

SOUTH AND WEST PLANS PANEL

THURSDAY, 28TH FEBRUARY, 2013

PRESENT: Councillor M Coulson in the Chair

Councillors J Akhtar, J Bentley, R Finnigan,
C Gruen, J McKenna, E Nash, P Truswell,
P Wadsworth, N Walshaw and R Wood

58 Late Items

There were no late items but a supplementary report for Agenda Item 8, Application 09/05553/OT – Land off Royds Lane was admitted to the Agenda.

59 Appointment of Chair

Due to the absence of Councillor J Harper, the Panel was asked to nominate a Chair for the meeting.

RESOLVED – That Councillor M Coulson be appointed as Chair for the meeting.

60 Declarations of Disclosable Pecuniary and other Interests

There were no declarations of interest.

61 Apologies for Absence

Apologies for absence were submitted on behalf of Councillors J Harper, C Towler and J Walker.

62 Minutes - 31 January 2103

RESOLVED – That the minutes of the meeting held on 31 January 2013 be confirmed as a correct record subject to the following amendments:

Minute No 52 – Application 12/04894/FU – Ash Grove Social Club, 16 Ash Grove, Headingley

Page 3, second bullet point to read ‘There was already an approved extension for 6 flats which would result in a total of 13 flats including the existing 3 flats’

Page 4, fourteenth bullet point to read ‘Planning permission had previously been granted that would have allowed a total of 33 residents at the premises’

63 Application 12/04984/FU - 16 Ash Grove, Leeds

The report of the Chief Planning Officer referred to an application regarding the change of use of a social club to form 4 flats with landscaping and car parking at Ash Grove Social Club.

Members were reminded of the decision to defer this item at the previous meeting to allow officers to draft detailed reason/s for refusal further to concerns expressed by the Panel and the report outlined those reasons for refusal.

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

- Further to a question of whether the lack consultation could be included within the reasons for refusal, it was reported that policy did not cover consultation but further representations could be made to developers regarding engagement with communities.
- It was requested that officers discuss the possibility of using the building for provision of family housing.
- It was requested that the Panel should receive a further report on Paragraph 50 of the National Planning Policy Framework which addressed housing and mixed communities.

RESOLVED – That the application be refused as per the recommendation outlined in the report.

64 Application 09/05553/OT - Land off Royds Lane, Lower Wortley, Leeds

The report of the Chief Planning Officer presented an outline planning application for residential development at land off Royds Lane, Lower Wortley, Leeds. A supplementary report was also submitted regarding the allocation of the site for waste management.

Site photographs and plans were displayed at the meeting.

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

- Members were reminded of previous consideration given to this application and changes to the application since it was last brought to Panel. These included a reduction in the number of proposed dwellings, increased costs and the proposed Section 106 agreement.
- Highways improvements – it was reported that the scheme was not sufficient enough to signalise the Ringways roundabout.
- The supplementary report informed the Panel of the allocation of the site for waste management. This was approved in March 2009 and remained valid until March 2014. Due to this and further issues regarding the Section 106 agreement it was recommended that the application be deferred for further consideration before a further report be brought back to the Panel.

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

- Increased cost of the proposed development due to contamination. There had been an exhaustive look at the site in relation to this and the geology of the site to satisfy viability issues.
- There had been discussion with Ward Members who were keen for the development to proceed.
- The education contribution of the Section 106 agreement and provision towards additional school places.
- Provision of jobs and training for local people as part of the development.
- The need to develop brownfield sites.

RESOLVED – That the application be deferred as per the recommendation as outlined in the supplementary report.

65 Application 10/05520/FU - St Bartholomew's, Wesley Road, Armley

The report of the Chief Planning Officer presented an application for a 2 storey community centre with covered link to church and outline residential development of 27 houses at St Bartholomew's, Wesley Road, Armley.

Members attended a site visit prior to the meeting and site photographs and plans were displayed.

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

- An application had initially been considered by Plans Panel (West) in March 2011. Since then there had been a revised indicative layout for housing, provision for parking overspill, revised pedestrian access and further viability reports.
- Proceeds from the sale of the housing site would be used to fund the development of the Community Centre.
- Car parking – overspill provision for the Community Centre would be provided at the nearby school. There had not been any representations from highways on parking grounds.
- The unused allotment site – policy only protected allotment sites that were in use.
- There was a reduction in the number of proposed dwellings from 33 to 27.

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

- Concern regarding the layout of housing – it was reported that the plans were indicative and there would be further consultation at a later stage, Ward Members would be consulted.

- Concern regarding lighting between the overspill car park and the community centre. It was reported that there would be some street lighting and there was further opportunity to discuss this. It was further reported that it was felt that the overspill would only be occasionally required as there was adequate parking for normal use of the centre.
- Disappointment that affordable housing could not be included in the proposals.

RESOLVED – That the application be deferred and delegated for approval subject to completion of a Section 106 agreement and conditions as outlined in the report.

66 Date and time of next meeting

Thursday, 28 March 2013 at 1.30 p.m.