

NORTH AND EAST PLANS PANEL

THURSDAY, 18TH APRIL, 2013

PRESENT: Councillor D Congreve in the Chair

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

59 Chair's opening remarks

The Chair welcomed everyone to the meeting and asked Members and Officers to introduce themselves

60 Late Items

There were no formal late items. It had been noted that several reports had small amounts of text missing from them when they had been copied. A schedule was circulated to Panel prior to the meeting which provided the paragraphs in full (minutes 65; 67,69 and 70 refer)

61 Declarations of Disclosable Pecuniary Interests

There were no declarations of disclosable pecuniary interests

62 Apologies for Absence

Apologies for absence were received from Councillor Campbell who was substituted for by Councillor J Bentley

63 Minutes

RESOLVED - That the minutes of the North and East Plans Panel meeting held on 21st March 2013 be approved as a correct record subject to amending the attendance to reflect Councillor Taylor's absence from the meeting

64 Application 13/00011/FU - Two storey side extension - 28 Penlands Crescent LS15

The Chair requested that this application be withdrawn from the agenda to enable further discussions to take place

RESOLVED - That the report be withdrawn from the agenda

65 Application 12/05178/FU - Change of use of part of the ground floor surgery to form pharmacy and to construct a two storey and single storey rear extension to the rear - Crossley Street Surgery, Crossley Street Wetherby LS22

Plans, photographs and drawings were displayed at the meeting. A Members site visit had taken place earlier in the day

Officers presented a report which sought permission for alterations and extensions to a GP surgery at Crossley Street LS22, which was situated in the Wetherby Conservation Area

Members were informed that the proposals were to provide better space standards for patients and staff and would not increase the number of staff at the surgery. To provide better facilities for the patients, many of which were older people, a lift to the first floor consulting rooms would be provided and the pharmacy currently sited on the opposite side of Crossley Street would be relocated into the surgery

The proposals would not impact on the level of car parking to be provided and the existing kerb line would remain unchanged. The bin store would be relocated to the car park which was considered to be an improvement on the existing situation

In terms of the design of the scheme, Officers were of the view that it was sympathetic and in keeping with the existing building

Concerning local objections about loss of light, overlooking and dominance, it was accepted that there was the potential for overshadowing to occur but this would be in the late afternoon. As the rear extension was stepped in and was single storey it was not felt to be unduly detrimental to residential amenity

The receipt of a further letter of objection from the resident of the property closest to the surgery was reported

Members were informed that a larger scheme had initially been proposed but this had been scaled down. To avoid the expansion of the medical staff at the surgery a condition had been included to restrict the numbers of doctors and nurses on site at any one time and in terms of the pharmacy, a condition was proposed to ensure this was ancillary to the surgery

The Panel heard representations from an objector and the applicant who attended the meeting

Members discussed the following matters:

- the need for the proposed improvements and that money was being spent on other NHS facilities in the area
- the impact of the proposals on the residents living closest to the surgery
- that the scheme had been well planned and was sympathetic to the area

Panel considered how to proceed

RESOLVED - That the application be granted subject to the conditions set out in the submitted report

66 Application 13/00160/FU - New first floor to existing bungalow to form house; two storey side/rear extension with terrace to rear and steps to side; canopy to front; widened vehicular access and enlarged area of hardstanding to front - The Bungalow, Main Street Linton LS22

Further to minute 55 of the North and East Plans Panel meeting on 21st March 2013 where Panel deferred consideration of the application to enable a site visit to take place, Members considered a report of the Chief Planning Officer in respect of proposals for alterations and extensions to an existing bungalow to form a house at The Bungalow Main Street Linton LS22

Plans, drawings and photographs were displayed at the meeting. A Members site visit had taken place earlier in the day

Officers presented the report and referred to an extant permission for the demolition of the existing bungalow and its replacement with a 5 bedroom house. Members were informed that as the extant scheme was too costly to be implemented the revised proposals before Panel had been submitted which if approved, would be for a 4 bedroom property

The proposals would see the height of the property increased, with the new roof being 2.1m higher than the existing roof. The footprint of the existing building would be largely retained although a double garage would be built to the side of the dwelling. An improvement to the existing entrance to the property was proposed by widening the initial entrance by approximately 1.5m to provide improved access

The Panel's Highways representative stated that the existing access was substandard in terms of visibility and that it was not possible to access and exit the site in forward gear. The proposals improved the situation by maximising visibility in one direction, improving accessibility from Main Street and increasing the amount of hardstanding up to the garage enabling two vehicles to access the site and garage and turn within the site

If minded to approve the application, the Panel's Lead Officer suggested an additional condition relating to details of boundary treatment and retaining structures during and post construction to be agreed. Condition no 5 'details of conditions for contractors prior to commencement of any works' was clarified, with this to include details of construction management incorporating delivery, uploading and storage of plant, machinery and building materials; the management of removal of material from the site and parking of contractors' vehicles together with days and hours of building operations

The Panel heard representations from an objector and the applicant's agent who attended the meeting

Members commented on the following matters:

- the impact of the proposals on the boundary wall to the neighbouring property, Old Rose Cottage
- the possibility of setting the first floor element of the two storey rear extension further back into the site
- that a second vehicular access would serve a purpose
- that concerns had been expressed locally about water run off

- that timber framed windows were not being sought and the reasons for this

Officers provided the following responses:

- that an additional condition was proposed in respect of the boundary treatment which might require some survey work to be undertaken and possibly replacement boundary treatment to be provided
- that the previous appealed applications had an alternative access towards the northern extent of the site but that such an access on the site was not compatible with the current proposals as a result of the site levels, and would require the existing building to be demolished
- that to address concerns about water run off, a condition could be added to require the use of porous materials for the full extent of the hardstanding
- window treatment, that the existing building contained uPVC window frames and that it was not possible to require these to be converted to timber frames. On this point, the Panel noted the comment of the applicant's agent that timber framed windows could be provided throughout the whole property

The Panel considered how to proceed

RESOLVED - To defer and delegate approval of the application to the Chief Planning Officer subject to the conditions set out in the submitted report, plus additional conditions relating to details of boundary treatment and retaining structures during and post construction to be submitted and approved; use of porous materials for all of the hardstanding to be provided and use of timber framed windows throughout the whole of the property and that further negotiations should take place to explore further the possibility of setting back the first floor element of the two storey rear extension

67 Application 13/00369/FU - Single storey front extension - 2 St Peter's Garth Thorner LS14

Plans, photographs and drawings were displayed at the meeting. A Members site visit had taken place earlier in the day

Officers presented the report which related to proposals for a single storey front extension to the existing property at 2 St Peter's Garth, Thorner LS14. Having considered the application, Officers were recommending it be refused, with the detailed reason being set out in the submitted report for Members' consideration

The level of local support for the proposals was outlined and the number of similar extensions in the local area to the one proposed were highlighted. Officers explained that many of these dated back to the 1970s and before the introduction of the Householder Design Guide and if assessed today, would not be granted planning permission. Although negotiations had taken place with the applicant to consider revisions to the proposals which could be supported by Officers, this had not been achieved and that it would be a decision for Panel to make having regard to the character of the area and whether the extension was harmful to that

The Panel heard representations from the applicant who attended the meeting

Members discussed the application and commented on the following matters:

- the varying styles of properties and extensions in the local area
- the lack of a coherent streetscene in the area
- the two skylights in the extension; that these were not in keeping with surrounding properties and that it would better for them to be omitted, with mixed views on this

RESOLVED - That the Officer's recommendation to refuse the application be not accepted and that the application be deferred and delegated to the Chief Planning Officer to enable conditions relating to commencement and materials to be attached to an approval

68 Applications 12/05296/FU and 13/00694/FU - Site of Allerton House Harrogate Road Chapel Allerton LS17 - Joint position statement

Plans, photographs and graphics were displayed at the meeting. A Members site visit had taken place earlier in the day

Members considered a report of the Chief Planning Officer providing a position statement on two applications for the demolition of the existing building, Allerton House, and the erection of a supermarket with associated access, car parking, servicing and landscaping, one application showing a location of the store at the rear of the site; the other application having the store sited the front of the site

Members were informed that both proposals would need to be determined on their merits when the formal applications were ready for determination

The site was a key site in the Chapel Allerton Conservation Area and was within an S2 centre

Application 12/05296/FU

- this application was for a store to be positioned at the rear of the site and that an application for a store to the rear had been refused under delegated powers in June 2012
- although the design of the scheme was predominantly unchanged from the previous scheme, additional landscaping would be provided, although a car-dominated frontage was still being created
- the access to the store was located close to the residential properties at 3 and 5 Grosvenor Park

Application 13/00694/FU

- this application was for a store to the front of the site
- a bespoke design which would include a significant amount of clear glazing was being proposed
- whilst the access to the store was in the same location as that on the other application, the delivery area was sited adjacent to the boundary of 1 Grosvenor Park and that the applicant

proposed an acoustic enclosure to mitigate against noise from deliveries. Hours of delivery were proposed as being 6am – midnight, for both applications, with discussions continuing on this matter

- an active frontage to Harrogate Road would be created

Members were informed that both applications included the provision of public realm and a pedestrian crossing

Concerning public consultation, a public meeting had been held earlier in the week, with around 150 people attending, with split views on the appropriateness of the applications

Members discussed the applications and commented on the following matters:

- the vehicular access arrangements, with the Panel's highways representative stating that Officers had concerns about the HGV movements to the store at the rear of the site as customer manoeuvres close to the site access would be held up to accommodate delivery vehicles, affecting the whole site. Although there would still be some shared vehicular access with customers on the proposals for a store to the front, this would be less of a problem as the delivery area would be further from the site access
- possible noise nuisance, with Members being informed that the Council's Environmental Protection Team would be consulted on the proposed delivery hours and the acoustic mitigation measures which were being proposed for the front location
- the need for the site to be developed but that the local community was unsure whether a supermarket on the site was the most appropriate proposal
- the likely levels of employment the proposals would create, with Members being informed this level of detail would be provided at a later stage
- car parking levels, with these being stated as being 84 parking spaces on the scheme to the front of the site and 71 spaces on the scheme to the rear

In response to the specific issues raised in the report for Panel's consideration, the following comments were provided:

- there were no further comments on the highways issues
- that in terms of layout both had positive and negative elements. There was concern about the layout to the rear of the site with the car park at the front and there were concerns about the access to the store and car park when HGVs were delivering which would lead to hold ups and congestion. Concerns were also expressed about pedestrian access and the lower amount of car parking in the scheme to the rear. The streetscene of Harrogate Road was one of rows of shops and terraces and the introduction of a large car park at the front of the site was not in keeping with the Conservation Area
- the store located at the front of the site had less impact on the Conservation Area and the delivery arrangements were safer,

however this option would have an impact on nos 1 and 2 Grosvenor Park and therefore mitigation measures would need to be looked at carefully and good sound attenuation measures would be required on the boundary with the residential dwellings

- in terms of design, both applications had positive elements to them although it was felt that the store to the front of the site benefitted from better materials and design, although more glazing was required to the street scene but that this should provide an active frontage rather than being covered in stickers and posters
- hours of delivery were a concern with 7am – 9pm being considered to be more appropriate than the 6am –midnight being proposed
- in terms of public realm, it was noted that the local community required an area of open space at the junction of Harrogate Road and Stainbeck Lane and that this should be explored further
- that Morrisons Supermarket was expected to become involved with the local community and that the provision of public open space was an opportunity for them to show their commitment to the area
- that parking limits of a maximum of 3 hours was acceptable as it would discourage commuter parking on the site and enable shoppers to visit other local shops and facilities in the area
- the need for the landscaping scheme to be considered in detail
- that the applications should be determined by Panel rather than being delegated to the Chief Planning Officer

The Head of Planning Services stated that the proposals provided an opportunity to add something to Chapel Allerton but stressed the importance of the scheme being well accessible to people; relating well to the local centre and the Stainbeck area. The location of the store and how it integrated was a primary consideration. Pedestrian access into the development was also an important element and the desires set out in Neighbourhood Plan should also be taken into consideration

Reference was made to the positive effects a new supermarket could bring to an area, as seen in Rothwell where new businesses were opening following the delivery of a new supermarket

69 Application 13/01321/FU - First floor side extension with window to side and new roof to enlarged dwelling - 60 Jackson Avenue Gledhow LS8

Further to minute 19 of the North and East Plans Panel meeting held on 1st November 2012 where Panel approved a side extension at 60 Jackson Avenue LS8, Panel considered a further report

Plans, photographs and drawings were displayed at the meeting

Members were informed that a further application had been submitted which sought permission for a first floor side extension, increased roof height and additional window which would be covered by a pitched roof. As the

applicant was a senior Highways Officer, the application fell to Members to determine

RESOLVED - That the application be granted subject to the conditions set out in the submitted report

70 Application 11/05186/FU - Bengal Brasserie 2 Victoria Court Wetherby LS22 - Appeal summary

Further to minute 189 of the Plans Panel East meeting held on 22nd March 2012, where Panel resolved not to accept the Officer's recommendation to approve a change of use of restaurant to restaurant and takeaway at 2 Victoria Court Wetherby LS22, the Panel considered a report of the Chief Planning Officer setting out the Inspector's decision to the appeal which had been lodged by the applicant

Panel noted that the appeal was allowed

RESOLVED - To note the report

71 Date and Time of Next Meeting

Thursday 16th May 2013 at 1.30pm in the Civic Hall, Leeds