

NORTH AND EAST PLANS PANEL

THURSDAY, 4TH OCTOBER, 2012

PRESENT: Councillor D Congreve in the Chair

Councillors C Campbell, R Grahame,
C Macniven, A McKenna, J Procter,
B Selby, M Coulson, G Latty and
J McKenna

1 Chair's Opening Remarks

The Chair welcomed everyone to the newly constituted North East Plans Panel and asked Members and officers to introduce themselves. He also explained procedures to be followed at the meeting.

2 Declarations of Disclosable Pecuniary and other Interests

There were no declarations of disclosable pecuniary or other interests.

3 Apologies for Absence

Apologies for absence were submitted on behalf of Councillors M Harland, E Taylor and G Wilkinson.

Councillors M Coulson, J McKenna and G Latty were present as substitute Members.

4 Minutes

RESOLVED – That the minutes of the Plans Panel (East) held on 6 September 2012 be confirmed as a correct record.

5 Applications 12/01807/FU, 12/01808/FU and 12/01810/ADV - Old Star Inn Leeds Road Collingham Wetherby

The report of the Chief Planning Officer made reference to the following applications that proposed various alterations and externally illuminated signage to the Old Star Inn, Leeds Road, Collingham:

- 3 air conditioning units, 1 condenser unit in the rear yard and a 2.4m high stone screening wall
- Alterations to the front and rear elevations and hard surfacing front car park and rear service yard.
- 2 externally illuminated signs.

The Panel was reminded that the applications had been deferred following consideration at the meeting of Plans Panel (East) held on 6 September 2012 to allow for further consideration of weight that could be attached to the fallback position, parking arrangements and bin storage.

Issues highlighted in relation to the application included the following:

- With regard to the fallback position, it was reported that the change of use for the premises could be implemented without planning permission.
- The applicant had now submitted a parking management plan.
- The premises were located at the gateway to the Collingham Conservation Area and it was felt important to bring them back into use.
- Plans and photographs of the site were shown and it was highlighted where air conditioning units, the condenser, screening wall, service area and car parking would be situated. Access and egress for the site was also explained.
- It was reported that there would be between 3 and 5 deliveries per day to the site and restrictions to the time of these deliveries was reported.
- Contributions from the applicant for a controlled crossing.

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

- Leeds City Council would not be contributing towards the provision of a controlled crossing. The sum offered by the applicant would not fund a pelican crossing, but a zebra crossing could possibly be installed for the amount offered.
- Concern that there was already adequate shopping provision in Collingham and the site was not suitable for this type of use.
- There was no obligation to provide a pedestrian crossing.
- Use of the rest of the building could not be enforced by planning.
- Car parking arrangements were consistent with other similar developments. Parking for staff would be clarified through the condition relating to car parking.

RESOLVED – That permission be granted subject to the conditions as outlined in the report.

6 Application 12/02838/FU - Little Acres Linton Lane Linton Wetherby LS22

The report of the Chief Planning Officer introduced an application for the variation of condition 1 (approved plans) of approval 11/00343/RM (Three detached houses to garden) for minor material amendment relating to the replacement of triple garage to plot 3 with attached two storey pool/gym and double garage at Little Acres, Linton Lane, Linton.

Members were reminded that the application had been deferred at the meeting of Plans Panel (East) held in September 2012 to allow for more detailed plans to be submitted and for Members to visit the site.

Photographs and plans of the site were displayed.

Further issues highlighted in relation to the application included the following:

- Members were given an overview of the planning history at the site and previous amendments to the application.
- The garage and extension were not open to public view.
- There had been no objection received from the neighbouring property.
- Plans of the previous proposal were displayed and it was reported that the garage would now be 0.5 m from the boundary.

RESOLVED – That permission be granted subject to the conditions outlined in the report.

7 Application 12/02562/FU - 203 Harehills Lane LS8

The report of the Chief Planning Officer introduced an application for the change of use of a first and second floor maisonette to 2 flats and front and rear dormer windows to 203 Harehills Lane, Leeds.

The application had been brought to Plans Panel at the request of a local Ward Councillor.

Photographs of the property and plans of the proposals were displayed. Members had attended a site visit prior to the meeting.

Further issues highlighted in relation to the application included the following:

- The plans did not display the pediment and chimneys and there was concern regarding the scale and design of the dormer windows and how they would fit with the pediment and the chimneys.
- The front dormer window would not be in keeping with the roofscape and would also require the support for the pediment to be removed.
- It was recommended to refuse the application. The applicant had been advised they could attend the meeting but had requested that the application be deferred. Panel Members agreed to consider the application in the applicants absence.

Members made the following comments:

- The dormers further down the roofscape looked untidy.
- Would the pediment become unsafe.
- The drawings were not accurate.

RESOLVED – That the application be refused.

8 Application 11/05007/FU - Old Village Hall Village Road Eccup - Appeal decision

The report of the Chief Planning Officer informed the Panel of the outcome of the appeal by Mr M Hourigan against the refusal of planning permission for a detached garage to the rear at the Old Village Hall, Village Road, Eccup, Leeds.

It was report that the appeal was dismissed and that the Council had not sought expenses.

RESOLVED – That the report be noted.

9 Date and Time of Next Meeting

Thursday, 1 November 2012 at 1.30 p.m.