

## **SOUTH AND WEST PLANS PANEL**

**THURSDAY, 6TH DECEMBER, 2012**

**PRESENT:** Councillor J Harper in the Chair

Councillors J Akhtar, J Bentley, M Coulson,  
R Finnigan, C Gruen, P Truswell,  
P Wadsworth and R Wood

### **30 Declarations of Disclosable Pecuniary and other Interests**

Councillor P Wadsworth declared a personal interest in Agenda Item 10, Rawdon Service Station, Apperley Lane, Rawdon as he had previously been involved in negotiations with the developer and also in Agenda Item 11, Leeds Bradford International Airport – Monitoring Report as he was a member of the Airport Consultative Committee.

Councillor R Wood declared a personal interest in Agenda Item 12, Former Prestige Car Sales Centre, Town Street, Stanningley Leeds as he knew the owner of the property.

### **31 Apologies for Absence**

Apologies for absence were submitted on behalf of Councillors C Towler and J Walker. Councillor D Congreve was in attendance as substitute for Councillor C Towler.

### **32 Minutes - 8 November 2012**

**RESOLVED** – That the minutes of the meeting held on 8 November 2012 be confirmed as a correct record.

### **33 Application 11/03820/FU - Stonebridge Mills, Stonebridge Lane, Wortley**

The report of the Chief Planning Officer introduced an application for the laying out of an access road and to erect a retail foodstore with service yard, covered and open car parking and landscaping at Stonebridge Mills, Stonebridge Lane, Wortley.

Members were shown site plans and photographs.

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

- Previous planning history of the site.
- Proposed extension to ring road and introduction traffic light junctions.
- Landscaping plans – this scheme provided more scope for landscaping than the previous scheme proposed.

- Proposed use and restoration of listed buildings.
- The proposals were for a store that would have 4,709 square metres of floor space selling approximately 67% consumer goods and 33% comparison goods. It was felt that this could have an adverse impact on Armley Town Centre.
- Members were made aware of letters of objection made regarding the application.
- It was recommended to refuse the applications. Details for this were outlined in the report.

The applicant's representative addressed the meeting. The following issues were highlighted:

- The proposed scheme would bring listed buildings back into use and provide affordable housing.
- The scheme would create up to 400 jobs.
- There was no indication that a supermarket was to take the opportunity to operate from Armley Town Centre.
- Local people currently had to travel to stores with a significant non-food offer and it was felt that these proposals would not have an adverse impact elsewhere.

The Chairman of a local campaign group addressed the Panel with objections to the application. These included the following:

- Increased traffic on the ring road and impact on pedestrians.
- Impact on small businesses in the area.
- The size and mass of the store.
- Environmental impacts – noise pollution and increased carbon footprint.
- Detrimental effect on the Armley Town Centre plan.
- Potential flooding problems.

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

- There was not any known interest in the use of the listed buildings for heritage purposes.
- The Council's retail consultant reported that should a store of this size be approved at Stonebridge Mills, it was unlikely that someone else would invest in the opportunity at Armley Town Centre.
- There was discussion with two national operators regarding the possibility of a store in Armley. Nobody had yet signed up.

**RESOLVED** – That the application be refused as per the officer recommendation.

### **34 Application 12/04246/FU - Sukothai, 4 St Annes Road, Headingley**

The report of the Chief Planning Officer introduced an application for a part two storey, part single storey rear extension with relocation of flue and condenser units and addition of access ramp at the front at Sukothai Restaurant, 4 St Anne's Road, Headingley.

Members were shown photographs and plans of the site.

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

- A previous application had been refused due to the lack of car parking in the area.
- Planning permission had now been given for a pay and display car park opposite the premises.
- A joint arrangement was held between the Applicant and the Car Park Operators.
- It was recommended that the application be approved.

In response to Members comments and questions potential conditions for the storage of bins and limiting the number of covers were discussed.

**RESOLVED** – That the application be approved as per the officer recommendation and conditions outlined in the report and two additional conditions to ensure provision and retention of the bin storage area and to ensure that there shall be a maximum of 100 covers within the restaurant.

**35 Application 12/03537/FU - Pool Court Arena, Pool Bank, New Road, Pool in Wharfedale**

The report of the Chief Planning Officer introduced an application for an office extension to stables and new outdoor riding area at Pool Court Arena, Pool Bank New Road, Pool in Wharfedale.

Members were shown plans and photographs of the site.

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

- Vehicular access to the site was highlighted.
- It had not been used as an equestrian centre for the previous 12 years.
- There were no grounds for refusal for re-use as an equestrian centre.
- The site had recently been used for sheep grazing.
- Objections to the application had included concerns regarding noise disturbance and highways safety issues and the application had been referred to the Panel at the request of a local ward member.
- It was recommended to approve the application.

A local Ward Councillor addressed the Panel. The following issues were highlighted:

- Concern regarding highways safety at the junction on Pool Bank Road.

- Concern regarding noise and light pollution.
- It was felt that the Panel should have visited the site prior to determining the application.

It was reported that the applicant had offered to include some buffer tree planting as a noise barrier and the only lighting would be low level security lights. There was also an offer to build in passing places for vehicles on the access road. The applicant's representative addressed the meeting and highlighted the following issues:

- There would be no external floodlighting.
- The horse area would only be used during the daytime.
- Landscaping by condition would provide screening from local residents.
- Larger vehicles tended to use the alternative access from Pool Bank Road.

In response to Members comments and questions options for the right hand turn into the access road from Pool Bank Road. Potential enforcement measures, speed limits and signage were also discussed.

**RESOLVED** – That the application be deferred and delegated to the Chief Planning Officer subject to further discussions to restrict the size and or weight of vehicles allowed to enter and off Pool Bank Road and to look at the possibility of a right turn ban from Pool Bank Road into access or white lining to improve the turning circle. Ward Members to be consulted on final proposals. Proposal to be brought back to Panel only if agreement cannot be reached with Ward Members.

**36 Application 12/04516/FU - Rawdon Service Station, Apperley Lane, Rawdon**

The report of the Chief Planning Officer presented an application for the demolition of the existing service station and redevelopment to provide a new petrol filling station comprising of canopy/forecourt, sales building with ATM, underground storage tanks and car parking.

Members were shown plans and photographs of the site.

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

- The proposed retail facility was not considered to be of harm to neighbouring shopping areas. There was a substantial shortfall of shopping space in the area.
- Reference to objections to the application on the grounds of impact on local businesses, traffic concerns and loss of landscaping.
- It was recommended that the application be approved.

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

- Pedestrian access and the possibility of including a zebra crossing.
- Potential for motorists to use the site as a through road.
- Traffic calming measures.

**RESOLVED** – That the application be deferred and delegated to the Chief Planning Officer subject to discussions to try to secure a pedestrian crossing on the Apperley Lane Arm of the adjacent roundabout and to improve traffic calming within the site to dissuade rat running to avoid the roundabout. Ward Members to agree final proposals or the application be returned to Panel for determination.

### **37 Leeds Bradford International Airport - Monitoring Report**

The report of the Chief Planning Officer provided the Panel with monitoring information on night time aircraft movements, noise levels and air quality at Leeds Bradford International Airport.

It was reported that there had been 8 breaches of the night time noise quotas during the period of monitoring and reasons for these breaches were outlined in the report. 2 complaints had been received from members of the public during the monitoring period. Members were also informed of the potential replacement of the aircraft fleet by Pakistan International Airlines (PIA) which would introduce quieter planes.

#### **RESOLVED –**

- (1) That the report be noted in relation to night time movements and noise and air quality.
- (2) That a formal commitment is requested from LBIA and PIA on the introduction of the B777 aircraft for PIA flights and such commitment included details on timescales for implementation of this quieter and more reliable aircraft.
- (3) That a formal procedure is considered that allows notification and justification between Officers and LBIA in relation to PIA flights that arrive late at the airport.
- (4) Despite recent breaches, Members reaffirmed their continued support for the approach of officers in seeking to resolve any future issue of PIA braches by continued dialogue rather than formal action at this stage.
- (5) That Members be updated on these issues and report again on the night time movements, noise and air quality monitoring in six months time.

### **38 Application 12/03260/FU - Former Prestige Car Sales Centre, 2 Town Street, Stanningley**

The report of the Chief Planning Officer presented an application for the change of use and alterations of a former car sales showroom to a retail unit (A1 use) and electrical wholesaler with trade counter (B8 use) at the former Prestige Car Sales Centre, 2 Town Street, Stanningley, Leeds, LS28 6LQ.

Members were shown site plans and photographs of the site.

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

- Since the application was deferred at the October meeting, additional conditions relating to highway safety had been recommended.
- There had been a number of further objections and a 100 signature petition on the grounds of highway safety, impact on existing shops and noise.
- The plans included 5 parking spaces for customers and 6 spaces for staff.
- There was space within the site for large vehicle manoeuvres.
- It was recommended that the application be approved subject to conditions as outlined in the report.

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

- Accidents – it was reported that there had been one recorded traffic accident near the site in the past 6 years. The accident was not connected with the site.
- Concern regarding delivery vehicles and pedestrian safety.
- Alternative solutions for delivery vehicles.

**RESOLVED** – That the application be deferred and delegated to the Chief Planning Officer subject to the loss of one car parking space to access and introduction of some form of segregation of service area from the adjacent footpath. It was also requested that Senior Highways officers be involved in the design.

Councillor R Wood abstained from the voting on this item.

### **39 Application 12/03599/FU - Low Green Farm, 40 Leeds Road, Rawdon**

The report of the Chief Planning Officer introduced an application for a refrigerated chiller extension with car park area and landscaping at Low Green Farm, 40 Leeds Road, Rawdon.

Members were shown photographs and plans of the site and had attended a site visit prior to the meeting.

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

- The application was outside the conservation area.
- Policy would not normally allow development in a green belt area but Members were asked to weigh the benefits of the proposal against this.

- Current arrangements of the applicant meant that stock had to be transferred to a site at South Kirkby.
- The proposals would sustain a viable business and reduce vehicle movements.
- It was proposed to include an acoustic barrier fence.
- Representations had been made regarding the loss of amenity.
- The application was recommended for approval.

A local Ward Member addressed the meeting. He raised concerns regarding a history of non-compliance with planning issues at the site and a lack of enforcement action.

The applicants representative addressed the meeting. He reported that discussions had been held with local residents and an acoustic barrier fence would be installed along the western boundary of the site within six months.

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

- There were currently 12 to 15 visits per week to the site at South Kirkby.
- The proposals would help retain jobs at the site.
- Improved landscaping at the site.

**RESOLVED** – That the application be approved as per the officer recommendation and conditions outlined in the report.

#### **40 Application 11/02389/FU and Application 11/02390/LI - Cornmill Road, Horsforth**

The report of the Chief Planning Officer gave the Panel a position statement on applications for a part two storey and part three storey office block and listed building application to demolish the former cornmill building at Cornmill View, Horsforth.

Members were shown plans and photographs of the site and visited the site prior to the meeting.

Further issues highlighted from the report included the following:

- Members views on demolition of the listed building were sought.
- Members were giving a brief history of planning applications at the site which previously included refurbishment of the listed building.
- The site had been used for storage and there was pollution and flooding issues at the site.
- The applicant had said it was no longer economically viable to sustain the listed building.
- It was not viable to maintain the listed building as a historic site.

- Ownership of the listed building no longer sat with the company that the original application.

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

- Proposed developments would be above the flooding levels.
- The views of civic trusts and societies should be gathered in respect of the listed building.
- Should the listed building be demolished, the use of existing materials should be used in the design of any new building and.
- The poor condition of the listed building – there was a feeling that the only practical solution was for demolition.
- There would need to be a significant amount of parking for office accommodation.

**RESOLVED** – That the report be noted.

#### **41 Date and Time of Next Meeting**

Thursday, 10 January 2103 at 1.00 p.m.