

Public Document Pack
North and East Plans Panel

Thursday, 1st June 2023

PowerPoint

This page is intentionally left blank

NORTH & EAST PLANS PANEL

THURSDAY, 1ST JUNE 2023

Page 3



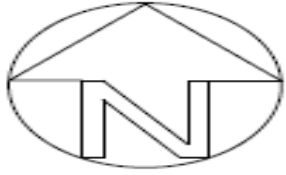
Agenda Item 7

APPLICATION:

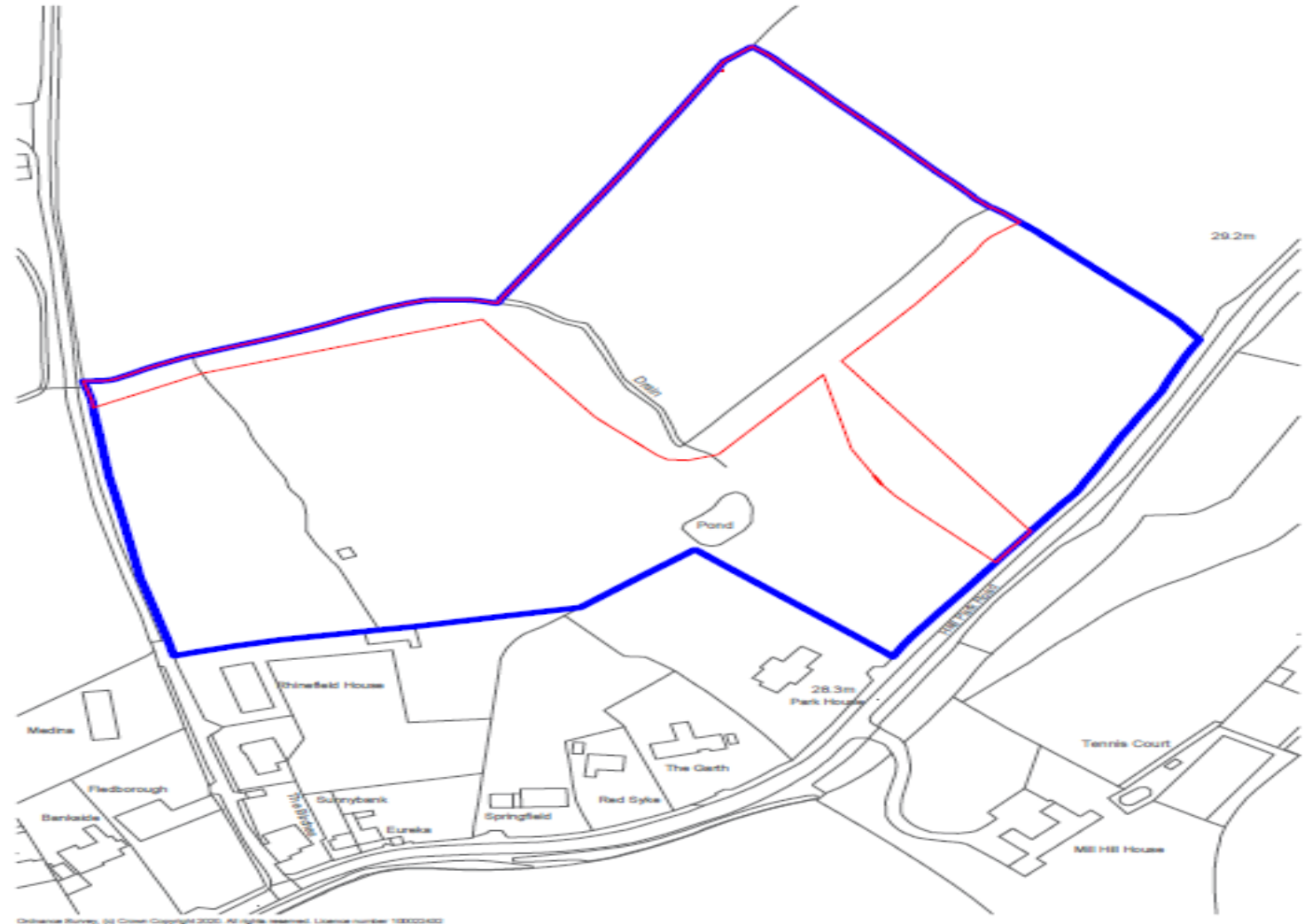
PROPOSAL: Change of use of land for the siting of 8No. glamping units for holiday use, storage building and ancillary works including a new access road

ADDRESS: Land off Hall Park Road, Walton, Wetherby, LS22





WS Planning
1 Upper Mills View
Meltham
HD9 5AB
07551 922449



Osborne Planning, 93 Chapel Road, Leeds LS2 9PL. All rights reserved. License number 108000402

LAND AT HALL PARK ROAD, WALTON

DATE	01/12/2021
PLAN	Site Boundary and Location Plan Rev 1
SCALE	1:2,500 @ A4

Proposed large native trees to improve bio-diversity and strengthen existing vegetation.

Existing meadow vegetation to be retained.

Proposed smaller native trees to create a matrix of varied canopy heights.

Mixed neighbourhood with planting strengthen the existing vegetation.

Proposed location of Anthriscoid Marsh-plant units (P in table).

Grass and wildflower seed mix-for hedgerow/woodland edge areas partial shade and sheltered areas

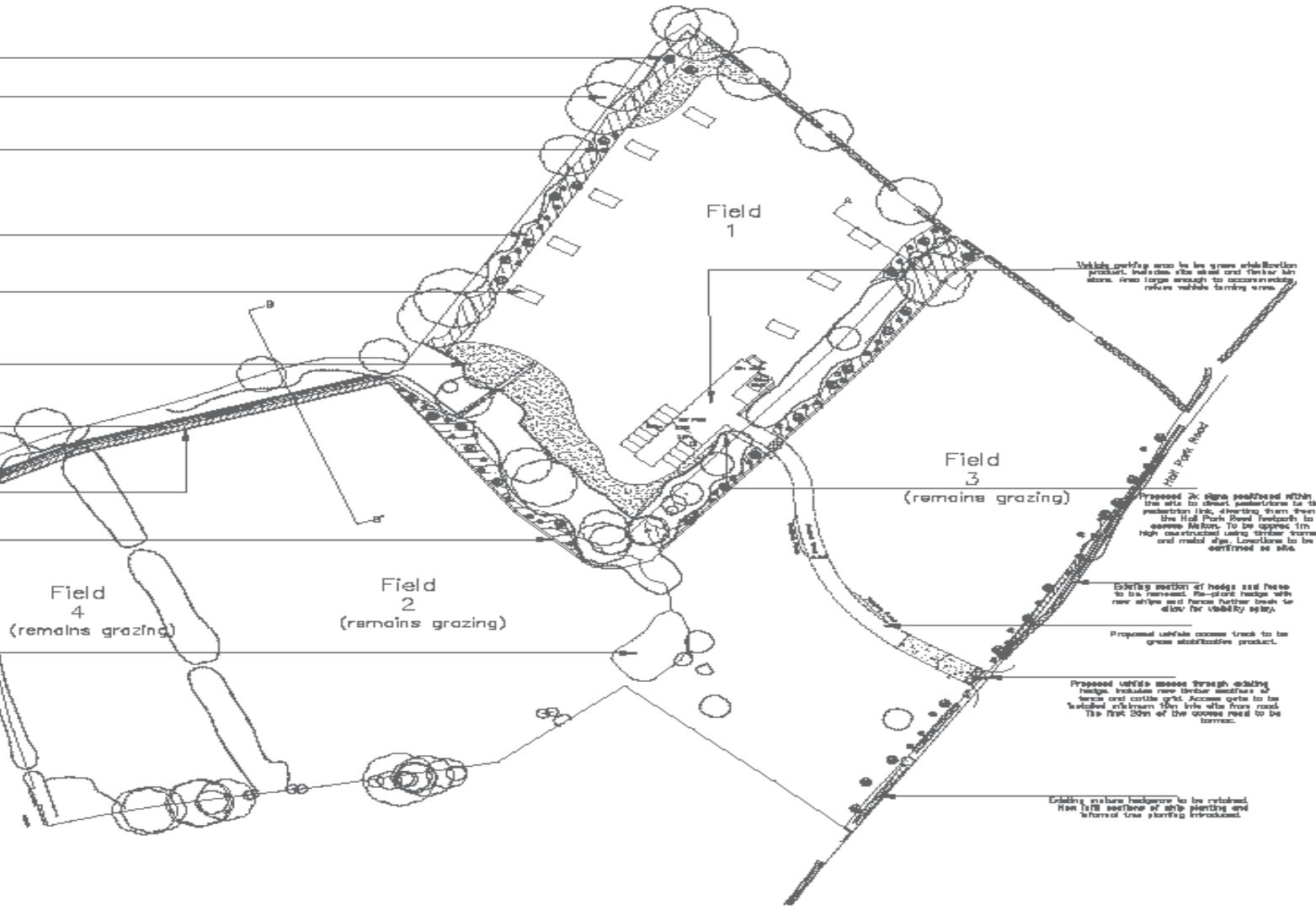
Proposed protection for to be Moorland Marsh used to support with un-adapted road through natural gap in existing vegetation. Location now to be boundary

Proposed 1.5m wide x 1.5m high wire mesh fence planted by triple staggered row, along Powerline Etc.

Proposed three staggered rows of plant native species to Field 1.

Existing pond to be reinstated and enhanced in line with further guidance from the grant created next specialist.

Page 6



REV	NO	DATE	BY	TL	DESCRIPTION
REV 0	08/04/2021	MS	TL		ISSUE FOR PLANNING
REV 1	26/11/2021	MS	TL		UPDATE AS PER PLANNING OFFICERS FEEDBACK, LINES MARK TO DATE.
REV 2	27/04/2021	MS	TL		ADDITIONAL INFORMATION FOR BROWSE
REV 3	15/08/2021	MS	TL		ADDITIONAL INFORMATION FOR BROWSE
REV 4	12/11/2021	MS	TL		UPDATE AS PER PLANNING OFFICERS FEEDBACK, LINES MARK TO DATE.

- KEY:**
- HARD LANDSCAPE SCHEDULE**
 - PROPOSED ANTHRISCOID MARSH-PLANT UNITS: Proposed by Anthriscoid Marsh-plant units or similar to be approved.
 - PROPOSED ACCESS TRACK AND CAR PARK: Proposed access track into site and car park to be permeable surface and grass stabilisation product. Use Ground Guards GeoGrid Standard 0.5m X 0.5m X 40mm or similar to be approved on appropriate sub-base. **Specification:** Use suitable geotextile ground protection layer, 'Cell Mesh' by Geomatrix under tree canopy or similar to be approved which is compliant with BS6637:2012 to reduce the effect of ground compaction from traffic. Install all products and construction layers as per manufacturers and engineers recommendation and specification.
 - PROPOSED STOCK PROOF FENCING: Proposed timber stock proof fencing typical of the surrounding locality to be installed around new planting areas, to pedestrian link, to Hall Park Road boundary and to restrict vehicle access to Field 1 as shown.
 - PROPOSED PEDESTRIAN LINK: Proposed pedestrian link to be stabilisation product that allows plants to grow through. Use Ground Tex Moorland Mesh product. Install on appropriate sub-base and as per manufacturers and engineers specification.

- SOFT LANDSCAPE SCHEDULE**
 - PROPOSED LARGE NATIVE TREE PLANTING: Proposed large native trees to strengthen existing vegetation, improve bio-diversity and overall quality of the site with varied species, structure, fruit and blossom. Example species include Oak, Birch, Alder, Maple, Cherry and Sycamore.
 - PROPOSED NATIVE SMALLER TREE PLANTING: Proposed smaller native trees to create a natural buffer of varied canopy heights, soften views in and out of site, improve bio-diversity through varied species, improve structure and interest.
 - PROPOSED MIXED NATIVE BUFFER WSP PLANTING: Mixed native boundary strip planting to strengthen the existing vegetation, improve bio-diversity, create a dense buffer while creating new habitats for wildlife and softening boundaries.
 - PROPOSED WOODLAND EDGE WILDFLOWER SEED MIX: Grass and wildflower seed mix for hedgerows, woodland edge areas, partial shade and sheltered areas to improve ecology, bio-diversity, soften edges and assist in integrating the proposals into the wider landscape.
 - EXISTING TREES AND HEDGES TO BE RETAINED: Existing trees and hedges to be retained. See CT Surveys drawings for details. Existing trees and vegetation to be retained. All construction work adjacent to trees to be in accordance with BS 5837:2012 Trees in relation to design, demolition and construction recommendations.
 - EXISTING SECTION OF HEDGE TO BE REMOVED: Existing section of hedge to be removed and re-planted further back to allow for visibility splat. All associated tree works are to be carried out by competent professionals with experience in all associated tree works. All tree works to be carried out in accordance with British Standard 3893.

PLANTING & DRAWING NOTES:
 All construction work adjacent to trees to be in accordance with BS 5837:2012 Trees in relation to design, demolition and construction recommendations.
 Drainage system location to be confirmed.



FOR PLANNING	PROJECT FAIRFAX FIELDS, HALL PARK ROAD	SCALE 1 / 1250 @A3	DATE 21 / 10 / 2020
	DRAWN OUTLINE LANDSCAPE PROPOSALS	DRAWN BY MS	CHECKED BY TL
	APPROVED MR20-042/101	APPROVED BY MS	APPROVED H
	CONTACT Leeds City Council Planning Department Leeds City Council Leeds, West Yorkshire LS2 9JF 0113 275 3800		

landscape architects

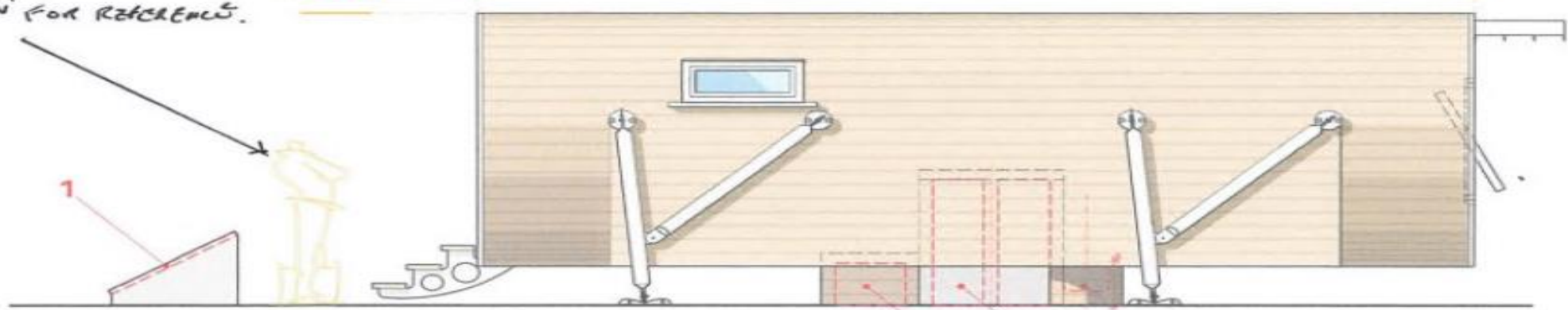
tel

Revisions	Rev.	Description	Date	Approved
	-	Off-Grid Services	09/03/2022	R.G.Currie

'HUMAN' FOR REFERENCE.

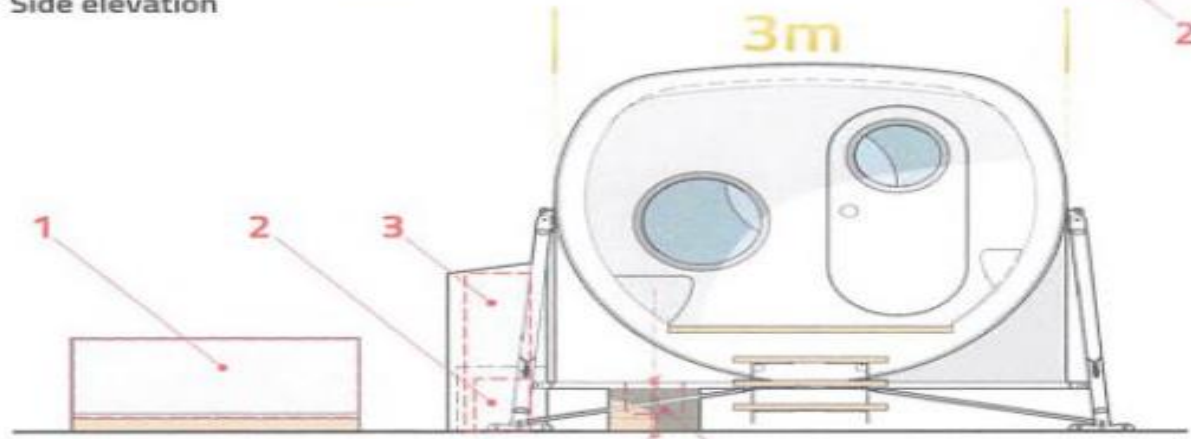
3m

7.3m



Side elevation

3m



Front elevation

KEY

- 1. ELe Solar Panels
- 2. ELe back-up generator and housing
- 3. 2 No. 47kg LPG bottles and store
- 4. LooWatt system medium bin and housing also containing water in/out

Off-grid service elements (Spec.B)

Bleriot *Plus*

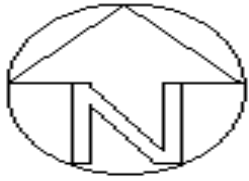
Drawing Title : Off-grid service elements (ELe Specification B)
 Project Name : Bleriot Plus Air
 Drawing Number : BPN0070G
 Date : 9th March 2022
 Scale/Sheet Size : 1:50@A4, 1:25@A2
 Drawn by : Rik Currie

anthropods

Anthropods & Co Limited
 Unit 6A, Hambleton Grove Industrial Park, Knaresborough,
 North Yorkshire, England, HG5 0DB
 E: info@anthropods.co.uk . W: www.anthropods.co.uk
 Design registered in EU, USA, Canada, New Zealand & Australia
 Copyright & Design Right 2017-2022 Anthropods & Co Limited

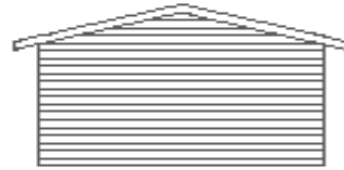
Drawing No. BPN0070G

Page 7



WS Planning
 1 Upper Mills View
 Meltham
 HD9 5AB
 07551 922449

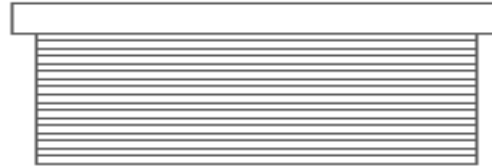
Proposed Site Storage Building



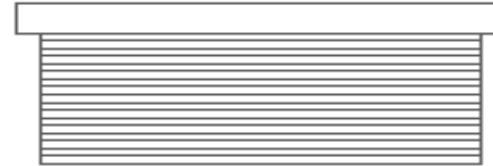
REAR ELEVATION



FRONT ELEVATION



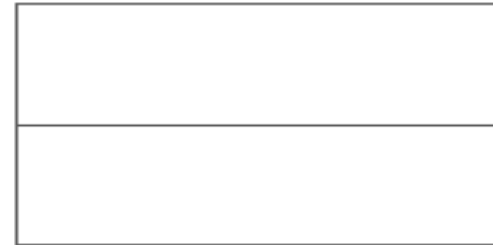
RIGHT ELEVATION



LEFT ELEVATION



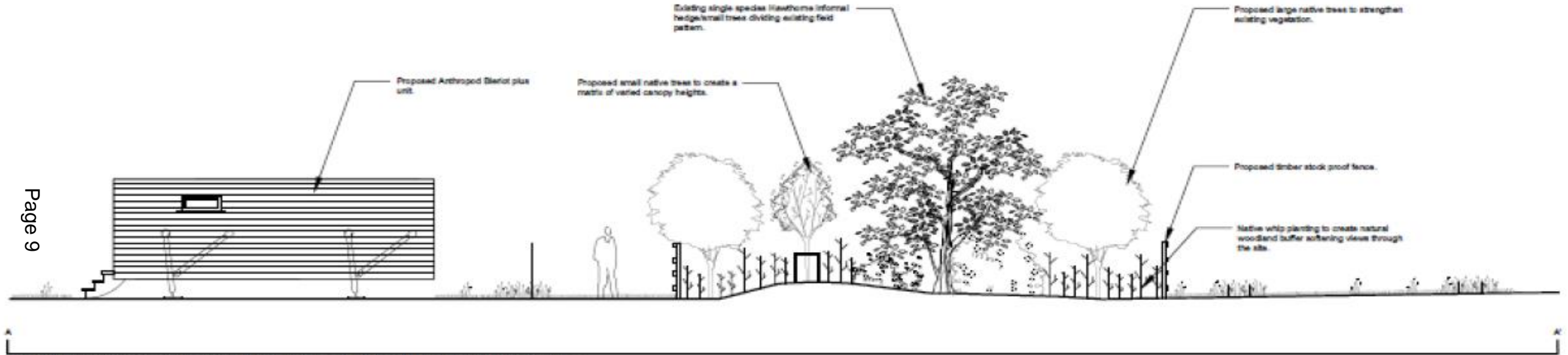
FLOOR PLAN



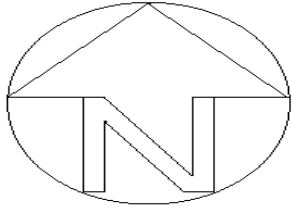
ROOF PLAN

LAND AT HALL PARK ROAD, WALTON

DATE	18/12/2020
PLAN	FLOOR, ROOF AND ELEVATIONS
SCALE	1:100 @ A4



Section B-D' Showing proposed Anthropod Biorot plus units and landscape treatments to strengthen the existing vegetation and soften views.

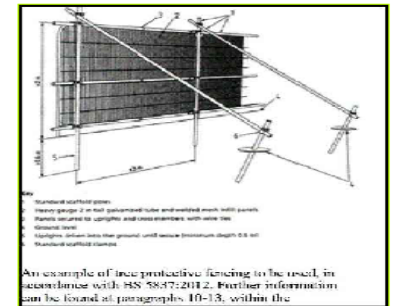


WS Planning
 1 Upper Mills View
 Meltham
 HD9 5AB
 07551 922449

Page 10



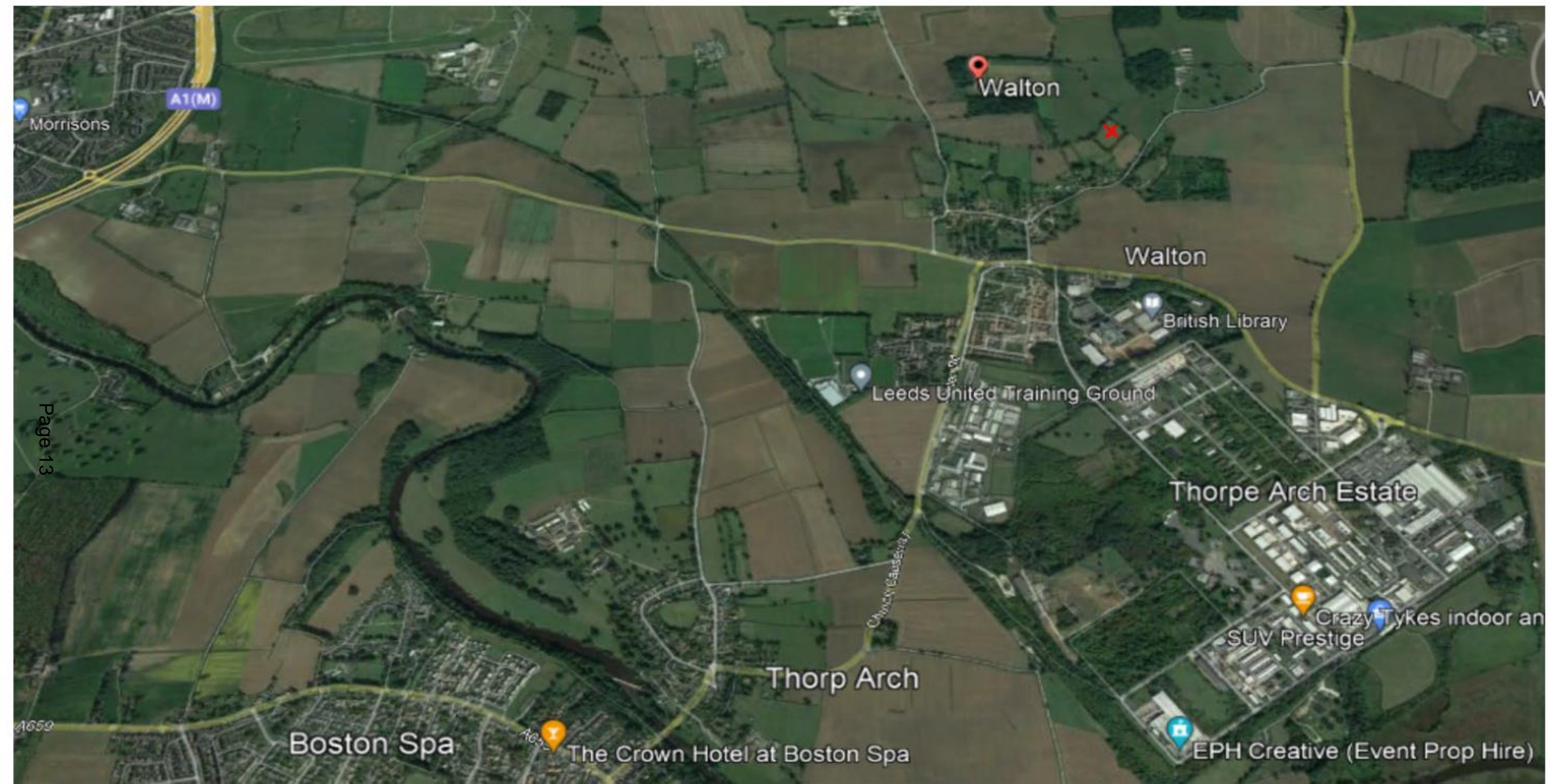
Email: ws@brooks-ecology.co.uk Tel No: 01943 894 401 www.brooks-ecology.co.uk	
DR-4793-02.01 TREE PROTECTION PLAN	
Site: Land off Hall Park Road, Walton.	
Paper Size: A1	Scale: 1:500
	Tree to be retained
	Tree to be removed
	Area not protected by fencing.
	Tree protection fencing
	ROOT PROTECTION AREA
	TREE STEM
	Proposed Large Native Tree
	Proposed Smaller Native Tree



LAND AT HALL PARK ROAD, WALTON	
DATE	12/08/2022
PLAN	Proposed Layout showing Drainage and Tree Protection Plan Overlay
SCALE	1:1,000 @ A2







Page 13







Page 16









KEY VIEWS

Map 3:
Approach Views

1.
Springs Lane
The winding road undulates with the Church the clear destination

2.
Wetherby Road
The Church and village Hall prominent landmarks from a mile away

3.
Thorp Arch
The Church tower visible above

4.
Wighill Lane
Church above the converted farm buildings on Smiddy Hill

5.
Hall Park Road
Church viewed on the approach along Hall Park Road

St Peter's Church
Walton Old Hall
Walton

Proposed large native trees to improve biodiversity and enhance existing vegetation.

Existing mature vegetation to be retained.

Proposed smaller native trees to enhance existing or create canopy benefits.

Woodland boundary strip planting including the existing vegetation.

Proposed locations of Antelope Deerplots with 10 animals.

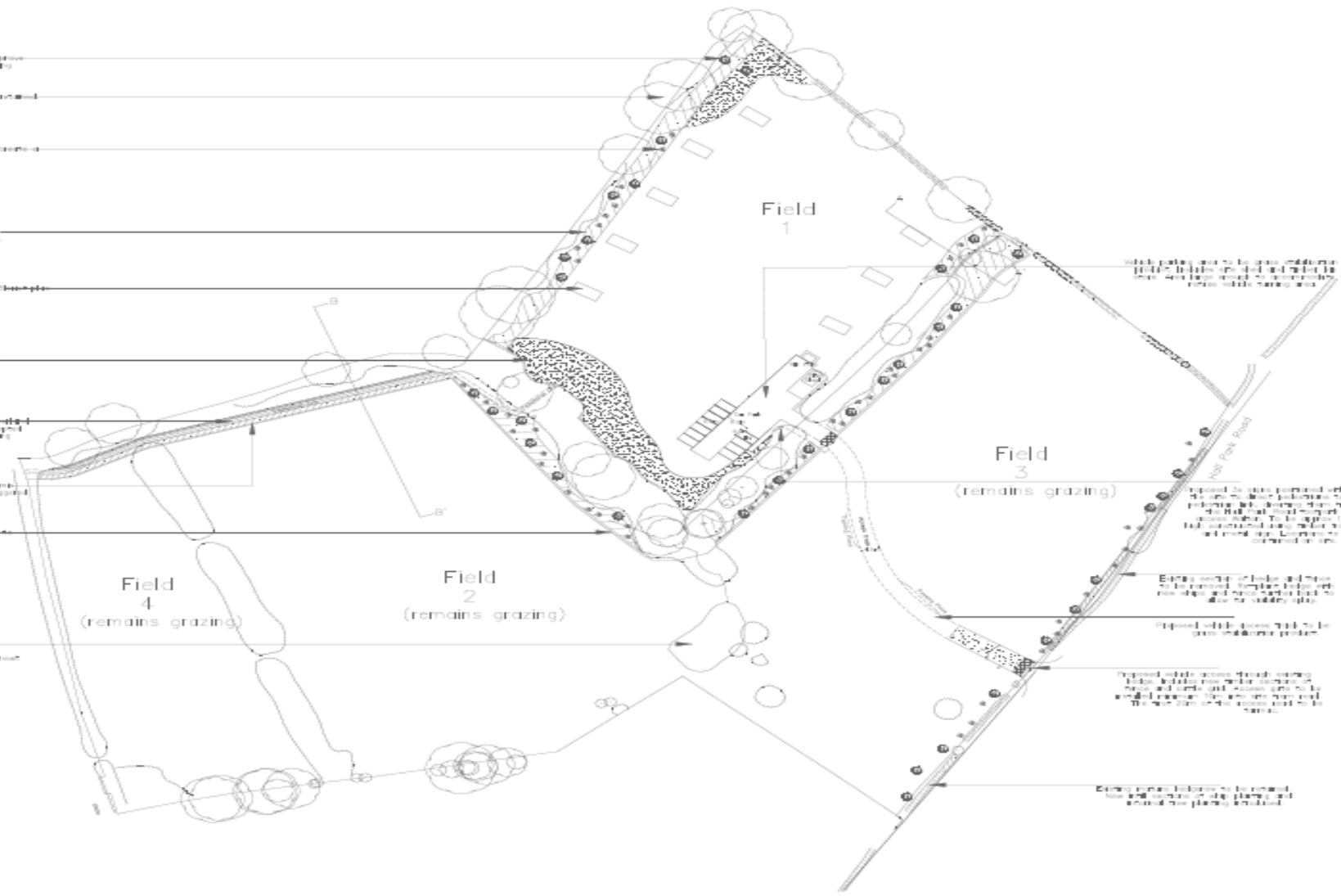
Grass and wildflower seed sowing, hedgerow and edge areas, partial shade and sheltered areas.

Proposed perimeter fence to be erected and used to contain and manage the woodland area and to create a boundary.

Proposed 1.5m x 1.5m Ashwood Hedge planting in north west corner.

Proposed timber woodland structure of 10m x 10m.

Existing pond to be reinstated and enhanced by the addition of a water feature and a small stream.

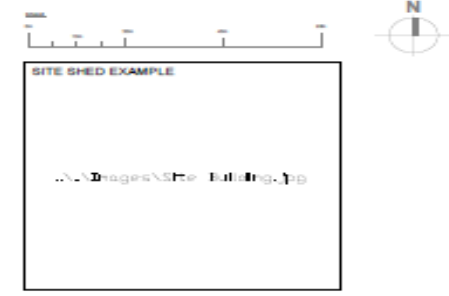


REVISIONS			REVISIONS		
REV D	18/10/2021	MB TL	REV A	18/10/2020	MB TL
DRAWING ANNOTATION AND WATER DRAINAGE SYSTEM REVISED			DRAWING SIGNED FOR PLANNING		
REV E	26/11/2021	MB TL	REV B	27/04/2021	MB TL
UPDATES AS PER PLANNING OFFICERS FEEDBACK			ADDITIONAL INFORMATION FOR DESIGN		
REV F	12/01/2022	TL MB	REV C	12/01/2021	MB TL
UPDATES AS PER PLANNING OFFICERS FEEDBACK, LOTS NEW TREAT			NEW NATURE HEDGE PROPOSED TO PROTECT LANE, NEW SCAP LANDSCAPE WITH ASSOCIATED PLANTING NEW SHOW		

- HARD LANDSCAPE SCHEDULE**
- PROPOSED ANTHROPOIC BURNOFF PLUS UNITS: Proposed by Antelope Deerplot plus units or similar to be approved.
 - PROPOSED ACCESS TRACK AND CAR PARK: Proposed access track into site and car park to be permeable surface and grass distribution product. Use Ormsay Channels (excavated Standard 5.5m x 0.5m x 4.0m) or similar to be approved on appropriate substrate. **IMPORTANT:** Use suitable geotextile ground protection layer, C&E (WSP) by Geogreentech under tree canopy or similar to be approved which is compliant with BS5527:2012 to reduce the effect of ground compaction from traffic. Install all products and construction layers as per manufacturer and engineers recommendation and specification.
 - PROPOSED STOCK PROOF FENCING: Proposed timber about proof fencing system to be installed around new planting areas, to protect trees, to mark proof fencing boundary and to restrict cattle access to Field 1 as shown.
 - PROPOSED PERIMETER LINE: Proposed perimeter line to be established to create a boundary that allows plants to grow through. Use Ormsay Tree Mounted Branch products based on appropriate soil type and soil per manufacturer and engineers specification.

- SOFT LANDSCAPE SCHEDULE**
- PROPOSED LARGE NATIVE TREE PLANTING: Proposed large native trees to strengthen existing vegetation, improve biodiversity and overall quality of the site with varied species, structure, fruit and blossom. Example species include Oak, Birch, Alder, Maple, Cherry and Hawthorn.
 - PROPOSED NATIVE SMALLER TREE PLANTING: Proposed smaller native trees to create a natural buffer of varied canopy heights, within trees to and out of site, improve biodiversity through varied species, improve structure and shelter.
 - PROPOSED MIXED NATIVE BUFFER WHIP PLANTING: Mixed native boundary whip planting to strengthen the existing vegetation, improve biodiversity, create a dense buffer which creates new habitats for wildlife and sheltering boundaries.
 - PROPOSED MIXED AND WIDE WILDOFLOWER BIRD MIX: Grass and wildflower seed mix for hedgerows, roadside edge areas, partial shade and sheltered areas to improve ecology, biodiversity, surface edges and assist in integrating the proposals into the wider landscape.
 - EXISTING TREES AND HEDGES TO BE RETAINED: Existing trees and hedges to be retained. See CT Surveys drawings for details. Existing trees and vegetation to be retained. All construction work adjacent to trees to be in accordance with BS 5527:2012 Trees in relation to design, demolition and construction recommendations.
 - EXISTING SECTION OF HEDGE TO BE REMOVED: Existing section of hedge to be removed and replaced further back to allow for stability water in associated tree works area to be carried out by competent professionals with experience in landscape and tree work. All tree work to be carried out in accordance with British Standard BS5830.

PLANTING & DRAWING NOTES:
 All construction work adjacent to trees to be in accordance with BS 5527:2012 Trees in relation to design, demolition and construction recommendations.
 Drainage system location to be confirmed.



FOR PLANNING	CLIENT FAIRFAX FIELDS, HALL PARK ROAD	DATE 1 / 1250 @A3	DATE 21 / 10 / 2020
	CREATED BY OUTLINE LANDSCAPE PROPOSALS	DRAWN BY MB	CHECKED BY TL
DESIGNED BY MR20-042/101	DATE H	tel	

NORTH & EAST PLANS PANEL

THURSDAY, 1ST JUNE 2023

END OF PRESENTATION

Page 23



This page is intentionally left blank