

PLANS PANEL (WEST)

THURSDAY, 26TH APRIL, 2012

PRESENT: Councillor in the Chair

Councillors J Akhtar, B Chastney,
M Coulson, K Groves, J Hardy, J Harper,
T Leadley, P Wadsworth and A Castle

126 **Declarations of Interest**

Councillor M Coulson declared a personal interest in Agenda Item 9, Applications 12/00014/FU and 12/00598/LI, Former Pudsey Grangefield School as he was a former Governor of the school.

127 **Apologies for Absence**

Apologies for absence were submitted on behalf of Councillors N Taggart, R Wood and J Matthews. Councillor A Castle was in attendance as a substitute for Councillor R Wood.

128 **Minutes - 29 March 2012**

RESOLVED – That the minutes of the meeting held on 1 March 2012 be confirmed as a correct record.

129 **Application 12/00654/FU - 50 Otley Road, Guiseley, LS20**

The report of the Chief Planning Officer introduced an application for the change of use from a retail sales shop (A1) with flat to hot food take away (A5) with storage at 50 Otley Road, Guiseley, LS20 8AH.

The application had been referred to Panel at the request of a local Ward Member.

Members were shown site plans and photographs of the premises.

Issues highlighted in relation to the application included the following:

- It was proposed to install an extraction ventilation flue to the rear of the premises.
- Although policy did allow for non-retail use, including hot food takeaways, the change of use would take the frontage of the parade of shops in which it was included over the 30% non-retail frontage threshold.
- The proposal indicated that the flat above the shop would be used for storage.
- The application had been recommended for refusal.

The applicants representative addressed the meeting. He raised the following issues:

- The premises was previously used for the sale of computer and telephone peripherals and had been empty for the past two years.
- The premises had been approved for non-retail use previously and had been used for hot food takeaways in the 1990s.
- Reference was made to the number of recent shop closures in the area.
- The premises had been approved for (A2) usage.
- It was requested that permission be granted to bring the premises back into use.

In response to Members comments and questions, the following issues were discussed:

- It wasn't felt that the change of use would impact on the residential amenity of the flat above the premises. The extraction flue would have grease and odour filters. The applicant would be happy to accept a condition that the flat was let in conjunction with the premises.
- The applicant would be happy to remove the metal shutters from the front of the premises.
- The premises would likely to be only open on an evening.
- There was no internal connection between the flat and the shop premises.

RESOLVED – That the application be approved in principle with the decision deferred and delegated to the Chief Planning Officer and subject to a Section 106 agreement to tie the first floor residential accommodation to the ground floor A5 use and to secure the removal of the roller shutters.

130 Application 12/00564/FU - 230 Stanningley Road, Bramley, LS13

The report of the Chief Planning Officer introduced an application for the change of use of ground floor and workshops to offices and first floor extension at 230 Stanningley Road, Bramley, Leeds. Members were shown photographs and site plans.

The application had been brought to Plans Panel as the applicant was a serving Ward Member.

It was reported that permission had previously been granted but had now lapsed. Further issues highlighted in relation to the application included the following:

- The extension would be to the first floor only.
- Further car parking spaces would be available.
- Internal works had already been carried out. These did not require planning permission.
- The application was recommended for approval.

RESOLVED – That the application be approved subject to conditions as outlined in the report.

131 Applications 12/00014/FU & 12/00598/LI - Former Pudsey Grangefield School, Mount Pleasant Road, Pudsey, LS28

The report of the Chief Planning Officer brought back an application that had been deferred at the meeting on 29th March 2012. The application was for the change of use of a former school building and listed building application for internal and external alterations, partial demolition and extensions to form 49 flats. The application had been deferred to give the applicant opportunity to further consider the concerns regarding car parking in the area.

It was reported that following further discussion with the applicant and highways, that an offer had been made by the applicant for a contribution of £30,000 towards a residents parking scheme.

RESOLVED – That approval be deferred and delegated to the Chief Planning Officer subject to the specified conditions and the securing of £30,000 via an agreement under Section 106 of the Planning Act to fund an appropriate parking permit scheme for existing residents on the surrounding streets.

132 Date and Time of Next Meeting

Thursday, 24 May 2012.