

North and East Plans Panel

THURSDAY, 21ST MARCH, 2013

PRESENT: Councillor D Congreve in the Chair

Councillors C Campbell, R Grahame,
M Harland, C Macniven, J Procter,
E Taylor, G Wilkinson, B Selby and
J McKenna

50 **Declarations of Disclosable Pecuniary Interests**

In relation to Agenda Item 11, Application 13/00459/FU – Land and buildings formerly petrol filling station, York Road, Leeds, LS14 – Position Statement; Councillor's B Selby, R Grahame and G Wilkinson drew the Panel's attention to the fact that they were Members of the West Yorkshire Fire and Rescue Authority.

In relation to Agenda Item 10, Application 13/00252/FU – Little Acres, Linton Lane, Linton, Wetherby, Councillor J Procter drew the Panel's attention to the fact that he was known to the applicant.

51 **Apologies for Absence**

Apologies for absence were submitted on behalf of Councillor A McKenna. Councillor J McKenna was present as substitute.

52 **Minutes**

RESOLVED – That the minutes of the meeting held on 21 February 2013 be confirmed as a correct record.

53 **Application 12/04456/FU - Dene Cottage Linton Lane Linton Wetherby LS22**

The report of the Chief Planning Officer informed Members of an application for a two storey side, front and rear extension including dormer with Juliet balcony to the side and dormer to the rear; raised terrace with balustrading above to the front and new bay window to the other side at Dene Cottage, Linton Lane, Linton, Wetherby, LS22 4HL.

Members were reminded of the site visit and previous consideration given to this application in December 2012 when it was deferred for further negotiation.

Site photographs and plans were displayed at the meeting.

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

- The application fell within the Linton Conservation Area and the impact of the revised design had to be considered in that context.
- The second key issue was the impact that the extension would have on the amenities of the neighbouring residents of 'The Willows'.
- The revised proposals had seen the change from a gable to a hipped roof and had moved part of the extension approximately 3 metres back. The revised proposals include a dormer window.
- Members were asked to consider whether the revisions to the application were acceptable including the proposed dormer. Dormers had been used on other properties in the locality and planning officers felt that the application should be supported.
- Further representations received since the revised application was submitted included two letters of support and objections from Linton Village Society and a local Ward Councillor.

A local resident addressed the meeting with objections to the application. These included the following:

- The Parish Council and Linton Village Society were opposed to the application.
- The development was excessive and there would be demonstrable harm to the area.
- There were no material changes in relation to the Panel's suggestions at the December meeting.
- From a conservation view the design was poor and the revisions to the application had done little to lessen any detrimental impact.
- The size of the extension was larger than standards in the household design guide.
- Lack of landscaping.
- There would have been more support had the application been supported by the Conservation Officer's view.

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

- Previous concern regarding the impact of the gable at the northern extension. The scale of the extension had been reduced as requested by Panel.
- Some concern that the revisions did not go as far as had been requested.

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

54 Application 12/05021/FU - The Veterinary Surgery Hallfield Lane Wetherby LS22

The report of the Chief Planning Officer presented an application for the demolition of existing buildings and development of nine dwellings and associated works at Hallfield Lane, Wetherby.

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

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

- Outline planning consent was granted for nine dwellings in 2007 and this was extended in 2010. The current application detailed alterations to the layout which changed the positioning of the proposed dwellings and access to the site.
- Members' attention was brought to the nearby primary school and associated highways issues. There were no parking restrictions and conditions to the application would ensure visibility splays were to an adoptable standard. A condition could also be included to relocate an informal crossing close to the site.

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

- Materials to be used for the dwellings – red brick was to be predominantly used but further discussion could be held regarding this. The developer was happy to use brick or rendering.
- There were no concerns from Highways in relation to the application. Consideration had been given to access to the car park towards the end of Hallfield Lane and the possibility of increased traffic due to the proposed Thorp Arch development.
- Concerns in relation to highways issues – residents of the proposed properties would have to reverse in and out of properties on Hallfield Lane and the proximity of the site to Wetherby High School and other facilities.

RESOLVED – That permission be granted subject to the conditions outlined in the report and to include conditions regarding the relocation of the informal crossing and use of materials. Ward Members to be consulted on the details submitted pursuant to these additional conditions.

55 Application 13/00160/FU - The Bungalow Main Street Linton Wetherby LS22

The report of the Chief Planning Officer presented an application for a new first floor to an existing bungalow to form a house; a two storey rear/side extension with terrace to rear and steps to side; canopy to front; widened vehicular access and enlarged area of hardstanding to front at 'The Bungalow', Main Street, Linton, LS22 4HT.

A Members site visit was requested by Councillor John Procter for reasons relating to highway safety before the Panel determined this application.

RESOLVED – That the application be deferred to allow for a site visit prior to the next meeting of the North and East Plans Panel.

56 Application 13/00252/FU - Little Acres, Linton Lane Linton Wetherby LS22

The report of the Chief Planning Officer presented an application for a swimming pool to side/rear at 'Little Acres', Linton Lane, Linton, LS22 4HL.

Site plans and photographs were displayed at the meeting.

Members' attention was brought to the siting of plant machinery and landscaping. It was confirmed that there would be no roof or structure over the pool other than a retractable pool cover.

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

Councillor J Procter took no part in the discussion and voting on this item.
57 Application 13/00459/FU - Land and buildings formerly Petrol Filling Station - York Road LS14 - Position statement

The report of the Chief Planning Officer presented a planning application (position statement) for a new fire station with associated access, car parking and landscaping on land adjacent to York Road (including the former petrol filling station site), Leeds, LS14.

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:

- There would be recompense for the loss of greenspace.
- The plateau that had held the old filling station would be extended.
- There was a 25 metre distance to the nearest residential properties.
- Design meetings had been held – there was likely to be further discussion regarding the roof, panels and brickwork.

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

- Car parking – the number of spaces proposed were to meet operational needs.
- Request for strong landscaping to the rear of the development.
- The site was in the Easel Drainage Area and a sustainability assessment had been carried out. There were proposals to use excess rainwater.

- Provision of a community room/facility – this had not yet been considered but would be discussed with the developer.
- Recompense for the loss of greenspace was likely to be used to enhance other greenspace in the immediate area – this could be done in consultation with local Ward Councillors.

Members were asked questions in conclusion to the report. The following views were given:

- That the inclusion of a community room should be considered.
- That design issues should be revisited in consultation with Ward Councillors.
- There should be robust landscaping to the rear and within the site. Planting should be provided to the inside of boundary enclosures to help soften the visual impact of the enclosures.
- Conditions to prevent training and use of floodlights for training during an evening.
- Section 106 Agreement to include provision for local job opportunities and training.
- That the determination of the application be deferred and delegated to the Chief Planning Officer subject to further consultation with Ward Councillors.

RESOLVED – That the report be noted.

Cuoncillor R Grahame abstained from the voting on this item

58 Date and Time of Next Meeting

Thursday, 18 April 2013 at 1.30 p.m.