

SOUTH AND WEST PLANS PANEL

THURSDAY, 9TH MAY, 2024

PRESENT: Councillor H Bithell in the Chair

Councillors T Smith, E Taylor, J Garvani,
E Bromley, L Buckley, N Manaka,
A Rontree and P Wray

86 Appeals Against Refusal of Inspection of Documents

There were no appeals.

87 Exempt Information - Possible Exclusion of the Press and Public

There were no exempt items.

88 Late Items

There were no formal late items.

89 Declarations of Interests

No interests were raised.

90 Apologies for Absence

Apologies were received on behalf of Councillor Campbell.

91 Minutes - 7 March 2024

In respect of Minute No. 82 – 23/0663/FU, Councillor Smith raised several matters which she wished to be given further emphasis in the minutes and which were raised by objectors who attended the March meeting. Matters related to access, drainage and design. More specifically, these included options for drainage, more detailed comments made by Panel Members on the design of the development and in respect of specific questions put to the Panel in March 2024, more detail of the comments provided by the Panel including the Chairs request regarding alternative Highways access.

The Panel were provided with a copy of the proposed amendments to consider. Councillor Smith directed Panel Members to each individual comment.

The Panel were in support of the amendments being included and
RESOLVED: - Subject to the amendments outlined above being included, the minutes of the meeting held on Thursday, 7th March 2024, be approved as an accurate record.

92 23/07535/FU - 5 Farrer Lane, Oulton, Leeds, LS26 8JP

The report of the Chief Planning Officer presented an application for a part two storey, part single storey side and rear extension; single storey extension to existing outbuilding to rear; amendments to fenestration and associated landscape works at 5 Farrer Lane, Oulton, Leeds, LS26 8JP.

It was noted that the application is brought to Plans Panel as it is submitted in a personal capacity on behalf of a member of council.

Photographs and slides were shown throughout the officer presentation, and the following information was provided:

- The proposal is located on Farrer Lane within the Oulton Conservation Area.
- To the north-west of the site is an area of amenity space serving the flat above the neighbouring public house. The space is fenced and gated and is separated from the pub premises by a customer car park and beer garden.
- A watercourse is also located beyond the northern boundary, running through adjacent land, including the garden of a premises at Aberford Road before flowing into Oulton Beck.
- The premises is two-storey to the first-floor level at the front, with an over-hanging roof. The property is constructed in red brick and has render and mock Tudor cladding to the first-floor level.
- Several plans were referred to including existing floor plans and elevations, as well as proposed floor plans and elevations.
- No representations have been received.
- The extensions are modest in size and/or replace existing structures. The proposed two-storey extension projects 1.4m and retains a distance of 3.6m from the shared boundary with No.7.
- The proposed side extension which replaces the conservatory and retains a distance of between 8m and 12m to the side boundary.
- The extension to the outbuilding is modest in scale and set away from the boundary with the amenity space serving the flat above the pub.
- It is considered that the proposals do not cause any harm to the Conservation Area and the extensions are modest in size, with matching materials.
- The parking spaces that exist remain unaffected and there are no issues foreseen in terms of highway safety.

Panel Members did not raise any questions and did not make any comments.

Upon voting, the officer recommendation as set out in the submitted report was moved and seconded. It was therefore **RESOLVED** – To grant the application as applied for.

93 Date and time of the next meeting

RESOLVED – To note the date and time of the next meeting is proposed as Thursday, 6th June 2024 at 1.30pm.

The meeting ended at 14:06.