

## **SOUTH AND WEST PLANS PANEL**

**THURSDAY, 6TH JUNE, 2024**

**PRESENT:** Councillor P Wray in the Chair

Councillors N Manaka, A Rontree,  
M France-Mir, Z Hussain, R Jones,  
A Parnham, P Stables, L Buckley and  
D Cohen

### **SITE VISIT**

Councillors Wray, Jones, Manaka and France-Mir attended the site visits held prior to the meeting.

### **MINUTE SILENCE**

In paying their respects to D-Day, Panel Members held a minute's silence.

#### **1 Appeals Against Refusal of Inspection of Documents**

There were no appeals.

#### **2 Exempt Information - Possible Exclusion of the Press and Public**

**RESOLVED** – That, in accordance with Schedule A to the Local Government Act 1972 and Access to Information Procedure Rules 10.4 (1 and 2), the public be excluded from the meeting during consideration of the following parts of the agenda designated as exempt from publication on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present there would be disclosure to them of exempt information so designated as follows:-

- 1) That information contained in the designated appendix and associated supplementary information regarding Agenda Item 8 – 22/06335/RM Land at Owlcotes Road, Pudsey, Leeds and referred to in minute no.8 be designated as exempt from publication and considered in private. This is on the grounds that it contains sensitive information, and it is considered that the public interest in maintaining the exemption outweighs the public interest in disclosing the information at present.

#### **3 Late Items**

There were no formal late items. However, supplementary information designated as exempt under Access to Information Procedure Rule 10.4 (1.2) was circulated to members in respect of Agenda Item 8 – Land Rear at Owlcotes Road, Pudsey, Leeds. Minute No. 8 refers.

#### **4 Declarations of Interests**

Members did not raise any interests.

## 5 Apologies for Absence

Apologies were received on behalf of Councillors Finnigan, Firth and B Anderson. Councillors Cohen and L Buckley attended on behalf of Councillors Firth and B Anderson.

## 6 Minutes - 9 May 2024

**RESOLVED** – That the minutes of the previous meeting held Thursday, 9<sup>th</sup> May 2024, be approved as an accurate record.

## 7 23/06608/FU - Holy Trinity Church of England Academy, Queensway, Rothwell

Members considered the report of the Chief Planning Officer which presented proposals for the construction of new primary school with associated works including outdoor sports area, access, parking and landscaping, Holy Trinity Church of England Academy, Queensway, Rothwell.

The report recommended to the Panel that the application be approved subject to conditions and the completion of a unilateral undertaking relating to payment of travel plan fee, as set out within the submitted report.

Panel Members (referenced above) had attended a site visit prior to the meeting.

Slides and photographs of the site and proposals were presented by the Planning Officer who outlined the application and contents of representations received as detailed in the submitted report.

No speakers were in attendance against the proposal, and the applicant and/or their representative was available for questions should members have any.

Questions and comments from Panel Members then followed, with officers responding to the questions raised, which included the following:

- Clarity on the car parking facility, including capacity and overflow arrangements for staff. A suggestion was put forward that a condition is included for staff to be able to use an existing car park contained within the blue line boundary, as an overflow carpark.
- Site management arrangements for school drop off and pick up and the need for the presence of a traffic co-ordinator to be documented in the school's traffic management plan.

Upon voting, a motion was put forward to move the officer recommendations, as per the submitted report. This was moved and seconded, and it was **RESOLVED** – To grant planning permission subject to the inclusion of the following:

- An additional condition regarding the traffic management plan to secure/add the 6 parking spaces near the caretaker's cottage to staff parking.
- To include wording in the traffic management plan to ensure a traffic coordinator is in place to assist with parking issues.

## **8 22/06335/RM - land at Owlcotes Road, Pudsey, Leeds**

Members considered the report of the Chief Planning Officer which presented proposals for 50 dwellings and 4 apartments to outline permission 21/10203/OT, on land at Owlcotes Road, Pudsey, Leeds.

The report recommended to the Panel that the application be deferred and delegated to the Chief Planning Officer for approval, subject to specified conditions, as set out within the submitted report.

Further to minute no.3, supplementary information designated as exempt under Access to Information Procedures Rules 10.4 (1 and 2) was circulated to Panel Members prior to the meeting.

Slides and photographs of the site and proposals were presented by the Planning Officer who outlined the application and contents of representations received as detailed in the submitted report.

A Panel Member referred to the Protocol for Public Speaking at Plans Panel and requested that Councillor Carter addresses the Panel on specific circumstances around the application, in his capacity as a Ward Member. The Legal Adviser provided guidance regarding the Protocol for Public Speaking at Plans Panel, and the Chair concluded that no new significant material considerations were identified, thus not allowing the request for speakers at the meeting.

At this point in the meeting, the Panel moved into private session to consider the information designated as exempt from publication under the provisions of Access to Information Procedure Rules 10.4 (1 and 2).

The private session concluded, and everybody was welcomed back into the meeting. The Chair explained that members considered private information during the closed session, and this was necessary so that members were provided with the opportunity to have due regard to the public sector equality duty by being in receipt of all information regarding this application.

Speaking rights were not permitted on this application due to there being no new material planning considerations.

Questions and comments from Panel Members then followed, with officers responding to the questions raised, which included the following:

- Clarity on the loss of Biodiversity Net Gain.
- Clarity on the dust assessment referring to older legislation.
- Site visits for members of the Panel.

- The importance of delivering affordable housing, as well as acknowledging the fundamental dangers posed by the development.
- Sensitivities and the impact regarding the removal of some plots.
- An issue with overshadowing on certain plots.
- Members requested that a condition be included to seek equipment with the ability to measure dust levels at 2.5 microns.

As part of the consideration of the application, and in furtherance to the Public Sector Equality Duty, Members considered in private information designated as being exempt from publication under Access to Information Procedure Rules in line with the Panel's resolution, as detailed at Minute No. 2.

At this point in the meeting, a motion was put forward to refuse the application as an alternative motion to the office recommendation. This alternative was moved and seconded. This motion was not carried.

A second motion was put forward to move the officer recommendation with the inclusion of additional conditions. This was moved and seconded, and it was

**RESOLVED** – To approve the application, subject to the following additional conditions:

- The removal of Permitted Development rights for windows for plots 74.
- To ensure that dust monitoring equipment is capable of recognising dust particles down to 2.5 microns.

## **9 23/06663/FU - former Hough Side High School Site, Hough Top, Swinnow, Leeds, LS13**

Members considered the report of the Chief Planning Officer which presented proposals for the erection of 82 affordable dwellings, two new vehicular access points, associated open space and infrastructure and ball strike netting at former Hough Side High School Site, Hough Top, Swinnow, Leeds, LS13.

The report recommended to the Panel that the application be approved, subject to specified conditions, as set out within the submitted report.

Slides and photographs of the site and proposals were presented by the Planning Officer who outlined the application and contents of representations received as detailed in the submitted report.

Additional comments received which were not available when the agenda was published were read out at the meeting. These included representations from Ward Members, residents, Sport England, and Leeds City Council's Landscape Team which provided further information in relation to:

- Highways issues, including existing parking arrangements, access for emergency services, congestion issues and the inclusion of multiple access points.
- Concern regarding children's safety in terms of the nearby school.
- Drainage issues.

- The consultation processes and availability of plans.
- Detail in the minutes.
- The general support for affordable housing.
- Boundary treatments along Hough Top.
- Impact on biodiversity.
- Impact from anti-social behaviour and crime.
- The design of the proposals.
- Ecology concerns.
- Impact of the ball strike netting.
- Noise concerns for new residents due to proximity of the football pitch.
- Viability considerations and procedural matters.
- Bias concerns regarding the submitted Panel report.

Objectors to the application attended the meeting. Residents addressed the Panel. Following this, residents provided responses to the questions raised by Panel Members, which in summary, related to the following:

- Inclusion of Harley Drive as an access point.
- The design of the properties not being representative of the nearby properties on Hough Top, and similarly quality of design.
- Massing and location of the apartment block.
- Options available for football parking.
- Exclusion of the ball strike netting to plans associated with the planning application.
- Concern regarding the second consultation period.

The applicant/applicant's representative of the application attended the meeting. The applicant addressed the Panel. Following this, the applicant provided responses to the questions raised by Panel Members, which in summary, related to the following:

- Options to re-design the scheme.
- Extension of the consultation period.
- Access arrangements including Harley Drive.
- Housing mix of the apartment block and its space standards.

Questions and comments from Panel Members then followed, with officers responding to the questions raised, which included the following:

- Mitigation measures available further to concerns raised regarding the ball strike netting. It was suggested that a condition be included regarding the receipt of a more detailed boundary treatment, and material options available regarding the ball strike netting.
- Methods of re-advertisement of the application.
- The consideration of a site visit not taking place.
- Policy compliancy.
- Use of materials.
- Clarity regarding the gradient of the football pitches adjacent to the proposed site.
- There are two sub-stations on Harley Drive.

- Leeds City Council's landscape team are not in support of the proposal.
- The use of air source heat pumps and policy compliancy.
- The importance of affordable housing.
- Concern regarding design elements of the proposals and the need to receive further information from various council departments.

Upon voting, an alternative motion was put forward to the officer recommendation. The alternative motion to defer the application was moved and seconded. It was

**RESOLVED** – To defer the application further to the following:

- The report did not adequately consider design of the site in the round, landscape and tree replacement proposals and were unconvinced by the boundary treatment proposed on the western boundary.
- Members requested that a tree, landscape, and design officer be in attendance when the item is returned to the South and West Plans Panel to answer questions.
- To re-consider the design of the houses and apartment block to improve quality and explain or improve landscape strategy and why stone transition was not proposed from Hough Top Road.

Cllr Cohen left the meeting at 17:55, at the conclusion of this item.

**10 23/06023/FU - Land Former Matthew Murrays School, Brown Lane East, Holbeck, LS11 0BT**

Members considered the report of the Chief Planning Officer which presented proposals for the installation of three new 3G artificial grass football pitches and two new MUGAs with associated works; erection of two storey, multi-use building containing changing facilities, a community cafe, GP consulting rooms, pharmacy, gym and meeting rooms; associated parking, bin stores, cycling store, new footpaths and landscaping at Land Former Matthew Murrays School, Brown Lane East, Holbeck, LS11 0BT.

The report recommended to the Panel that the application be deferred and delegated to the Chief Planning Officer for approval, subject to specified conditions and subject to the removal of Yorkshire Water objection, as set out within the submitted report.

Panel Members (referenced above) had attended a site visit prior to the meeting.

Slides and photographs of the site and proposals were presented by the Planning Officer who outlined the application and contents of representations received as detailed in the submitted report.

Additional comments were received from previous objectors when the agenda was published were read out at the meeting. Members were provided with further information in relation to environmental and health impacts of grass pitches.

The registered speaker in opposition to the application was not in attendance, and in line with the Protocol for Public Speaking at Plans Panel, the applicant and/or supporters to the application will not be permitted to speak. The Chair confirmed that speakers will not be permitted in this case.

Questions and comments from Panel Members then followed, with officers responding to the questions raised, which included the following:

- Clarity on the ownership of recycling materials used for the pitch.
- Clarity on traffic flow.
- Concern regarding the use of artificial pitches in terms of the climate emergency, recycling of the materials and issues regarding microplastics in waterways and the impact this has on health.
- Current impacts of grass pitches in bad weather.
- The positive impacts the proposals have on the community.

Upon voting, a motion was put forward to move the officer recommendation, as per the submitted report. This was moved and seconded, and it was **RESOLVED** – To grant the application.

#### **11 23/06437/FU - Land Off Whitehall Road, Drighlington, BD11 1LS**

Members considered the report of the Chief Planning Officer which presented proposals for a residential development comprising 10 dwellings (three-bedroom bungalows) (Class C3) and conversion of existing barn into two dwellings including car parking, landscaping, and a new access, at Land Off Whitehall Road, Drighlington, BD11 1LS.

The report recommended to the Panel that the application be refused, for details as set out within the submitted report.

The application was brought before the South and West Plans Panel at the request of local Ward Councillor.

Panel Members (referenced above) had attended a site visit prior to the meeting.

Slides and photographs of the site and proposals were presented by the Planning Officer who outlined the application and contents of representations received as detailed in the submitted report.

Additional comments were received from the applicant's representative, and objector which were not available when the agenda was published were read out at the meeting. Members were provided with further information in relation to details of a site visit that took place with the applicant and council officers, with references being made by the applicant to revise his plans and discretion with the Local Planning Authority accepting them. Further comments received from a nearby objector regarding the land in-front of the barn.

An officer from Leeds City Council's Heritage, Land and Biodiversity team attended the meeting and provided some background context regarding the heritage asset.

The agent for the application, and objector to the officer's recommendation attended the meeting. The agent addressed the Panel. Panel Members did not directly relate any questions to the agent.

Discussion took place between the applicant and officers on advice that had been sought and received, as part of the planning application process.

There were no supporters of the officer's recommendation in attendance. Therefore, questions and comments from Panel Members then followed, with officers responding to the questions raised, which included the following:

- Impact on the Conservation Area in terms of views.
- The impact changing the use of the land will have on the setting of the Listed Buildings.
- The positive change of the stable block.
- Clarity on advice provided to the applicant during the application stage.
- The impact on biodiversity and ecology.
- Members collectively agreed that the current green land site is 'beautiful' and a heritage asset.

Upon voting, a motion was put forward to move the officer recommendation, as per the submitted report. This was moved and seconded, and it was unanimously

**RESOLVED** – To refuse the application.

## **12 Date and time of the next meeting**

**RESOLVED** – To note that the date and time of the next meeting is proposed as Thursday, 4<sup>th</sup> July 2024 at 1.30pm.

It was noted that the date and time of the next meeting is subject to change due to the general election being held on the same day.

The meeting concluded at 19:16.

### **WEBCAST OF THE MEETING**

Please [ctrl+click](#) to access the link to view the webcast of the meeting.