy N19: New buildings and extensions within or adjacent to Conservation Areas should preserve or enhance the character or appearance of that area;

- Policy BC8: Where demolition of unlisted buildings within Conservation Areas is accepted conditions can be imposed to ensure that certain features are salvaged or re-used;
- Policy N18A: Demolitions shall be resisted of building or part of building that make positive contribution to character or appearance of the Conservation Area;
- Policy N18B: Demolitions of building shall not be given consent unless plans for redevelopment approved;
- Policy N20: Demolition of other features which contribute to the character of the Conservation Area will be resisted;
- Policy N25: Site boundaries should be designed in a positive manner;
- Policy N27: Where a landscaping scheme will be required, an application should be accompanied by an illustrative scheme;
- Policy LD1: Landscape schemes should meet specific criteria;
- Policy T2: Development must be capable of being served by highway network and should not add to or create problems of safety;
- Policy T24: Refers to parking guidelines for new developments.

SUPPLEMENTARY PLANNING GUIDANCE:

.8 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:

- SPG13: Neighbourhoods for Living (December 2003); and
- Otley Conservation Area Appraisal (2003).

NATIONAL PLANNING GUIDANCE:

.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 (2006); and
- PPS5: Planning for the Historic Environment (2010).

MAIN ISSUES:

.1 Having considered these applications and representations, it is considered that the main issues in this case are:

- Principle of the residential development;
- Demolition of the existing building;
- Character and appearance of the Conservation Area;
- Highways issues;
- Residential amenity; and
- Landscaping and Public Open Space.

APPRAISAL:

Principle of the residential development (*Loss of employment land*):

.1 The application site lies within the urban area of Otley and is unallocated with no specific land use allocation. Policy E7 of the Leeds UDP Review (2006) indicates that a favourable view of applications for housing on land or buildings in employment use will be adopted where it is established that such land or buildings

are no longer needed for that purpose. When the application was previously presented to Plans Panel West in June 2011, Members raised no objections to the loss of this former employment use.

.2 Residential proposals on sites such as this will be treated on merit and against UDP housing policies H3 and H4. It is considered that the proposal meets the criteria set out, which relate to the site being within the main urban area, in a sustainable location, being acceptable in sequential terms and within the capacity of existing and proposed infrastructure. The site is considered to be previously developed land (Brownfield) by the Council as it satisfies the definitions set out in Annex B, PPS3 (Housing).

.3 **Principle of the proposed development (*demolition of the existing building and impact on the Conservation Area*):**

.4 The existing Tannery building is identified as a positive building in the Otley Conservation Area. The City Council aims to preserve or enhance the character and appearance of these Conservation Areas through the control of development and through proposals for enhancement. It remains officers view that the building should be retained.

.5 That being said, whilst Plans Panel West resolved to refuse the previous applications, Members discussed two possible options for the future of the site and, following votes, supported the option of full demolition to facilitate improved access subject to the scheme being of a high quality.

Character and appearance of the Conservation Area:

.6 The revised scheme proposes two blocks of four terraces each at 90 degrees to Leeds Road. Mirroring these is a pair of semi detached houses effectively extended the existing terrace identified as the Pearson's buildings. Each house has a rear private gardens with a smaller garden area to the front. These scheme includes detailed boundary treatments, car parking and a landscaping strip between the site and Pearson's buildings. Access is at a central point of entry into the site with a turning head at the top, with landscaping at the entrance. As much of the existing bank of landscaping to the rear of the site is to be retained. The scheme proposes to re-use stone from the demolition for the entrance boundary treatments. Two and a half storey dwellings are proposed and are considered acceptable as the dormers are be set within the roof and be to the rear.

.7 Notwithstanding the removal of the tannery Building, it is considered that the simple vernacular design of the revised scheme will preserve and enhance the character and appearance of the conversation area.

Highways Issues:

.8 The layout proposed is acceptable and accords with the Adopted Street Design Guide. Suitable access visibility splays can be accommodated within the existing footway limits. Each house has two off street parking bays and a further three visitor bays are provided for the benefit of the whole site. Secure cycle parking is identified for each house, details and provision should will be secured by condition attached to any subsequent approval. As the site has less than 50 dwellings it does not need a Travel Plan or Statement. The redundant length of the existing dropped kerb should be reinstated to a full height kerb.

- .9 Metro requests that the developer should fund a Bus Only Travel Card for each resident, this would equate to £4,705.50.
- .10 An existing bus stop pole is located between the adjacent access road and the proposed junction. The bus stop will need to be relocated on the other side of the new junction and a bus stop clearway should be funded by the developer to ensure that parking from the new development does not take place in the bus stop. Traffic Management are currently implementing 20mph zones in residential areas in the vicinity of the site and a contribution should be secured from this development.

Residential Amenity:

- .11 The proposal would introduce housing adjacent to a commercial repair garage. However, this is a long established business which appears to operate without local complaint and which is already in close proximity to housing. There is a busy main road to the rear of the site but this is separated by significant vegetation. It is not considered that the potential for noise and disturbance to new residents would amount to grounds for refusal. Details of sound insulation to the buildings will be controlled via condition in combination with boundary treatment details.

Landscaping and Public Open Space:

- .12 There is an existing area of tree planting to the rear of the site which will be retained. Landscaping proposals have been provided, these include new tree planting in garden areas backing to the adjacent garage site. The scheme also includes significant landscaping planting to the access road and parking areas.
- .13 There is also a planting area to the front of the site, which creates an opportunity possibly for a piece of art marking the loss of what was previously on the site signifying its historic importance, such as a significant stone feature from the building e.g. stone cap, keystone, part of the chimney or part of a cast iron column etc set in concrete with soft planting. A condition is suggested to secure this enhancement.
- .14 The site is not considered large enough to provide Public open space on site. Therefore a Greenspace contribution of £23,902.59 will be required (in accordance with Policy N4 of the UDP) to improve publicly accessible Greenspace within the vicinity of the application site and/or the improvement to Well Croft Play Area. The Greenspace contribution is based on insufficient local amenity space (Policy N2.1) and local recreational areas (Policy N2.2) within the locality. There is sufficient neighbourhood parks space (Policy N2.3).

11.0 CONCLUSION:

- 11.1 Members have accepted that in principle the Tannery building can be demolished subject to an appropriate design for the new development. Since the Plans Panel meeting in June, the applicant has taken on board officers' advice on the design of the revised scheme which is now considered acceptable and as such will preserve and enhance the character of the Otley Conservation Area. All other matters can be resolved through a Legal Agreement or through the imposition of conditions.

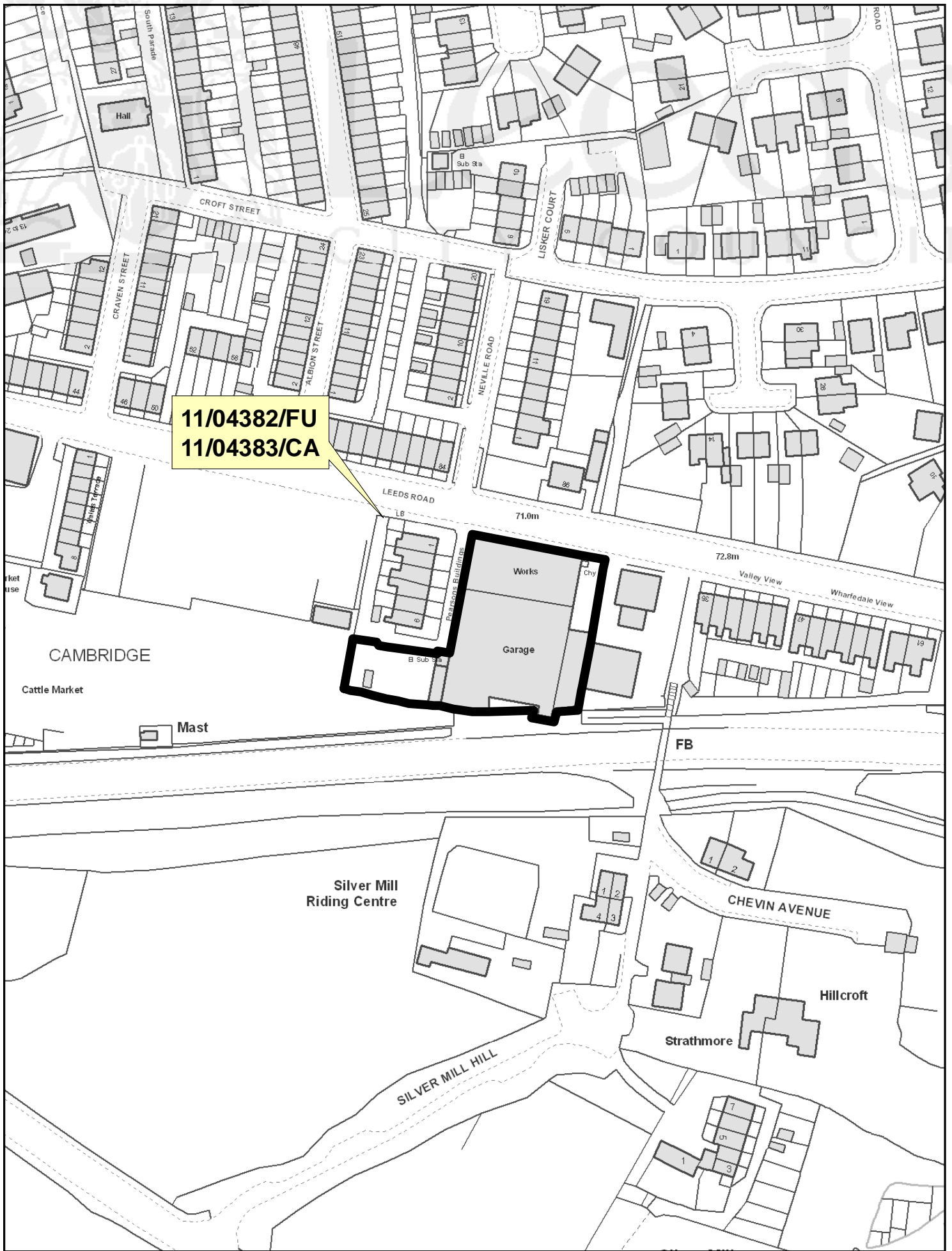
Background Papers:

Certificate of Ownership.

Planning Application 10/00739/FU.

Conservation Area Application 10/00742/CA.

Planning Application 09/01586/FU.
Conservation Area Application 09/03485/CA.
Conservation Area Application 09/01585/CA.



11/04382/FU
11/04383/CA

WEST PLANS PANEL

