



SOUTH AND WEST PLANS PANEL

**Meeting to be held in Civic Hall, Leeds on
Thursday, 3rd August, 2023
at 1.30 pm**

MEMBERSHIP

Councillors

C Campbell
R Finnigan
T Smith
E Taylor
J Garvani
H Bithell (Chair)
E Bromley
L Buckley
N Manaka
A Rontree
P Wray

Please do not attend the meeting in person if you have symptoms of Covid-19 and please follow current public health advice to avoid passing the virus onto other people.

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<https://democracy.leeds.gov.uk/ieListDocuments.aspx?CId=950&MId=12257&Ver=4>

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**Agenda compiled by:
Tasha Prosser - 0113 3788021
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Governance Services
Civic Hall**

AGENDA

Item No	Ward	Item Not Open		Page No
1			<p>SITE VISITS</p> <p>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</p> <p>To consider any appeals in accordance with Procedure Rule 15.2 of the Access to Information Rules (in the event of an Appeal the press and public will be excluded)</p> <p>(*In accordance with Procedure Rule 15.2, written notice of an appeal must be received by the Head of Governance Services at least 24 hours before the meeting)</p>	

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2			<p>EXEMPT INFORMATION - POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC</p> <p>1 To highlight reports or appendices which officers have identified as containing exempt information, and where officers consider that the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons outlined in the report.</p> <p>2 To consider whether or not to accept the officers recommendation in respect of the above information.</p> <p>3 If so, to formally pass the following resolution:-</p> <p>RESOLVED – That the press and public be excluded from the meeting during consideration of the following parts of the agenda designated as containing exempt information 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 press and public were present there would be disclosure to them of exempt information, as follows:-</p> <p>No exempt items or information have been identified on the agenda</p>	
3			<p>LATE ITEMS</p> <p>To identify items which have been admitted to the agenda by the Chair for consideration</p> <p>(The special circumstances shall be specified in the minutes)</p>	
4			<p>DECLARATIONS OF INTERESTS</p> <p>To disclose or draw attention to any interests in accordance with Leeds City Council’s ‘Councillor Code of Conduct’.</p>	
5			<p>APOLOGIES FOR ABSENCE</p>	

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6			<p>MINUTES - 6 JULY 23</p> <p>To receive and approve the minutes of the previous meeting held Thursday, 6th July 2023.</p>	9 - 14
7			<p>22/06370/FU - FORMER WEETWOOD POLICE STATION, 300 OTLEY ROAD, WEETWOOD, LEEDS, LS16 6RG</p> <p>To receive and consider the attached report of the Chief Planning Officer regarding an application for the demolition of the existing buildings and construction of a new building for residential use (Use Class C3), provision of internal roads for vehicular and pedestrian access and servicing, car parking, landscaping, a substation, new pedestrian infrastructure and modifications to existing vehicular and pedestrian access at the Former Weetwood Police Station, 300 Otley Road, Weetwood, Leeds, LS16 6RG.</p>	15 - 42
8			<p>22/03466/FU - GUISELEY SCHOOL, FIELDHEAD ROAD, GUISELEY</p> <p>To receive and consider the attached report of the Chief Planning Officer regarding an application for new artificial grass pitch with floodlighting; new emergency access; storage container; relocation of existing long jumps; associated landscaping works. Guiseley School, Fieldhead Road, Guiseley.</p>	43 - 70
9			<p>DATE AND TIME OF THE NEXT MEETING</p> <p>To note the date and time of the next meeting as Thursday, 28th September 2023 at 1.30 p.m.</p>	

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			<p><u>Third Party Recording</u></p> <p>Recording of this meeting is allowed to enable those not present to see or hear the proceedings either as they take place (or later) and to enable the reporting of those proceedings. A copy of the recording protocol is available from the contacts named on the front of this agenda.</p> <p>Use of Recordings by Third Parties– code of practice</p> <ul style="list-style-type: none"> a) Any published recording should be accompanied by a statement of when and where the recording was made, the context of the discussion that took place, and a clear identification of the main speakers and their role or title. b) Those making recordings must not edit the recording in a way that could lead to misinterpretation or misrepresentation of the proceedings or comments made by attendees. In particular there should be no internal editing of published extracts; recordings may start at any point and end at any point but the material between those points must be complete. 	

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To all Members of South and West
Plans Panel


Planning Services
The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Contact: Steve Butler
Tel: 0113 224 3421
steve.butler@leeds.gov.uk

Our reference: SW Site Visits
Date: 20/07/2023

Dear Councillor

SITE VISITS – SOUTH AND WEST PLANS PANEL – THURSDAY 3rd August 2023
Prior to the meeting of the South and West Plans Panel on Thursday 3rd of August the following site visits will take place:

Time		
Depart Civic Hall 9.45		
10.10 - Depart 10.30	22/06370/FU - Demolition of the existing buildings and construction of a new building for residential use (Use Class C3), provision of internal roads for vehicular and pedestrian access and servicing, car parking, landscaping, a substation, new pedestrian infrastructure and modifications to existing vehicular and pedestrian access - Former Weetwood Police Station, 300 Otley Road, Weetwood, LS16 6RG	
Arrive 11.00 - Depart 11.20	22/03466/FU - New artificial grass pitch with floodlighting; new emergency access; relocation of existing long jumps; associated landscaping works. Guiseley School, Fieldhead Road, Guiseley, LS20 8DT	
12.00	Return Civic Hall	

www.leeds.gov.uk

general enquiries 0113 222 4444

Please notify Steve Butler (Tel: 3787950) if this should cause you any difficulties as soon as possible. Otherwise please meet in the Ante Chamber at 9.40 am. Can I also advise Panel members that as we will be walking on a school playing field to wear footwear appropriate to the prevailing weather conditions on the day.

Yours sincerely

Steve Butler
Group Manager
South and West

www.leeds.gov.uk

general enquiries 0113 222 4444



SOUTH AND WEST PLANS PANEL

THURSDAY, 6TH JULY, 2023

PRESENT: Councillor H Bithell in the Chair

Councillors E Taylor, J Garvani, L Buckley,
N Manaka, A Rontree, P Wray and
K Brooks

SITE VISIT

Councillors Bithell, Manaka, Brooks, Taylor, Rontree and L Buckley attended the site visit earlier in the day.

9 Appeals Against Refusal of Inspection of Documents

There were no appeals.

10 Exempt Information - Possible Exclusion of the Press and Public

There were no exempt items.

11 Late Items

There were no formal late items.

12 Declarations of Interests

Members did not declare any interests.

13 Apologies for Absence

Apologies were received on behalf of Councillors C Campbell, R Finnigan, E Bromley and T Smith. Councillor K Brooks attended as a substitute on behalf of Councillor E Bromley.

14 Minutes - 8 June 2023

RESOLVED – That the minutes of the previous meeting held Thursday, 8th June 2023 be approved as an accurate record.

15 20/02710/FU - Cartwright House, Springwell Road, Holbeck, Leeds, LS12 1AX

The report of the Chief Planning Officer presented an application regarding demolition of existing building and construction of a 36 storey residential development with ancillary commercial space, landscaping, and external amenity space at Cartwright House, Springwell Road, Holbeck, Leeds, LS12 1AX.

Draft minutes to be approved at the meeting
to be held on Thursday, 3rd August, 2023

The proposed scheme is brought to South and West Plans Panel, following an earlier pre-application presentation of the proposals by the applicant at City Plans Panel, presented on 21st November 2019.

Photographs and slides were shown throughout the officer presentation, and Panel members were provided with the following information:

- The proposal relates to a major residential-led scheme of 402 apartments over 36 storeys with ancillary commercial to the ground floor in Holbeck on the fringe of Leeds city centre. It is proposed that the housing mix will be 194 x 1 bed apartments (48%), 169 x 2 bed apartments (42%) and 39 x 3 bed apartments (10%). The 3 bed units are proposed to be on the top 3 floors.
- The scheme presented at pre-application stage at City Plans Panel on 21st November 2019 differed substantively from the scheme presented being for a block of 24 storeys, with a 30 storey option with a different use of materials. Members on that Panel were supportive of a tall building in that location.
- The site lies close to the junction of Whitehall Road, Springwell Road and Springwell Street, which is located in an area of transition just outside the boundary of the designated City Centre, the boundary of which aligns with the railway line just to the north-east. The site is also located along the Whitehall Road corridor, which links traffic (including regular public transport) to and from Leeds Railway Station.
- The Holbeck Neighbourhood Plan encourages commercial use in that area but does not preclude residential development.
- The scheme presented is Phase 2 of the adjacent scheme for two tower blocks residential development. One Springwell Gardens known as Phase 1, has almost been built. The materials used for both phases are contrasting in design and Separation distances between primary windows come in at 35m which avoids potential issues of overlooking.
- The proposal site offers easy access into the city centre, by walking, cycling or public transport.
- Images referred to show the impact on the wider skyline of Leeds. The application site falls within a cluster of tall buildings.
- The impact on the Holbeck Conservation Area. The applicant has submitted a heritage assessment and the application offers significant benefits in terms of regeneration, cycling infrastructure and the provision of housing.
- Provision for Greenspace allows for offsite provision and therefore a commuted sum of £494,681.31 will be provided.
- The simple form of the building is elegant, with a crown element at the top and brick-plinth element to the ground floor.
- The applicants wind report has been peer reviewed and stacks up in terms of amenity and safety. Wind mitigations proposed include sculptures and screens.
- There is a shared outdoor communal area.
- There is a raised partition at podium level, for wind mitigation measures.

- The 1st floor provides access to the podium garden as well as the gym, and swimming pool. Living accommodation starts from level 2 and apartments meet the minimum space standards. It is proposed that there will be a sky garden and open terrace.
- The location is considered close enough to the city centre to allow for the low provision of car parking. Negotiations are on-going regarding a commuted sum in respect of the level of parking provided.
- Average improvement in the emissions rate is 36.14% and average energy provision from low carbon energy is 10.36%.

Representatives on behalf of the applicant attended the meeting and highlighted the following:

- Phase 1 is coming along well and nearing completion.
- The applicant has worked to ensure that the wind mitigation sits wholly within the application site and does not impact upon the public footpath.
- The partition between Phase 1 and 2 allows residents to still travel through the gaps of the partition and around the garden space.
- The applicant challenged the architect to create a slender attractive building which compliments the materials of the Phase 1 development.
- The orientation of the tall building allows for daylight to reach into the garden space. The orientation allows the building to be in line with Whitehall Road, encouraging other high quality development to be considered in Holbeck.

Further to questions for officers, the following information was confirmed:

- There is a requirement for wind mitigation measures on developments above 8 storeys. Natural trees cannot be used as safety measures. In terms of pedestrian safety regarding the structures, there is an in-house access officer involved with the scheme who will be involved with assessing the scheme. Further to concerns raised by members, officers agreed to provide further detail on mitigation.
- The orientation of the building has been considered by the applicant and they believe it's proposed location is best suited in terms of safety measures and sunlight etc.
- 280 car parking spaces is the maximum the local authority can ask for. Members believed that this would cause an impact by restricting the number of car parking spaces and may impact upon the wider local economy in terms of the social demographic and long term sustainability of the site. Concerns were also raised that residents of towers are hiring out their spaces to third parties, and it was queried whether this can be controlled, as well as ensuring sufficient TROs are in place to avoid displacement of existing on street parking in Holbeck.
- The development meets the density policy.
- The 3-bed units are placed on levels 30 and above, it was confirmed there are no proposed balconies. Further to the concerns raised by members regarding parking provision, members suggested that for the 3-bed apartments, they are all provided with a car parking space.

- Further information will be provided on the relationship between the 2 Phases in terms of sunlight.

Further to questions for the applicants representative, the following information was confirmed:

- The orientation of the building reduces the impact of strong winds throughout the scheme. The wind hits the western façade and is brought down towards garden level, however, the wind mitigation measures proposed respond to concerns of safety factors.
- The shared garden space provides future residents of the development with sufficient space to sit and walk, and to enjoy the space.
- Further to comments from members regarding amenity space for young children and additional options for residents of the development, it was confirmed that the applicant will consider internal play spaces for children such as a soft play area and other spaces on-site suitable for families. Further provision internally and externally will be provided for storage and can be used by the community for things such as football equipment.
- The top floor building is covered by a 3m high glazed wall and therefore poses no risk of people looking over and is not impacted by wind speeds.
- The design life of the cladding is 60 years. Members raised concern in relation to long term weathering of glass and Aluminium panels proposed in construction.
- The sculptures proposed as part of wind mitigation measures will be 5-6m apart and between them, is a wide open space for people to safely walk by, as well as providing another space for people to sit and read.
- An exercise has been undertaken to ensure that the orientation and proposed risk of glare from the development, poses no risk to drivers of trains and will not obstruct views.
- The location of affordable housing has been considered in such a way to ensure that they're close enough together so that the housing association can manage the apartments, minimising the journey to and from apartments. It is considered that this approach will be more attractive to housing associations.
- The applicant will re-consider parking provision. However, the applicant believes that there is a general approach of not owning a car if you live in the city centre and the proposed development is in a sustainable location and close to the city centre. Examples can be provided of other schemes who have limited their parking provision.

Members comments in relation to the officers questions in the submitted report were relayed as follows:

Question 1. Do Members continue to support the principle of a residential tower in this location? Members supported the location of the residential tower.

Question 2. If so, do Members support the height of the tower at 36 storeys? Members felt that the proposal is overbearing in that location and overshadows Phase 1. Members were mixed in opinion on the height of the tower, but generally a 31 tower building would be supported if its benefits outweighed other material considerations.

Question 3. Do Members support the design of tower including use of materials? Members were content with the proposed materials.

Question 4. Do Members support the proposed Housing Mix? It is acknowledged that the proposed mix is policy compliant.

Question 5. Do members support the provision of Affordable Housing across floors 2,3,4 and 30? Members raised concern regarding the distance between the 3-bed units to the 1 and 2-bed units.

Question 6: Do Members consider the levels of amenity provided for residents to be sufficient? Members felt that amenity spaces could be better utilised for residential use and the proposals do not currently include options for families and assurances were sought that flexible areas and spaces are included for young children and families.

Question 7: Do Members consider the relationship between Phases 1 and 2 to be acceptable? Members considered the relationship to be unacceptable due to the height of the proposed development and the impact this has on Phase 1. A suggestion was also made that outdoor spaces need 'softening' to promote child safety.

Question 8: Do Members consider the provision of funding towards local greenspace projects an acceptable alternative to on-site provision? Members asked officers to provide details on greenspace projects in the pipeline for the immediate locality. It is considered that the current greenspace provision is not adequate for the density of the development, and further options needs to be looked at to provide reassurances to members. A further comment suggested that the applicant needs to re-consider more 'out of the box' approaches to the greenspace provided on-site and more options for children. Overall, members would like to see alternative options in terms of design and greenspace areas and the development of a City Centre Greenspace Strategy.

Question 9: Are Members happy with the low level of parking being off-set by the requirement of a contribution towards cycling infrastructure? Members acknowledged that the development does not need to meet the maximum but agreed that 18 spaces is too low for a development of this scale.

Question 10: Do Members consider the amount of wind mitigation required and the emerging design solutions acceptable in principle? Members generally supported the design element of the sculptures as proposed.

Members commented that the height of the building should be reduced but uncertain by how much. Members would be comfortable with the development being reduced but, a decision on the acceptable height could not be made until responses are received to other questions raised by Panel.

RESOLVED – To note the contents of the report on the proposals and to provide views in relation to the questions posed in the submitted report to aid the progression of the application.

16 Date and time of the next meeting

RESOLVED – To note the date and time of the next meeting as Thursday, 3rd August 2023 at 1.30 pm.

The meeting concluded at 15:30.



Originator: Steven Wilkinson

Tel: 0113 3787662

Report of the Chief Planning Officer

SOUTH & WEST PLANS PANEL

Date: 3rd August 2023

Subject: 22/06370/FU - Demolition of the existing buildings and construction of a new building for residential use (Use Class C3), provision of internal roads for vehicular and pedestrian access and servicing, car parking, landscaping, a substation, new pedestrian infrastructure and modifications to existing vehicular and pedestrian access at the Former Weetwood Police Station, 300 Otley Road, Weetwood, Leeds, LS16 6RG

Applicant: Weetwood Developments Ltd

Electoral Wards Affected:

Adel & Wharfedale

Yes

Ward Members consulted

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

POSITION STATEMENT: This report is brought to Plans Panel for information. Officers will present the details of the emerging scheme to allow Members to consider and comment on the proposals at this stage and ahead of a formal plans panel presentation. Members are requested to note this report on the proposal and to provide views in relation to the questions posed to aid the progression of the application.

INTRODUCTION:

1. This report is a Position Statement meaning that the application is not being reported for determination at this point in time. The purpose of this Position Statement is to inform Members of the proposal, to report on the progress of the application and to seek Members comments and suggestions on key planning issues associated with this particular development. As such where Officer opinions are provided these represent the interim thoughts of Officers, which could evolve prior to the determination of the application, subject to further information/evidence and revisions to the scheme.

2. The proposal includes viability considerations and at present it seeks to provide a lower level of affordable housing contributions that required by Policy H5 of the Core Strategy. As such the proposal constitutes a Departure from the Development Plan. Consequently, it highly likely that the final version of the proposals will be reported to Plans Panel for determination in line with the requirements of the Officer Delegation Scheme.

PROPOSAL:

3. The proposal is a Full application which relates to the demolition of the existing buildings and construction of a new building for residential use (Use Class C3), provision of internal roads for vehicular and pedestrian access and servicing, car parking, landscaping, a substation, new pedestrian infrastructure and modifications to existing vehicular and pedestrian access
4. The proposed new building will provide a total of 127 Build to Rent residential units (1-3 bed, which falls within the C3 use class. The glossary of the NPPF defines Build to Rent as *'Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control'*.
5. The proposed building incorporates an L-shaped format which ranges between 4 & 6 storey in height. The building has a flat roof design with roof terraces, green roofs and Solar PV infrastructure. The building will be constructed of brick with bronze colour aluminium window openings and metal shade panels. Each property benefits from an external balcony or terrace. The building also incorporates a 'work from home' area adjacent to the building entrance for use by residents
6. The proposals include the provision of on-site green space. This includes the provision of a publicly accessible landscaped podium deck to the front (west side) of the building which will provide level access from Otley Road. The podium is served by a pedestrian bridge from Otley Road. The bridge has been designed to weave through the existing trees and it incorporates a balustrade formed by bronze fins. Informal parcels of green space and landscaping are also proposed to the north and south of the landscaped podium.
7. Vehicular access to the site will be retained as per the existing situation. From Otley Road, the northern access will be retained as access only, with the southern access retained as egress only. From the Ring Road, the existing access will be retained and will continue to operate as two-way entry and exit. The highways proposals include the addition of an automatic vehicle barrier and intercom at the north of the site to prevent bypassing of the Lawnswood roundabout. A total of 140 parking spaces will be provided at the site, with the majority provided under the building and landscaped podium deck. The parking provision includes seven disabled spaces (5%), 70 spaces with electric vehicle (EV) charging facilities (50%), and 70 spaces with passive EV charging facilities (50%), which can be brought online as demand dictates. A Car Club space is also proposed. There will also be 13 car parking spaces for visitors. In addition, 139 secure cycle parking spaces will be provided (equating to one space per unit, plus 12 visitor spaces).
8. The development incorporates low carbon and renewable technology including the provision of air source heat pumps and photovoltaic panels.

9. The proposals include an off-site affordable housing contribution (£700,000) towards delivering affordable housing in the area, as well as additional S106 contributions to support a Travel Plan and Monitoring (estimated £68,626.50). In addition, the scheme will also be required to pay CIL contributions (estimated £996,865).
10. A range of documents have been submitted to support the proposals including:
 - Planning Report
 - Design & Access Statement
 - Financial Viability Assessment
 - Statement of Community Involvement
 - Landscape and Visual Appraisal
 - Transport Statement
 - Travel Plan
 - Arboricultural Report
 - Ecological Impact Assessment & Biodiversity Metric
 - Flood Risk Assessment + Drainage Strategy
 - Sustainability Report / Energy Statement
 - Noise Impact Assessment
 - Air Quality Impact Assessment
 - Phase One Contamination Study

SITE AND SURROUNDINGS:

11. The application site is a 1.4 hectare brownfield site which originally encompassed Weetwood Police Station. The site was vacated by West Yorkshire Police in 2020 and has since been used as a temporary base for a TV production as well as by the Calf Shed (childrens services) who occupy the separate single storey building to the rear.
12. The site is located to the north-east of Lawnwood Roundabout, to the east of Otley Road (A660), within the Main Urban Area of Leeds. The site is bounded by Bodington Hall Playing Fields (University of Leeds) to its north and east boundaries. These fields are designated as protected playing pitches within the Site Allocations Plan. Suburban residential development lies to the west of the site to the other side of Otley Road. The residential properties are predominantly two storey detached and semi-detached properties, however some three storey development is present at Grangewood Court and Woodlands Court.
13. The Weetwood Hall Estate lies to the south of the site beyond the Ring Road (A6120). The estate contains a range of listed buildings including Weetwood Hall (Grade II*), Stables (Grade II), Lodge (Grade II) and gates, piers and flanking walls to the lodge (Grade II). The estate and adjacent land also lie within the Weetwood Conservation Area. The boundary of the conservation area is formed by the southern edge of the Ring Road. Lawnswood School (secondary school), lies to the south-west of the site on the opposite side of the Lawnswood roundabout.
14. The application site currently encompasses the main former police station building which has a T-shaped layout and is two storeys in height with pitched roofed. A detached single storey building is situated to the east of the main building. Both buildings are constructed of red brick with a red tile roof. The buildings are surrounded by large areas of hardstanding which provide overground car parking and internal access roads. Substantial mature tree cover is present on the

boundaries of the site, with the majority of the trees lying within the application site. These trees are protected by a Woodland TPO (Ref: TPO2021_004).

15. The land levels across the majority of the site are relatively flat. However, the site is situated on a lower land level than the adjacent Otley Road.
16. The existing site is accessed by vehicles from Otley Road (A660) and Leeds Ring Road (A6120), with an entry only on the northern part of the site (via the A660) and a separate exit only into the A660 further southwards.

RELEVANT PLANNING HISTORY:

17. The planning history for the site dates back to the early 1980's when planning permission was granted for the original police station development. Since this date the site has only undergone minor changes and alterations. Recently in 2021 the site obtained planning permission for a range of temporary uses. This permission is set to expire on the 31st October 2024.

Planning Application History:

- **22/00184/FU** - Variation of conditions 2 (plans to be approved), 3 (no HGVs), 4 (uses), 5 (external storage), 9 (vehicular access) and 10 (cycling) of previously approved planning application 21/03489/FU - Relating to amendments to access requirements (Approved – 2022)
 - **21/03489/FU** - Temporary change of use from former Police Station (Sui Generis) to a range of commercial, business and service uses (Use Class E(c) and/or E(d) and/or E(f) and/or E(g)) and/or Use Class B8 (Storage and Distribution) and/or TV/Film production set (Sui Generis) (Approved - 2021)
 - **11/04094/FU** - Solar photovoltaic panels to roof of police station (Approved – 2011)
 - **26/700/05/FU** - Single storey front extension to police station (Approved – 2006)
 - **H26/1228/79** - Outline application to lay out accesses, roads and services, and erect three storey police building (Approved - 1980)
- The site has also been subject to pre-application enquires for residential development. Most recently in 2021 an enquiry was submitted in relation to a circa 200 unit Build to Rent residential scheme which extended up to 7 storeys in height. The design of the scheme evolved significantly throughout the pre-application process driven by a series of design-led meetings with the developer, with the final proposals varying between 4-6 storeys, and with a reduced capacity (similar to the current proposals). Officers provided a range of policy advice on the scheme. In particular, it was concluded that the principle of a residential use on the site was acceptable. However, potential concerns were raised in relation to the scale of the proposals and Officers were not convinced that the scale/height of development successfully assimilated into the surrounding context. It was advised that if the scale was reduced further and introduced gentle density the scheme would have a much better chance of obtaining an approval.

PUBLIC/LOCAL RESPONSE:

18. The application was advertised as a major development affecting the setting of a Listed Building and conservation area. Site notices were posted around the site and the application has been publicised in the Yorkshire Evening Post.
19. In total two representations to the proposed development have been received, one in objection and one in support of the proposed development.
20. The first letter is from Adel Neighbourhood Forum and is in objection to the proposed scheme, albeit the letter states the forum in general support the 'suitable' residential redevelopment of site. The letter raises the following issues:
 - Scale and bulk is out of keeping
 - Large footprint
 - Will double the height of the tallest building within the area
 - Design is uninteresting and out of keeping with other building within Adel
 - Monolithic frontage / lack of interest
 - Trees do not fully screen the development, especially to eastern elevation
 - Balconies create a security weak point.
 - Insufficient parking levels
 - Bus travel not always viable
 - Flats unsuitable for families and will lead to more multi occupancy flats increasing pressures
 - Difficulty crossing the ring road until Lawnwood Roundabout improvements are completed.
 - Highways safety concerns due to conflict with Lawnswood roundabout improvements.
 - Concerns in relation to the type of units
 - Agree with the applicant that there is demand from existing residents for smaller housing units in Adel.
 - Do not consider that this development will meet this demand being exclusively Build to Rent and flats
 - Insufficient affordable housing provision / preference for on-site provision.
 - Trees - if the application is approved, the new planning should be completed as early as possible but those trees which are alive but in poor condition should not be felled until it becomes absolutely essential.
 - Development is contrary to national and local planning policies and guidance including the emerging Adel Neighbourhood Plan and the Adel Design Statement.
21. The remaining letter is from Leeds Civic Trust and states that the representation is in support of the scheme, with comments. The comments welcome the new build close to the footprint of the existing building which results in the preservation of most of the existing mature trees bordering the site. They also welcome the provision of undercroft parking, particularly the inclusion of a 'podium' above which provides more accessible open space adjoining the residential blocks and links to the pedestrian access to the site. The provision of balconies are supported too. The Trust state that the one issue of concern is the location of the site in relation to the Lawnswood Roundabout which, not being signalised, is currently difficult, if not unsafe, for pedestrians and cyclists to negotiate. The provision of 127 residential units will significantly increase the footfall across the roundabout so that signalisation should be implemented before the development is completed. Section 106 contributions towards any signalisation should be considered.

CONSULTATION RESPONSES:

Statutory consultees:

22. Historic England: No advice offered (No comment). Suggest the views of specialist conservation and archaeological advisers are sought.
23. Yorkshire Water: A series of planning conditions to protect water supply and waste water / surface drainage have been recommended.
24. West Yorkshire Archaeology: The West Yorkshire Historic Environment Record has been checked and there are currently no known significant archaeological issues or concerns associated with the development of this site.

Non-Statutory consultees:

25. Local Plans: Whilst the principle of residential use on the site is accepted, there are detailed planning policy matters which remain to be satisfied. These include justification for the affordable housing provision and green space quantum / design.
26. Design Team: Provisionally suggest that the scheme is supportable. The following comments are offered:
 - The building will be seen from the road behind the trees, but the impact should be less due to the building been set down in the site. Perception should be that you are seeing part of a building and not a whole building which means its impact is less. It is also some way behind the magnificent mature trees. These trees will always draw attention.
 - The building is a singular building but not an uncompromising block. The singular format provides economies of layout but aesthetically the building is visually broken down with varying building heights. The form is also alleviated by the various planes of façade moving and changing.
 - The roofs are flat so as not to create excessive height with pitched roofs. Some of the roof spaces are activated and used as social spaces.
 - The elevations are suitable and have some ordered contextual, mainly brick facades. The windows have a vertical emphasis. The elevations show contemporary larger glazed windows to give the internal living spaces some vitality and visual connection to the external environment.
 - The building itself should over time create its own character to the area as the visual style picks up on the surroundings
27. Highways Team: Detailed comments have been provided by the Highways Officer. In the general the proposal is considered to be acceptable in principle. The proposed parking provision is considered to be acceptable. The development will result in 27 and 13 less trips on the highway network during the AM and PM peaks respectively as such it is accepted that the proposed development will not result in a severe impact on the highway network. Planning conditions recommended in relation to visibility splays, cycle facilities, highway condition survey, statement of construction practice, waste collection, parking eligibility, off-site access works, Electric Vehicle Charge Points (EVCP), signage, gates, access barrier, internal network safety measures and footbridge details.
28. Landscape Officer: The approach to existing trees is broadly supported and the removal of 1 young healthy tree protected by TPO (T33) is accepted as necessary to

construct the pedestrian footbridge. It is positive that the eastern site boundary is to be infill planted to strengthen the buffer/screening function. The balance of hard to soft landscape on the podium and quantum of green space across the site requires further discussion. Providing only 1 piece of play equipment/furniture for 127 dwellings is not sufficient.

29. Nature Officer: Overall, there will be a 18.34% increase in Habitat Biodiversity Units, and 206.54% increase in Hedgerow Biodiversity Units. While the submitted Biodiversity Metric 3.0 Calculation Tool flagged up a habitat trading issue regarding the loss of approximately 100m² of 'Other woodland; mixed' (a medium distinctiveness habitat), equating to 0.06 habitat biodiversity units, Nature Team is satisfied that the planting of over 1000m² of 'Urban Trees' (also a medium distinctiveness habitat), equating to 0.42 habitat biodiversity units, is an acceptable biodiversity gain.
30. Presence of bat roosts – Appropriate nocturnal bat surveys (dawn and dusk) of the buildings recorded a single bat roost within Building 2. The EclA concluded it was a day roost for a small number of common pipistrelles. Mitigation measures regarding the bat roost described in the EclA are acceptable. Protection for bats where a bat roost is confirmed as present and will be affected, can be conditioned. Further planning conditions are suggested to mitigate the impact on bats (from artificial lighting), breeding birds, provision of bat roosting and bird nesting features, hedgehog protection measures and invasive non-native species. A Construction Management Plan (CEMP) and Biodiversity Enhancement & Management Plan (BEMP) will also be secured by condition.
31. Flood Risk Management: No objections, subject to the imposition of planning conditions.
32. Conservation Team: No comment offered. Please determine in accordance with national legislation and national and local policy and guidance.
33. Contaminated Land: The Phase 1 Desk Study submitted in support of the application identifies the needs for a Phase 2 Site Investigation Report on part of the site. Ideally this should be provided prior to determining the application, however, should approval be recommended or there be insufficient time to obtain the recommended information then conditions are recommended.
34. Environmental Studies (Transport Strategy Team): We agree with the methodology and findings of the NIA (the results of which correlate well with Defra's noise mapping for this area) and concur that by installing the recommended glazing specification in conjunction with the proposed alternative means of ventilation, then internal noise levels should meet those recommended within BS 8233
35. Influencing Travel Behaviour Team: The Travel Plan needs to be included in the S106 agreement along with a Travel Plan Review fee (£3,666), provision of a Leeds City Council Car Club provider parking space (with EV charge point) and the provision of a Residential Travel Plan Fund (£64,960.50).
36. Bridges Team: In principle, we do not have any objections to the proposal providing that the proposed bridge and route remains in private ownership. Planning condition recommended.
37. Access Officer: Requests plans for each of the M4(3) units to check compliance with standards.

38. Environmental Health Services: Recommend approval with conditions in relation to sound and ventilation Strategy / room overheating and noise limits compliance, including the provision of details and the assessment of air source heat pumps and other external plant.
39. Climate and Energy Officer: The summarized CO2 emissions are satisfactory and above the percentage improvement required over Part L1A of 2013 building regulations set out in Leeds Core Strategy EN1 policy as per the summary provided in the sustainability statement. Air Source Heat Pumps (ASHPs) and PVs are the chosen Low or Zero Carbon (LZC) energy source. Summary of their potential to cover the energy demand of the building exceeds the minimum required by policy.
40. Waste Management Team: Accessibility of the bin stores is acceptable. Leeds City Council's refuse collection strategy is for alternate weekly collections. A site of this size would require 42 x 1100 litre bins. The planning documents provided indicate a twice weekly collection of each waste stream. This is not something waste management could accommodate. If LCC collections are required then storage for 42 bins needs to be provided.

RELEVANT LEGISLATION:

Relevant Legislation

41. Section 38(6) of the Planning and Compulsory Purchase Act states that for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise. The Development Plan comprises of the Core Strategy as amended by the Core Strategy Selective Review (2019), Site Allocations Plan (2019), Natural Resources and Waste DPD (2013), Aire Valley Area Action Plan (2017), saved policies of the UDPR (2006) and any made Neighbourhood Plan.
42. Conservation area: Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise, with respect to any buildings or other land in a conservation area of any functions under the Planning Acts, that special attention shall be had to the desirability of preserving or enhancing the character or appearance of that area.
43. Listed Buildings: Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission... for development which affects a listed building or its setting, the local planning authority ...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

RELEVANT PLANNING POLICIES:

National Policy

National Planning Policy Framework (NPPF)

44. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development

can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

45. The most relevant chapters of the NPPF in relation to the proposed development are considered to be:
- 2. Achieving sustainable development
 - 4. Decision Making
 - 5. Delivering a sufficient supply of homes
 - 8. Promoting healthy and safe communities
 - 9. Promoting sustainable transport
 - 11. Making effective use of land
 - 12. Achieving well designed places
 - 14. Meeting the challenge of climate change, flooding and coastal change
 - 15. Conserving and enhancing the natural environment.

National Planning Policy Guidance (NPPG)

46. Provides further detailed guidance relating to the importance of good design amongst others.

Local Planning Policy

Core Strategy, as amended (2019)

47. **Spatial Policy 1** - Seeks to concentrate the majority of new development within the main urban areas and ensure that development is appropriate to its context
- H2** - New housing development on non-allocated sites
 - H3** – Housing density
 - H4** - Housing Mix
 - H5** – Affordable Housing
 - H9** - Minimum Space Standards for new dwellings
 - H10** - Accessible Housing Standards
 - P10** - Seeks to ensure that new development is well designed and respects its context
 - P11** - Conservation
 - P12** - Landscape
 - T2** - Seeks to ensure that new development does not harm highway safety.
 - G1** - Enhancing and extending green infrastructure
 - G4** – Green space provision
 - G8** - Protection of important species and habitats
 - G9** - Biodiversity improvements
 - EN1** - Climate change – Carbon Dioxide reduction
 - EN2** - Sustainable Design and Construction
 - EN5** - Managing Flood Risk
 - EN8** – Provision of electric vehicle charging points
 - ID2** – Planning obligations and developer contributions

Natural Resources and Waste DPD (2013)

48. **General Policy 1** - General planning considerations
Water 6 - Flood Risk Assessments
Water 7 - Surface Water Run Off
Land 1 - Land contamination
Land 2 - Development and trees

Saved UDPR (2006) Policies:

49. **GP5** - General planning considerations
N19 – Design of new buildings and extensions within/adjacent to conservation areas
N24 - Development proposals abutting open land
N25 – Development and site boundaries
BD4 – Plant equipment and service areas
BD5 - Design considerations for new builds.
LD1 - Landscape design

Supplementary Planning Documents

50. Neighbourhoods For Living (2003, 2015)
Tall Buildings SPD (2010)
Transport SPD (2023)
Accessible Leeds SPD (2016)
Guideline Distances to Trees document

Emerging Policies

Adel Neighbourhood Plan

51. The site lies within the Adel Neighbourhood Area. Adel Neighbourhood Forum are currently producing a Neighbourhood Plan for the Neighbourhood Area. The plan is still in draft form and it has yet to be submitted for Independent Examination (expected later this year).
52. The emerging plan contains policies in relation to the following planning areas:
- Natural and built heritage
 - Character and design
 - Housing
 - Community facilities and green space
 - Retail and business
 - Highways and traffic
53. Weight to be attached to Neighbourhood Plans is judged in accordance with Paragraph 48 of the NPPF. Local planning authorities may give weight to relevant policies in emerging plans according to: a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given); b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
54. Consequently at this moment in time only limited weight can be attributed to the emerging policies, given the remaining key processes (Submission + Referendum)

which still need to be undertaken prior to the Plan being Made and forming part of the Leeds Development Plan. However it should be noted that the Neighbourhood Plan could well carry more decision-making weight by the time this development proposal is determined.

55. **MAIN ISSUES:**

- The principle of the development
- Heritage considerations
- Character and appearance
- Housing Mix
- Affordable Housing / Viability
- Green Space
- Residential amenity – Neighbours
- Residential amenity – Future Occupants
- Ecology / Nature / Trees
- Highways considerations
- Climate Change
- Accessible housing / Access for all
- Other Matters
- Representations
- Conclusions

APPRAISAL:

Principle of development

56. The site is not allocated for any particular form of development within the Development Plan.
57. The site is considered to constitute previously developed land and is located within the main urban area of Leeds which is situated at the top of the defined settlement hierarchy within the Core Strategy (Policy SP1) and is considered to be the main focus for housing delivery within the city.
58. Policy H2 of the Core Strategy states that new housing development on non-allocated land is acceptable in principle providing that specific criteria are met. Whilst the proposal relates to 127 new residential units, which is not insignificant, the proposals will not exceed the capacity for transport, given that it will result in less traffic on the highway network during peak hours than the previous police station use (Sui Generis use). The proposal is also not considered to exceed the capacity for educational and health infrastructure. In particular the proposals will provide CIL contributions which could be made available to provide improvements to infrastructure such as education provision and other improvements. Furthermore, given the mix of the units proposed (mainly smaller units), it is considered the demand on education provision as a result of the proposal would not be substantial.
59. The proposal is situated within a sustainable location and complies with the accessibility criteria contained within criterion ii) of Policy H2. In particular the sites location benefits from good accessibility to a range of local community facilities and services. The site is also situated close to good bus links into both Headingley Town

Centre and the City Centre with the nearest bus stop laying directly adjacent to the western boundary of the site on Otley Road.

60. Furthermore, the proposal is not situated on land defined as Green Belt, or designated as green space. In addition, as previously stated the site is considered to constitute brownfield land as such criteria iv) and v) of the policy are not relevant.
61. Consequently, the proposal is considered to comply with Policies SP1 and H2 of the Core Strategy and the principle of development is accepted. The proposal would also make efficient use of land and provide a boost to Leeds' housing supply. Whilst Leeds can presently demonstrate a housing supply in excess of 5 years, the delivery of these additional units is still afforded weight within the decision-making process

Question 1: Do Members support the principle of residential use on the site?

Heritage Considerations

62. Section 66 (1) of the Planning (Listed Building and Conservation Area) Act 1990 requires that where a development affects a listed building or its setting, special regard should be given to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. Whilst Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. Further paragraph 200 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Development Plan policies such as P11 of the Core Strategy and N19 of the UDPR also seek to conserve the historic character of designated areas, including their setting.
63. Weetwood conservation area and a cluster of listed buildings associated with Weetwood Hall (Grade II* - Grade II) lie to the south of the site. However, these heritage assets are situated approximately 100m from the proposed new building, which is a significant spatial separation. Notably, significant tree cover and the 4-lane Ring Road are also situated in-between creating a visual barrier. As such there will be very limited inter-visibility between the proposal and the heritage assets. It is therefore considered that the proposal will not be detrimental to the setting of the Weetwood Conservation Area or the nearby listed buildings.

Character and Appearance

64. Policies within the Leeds development plan and the advice contained within the NPPF seek to promote new development that responds to local character, reflects the identity of local surroundings, and reinforce local distinctiveness. The NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is therefore fundamental that new development should generate good design and respond to the local character. The NPPF (Para 134) goes on to state that that permission '*should be refused for development which is not well designed, especially where it fails to reflect local design guidance and supplementary planning documents...*' However significant weight should be attributed to development which reflects local design policies and government guidance on design and well as outstanding or innovative designs which promote high levels of

sustainability, or help raise the standard of design more generally in the area, so long as they fit in with the overall form and layout of their surroundings.

65. Policy P10 of the Leeds Core Strategy deals with design and states that *inter alia* alterations to existing, should be based on a thorough contextual analysis and provide good design that is appropriate to its location, scale and function. Developments should respect and enhance, streets, spaces and buildings according to the particular local distinctiveness and wider setting of the place with the intention of contributing positively to place making, quality of life and wellbeing. Proposals will be supported where they accord with the principles of the size, scale, design and layout of the development and that development is appropriate to its context and respects the character and quality of surrounding buildings; the streets and spaces that make up the public realm and the wider locality.
66. The existing buildings on the site are 1-2 storeys in height with pitched roofs and sit discreetly within the streetscene behind mature tree cover and on a lower land level than Otley Road to the west. The adjacent development to the west is predominantly characterised by two storey residential development, however some three-storey flatted development is present adjacent to Otley Road. Within the wider locality some larger buildings / structures are present including Lawnswood School (4 storeys in part), Weetwood Hall (2/3 storeys with 4 storey tower) and the Brownlee Centre (3 storeys).
67. The proposed new building extends to between 4-6 storeys in height (up to 19 metres). The Tall Buildings SPD defines a tall building as one which is taller than its neighbours and/or which significantly changes the skyline, context or character of an area. In this regard the proposed building would constitute a tall building as it is significantly taller than the immediate neighbouring buildings (2-3 storey). However, a 4-6 storey building could also be reasonably described as being mid-rise development, which is not uncommon within a suburban setting. The sites standalone location also provides the potential for a higher density of development to be achieved.
68. It should be noted that given the topography, with the site sitting on a lower land level to the adjacent road as well as the installation of the landscaped podium at road level, the front of the building will appear as 4-5 storey development when viewed from Otley Road with the bottom storey hidden under the platform. Land levels to the adjacent open land (sports pitches) are however, relatively flat and the building will appear as a 5-6 storey structure to this elevation.
69. The proposed development positively addresses and faces Otley Road. The perceived 4-5 storey scale of the development to this elevation is mitigated by its setback from the highway, the use of muted colour tones, fluctuating / staircasing build heights and articulation of the facade which includes various planes and setbacks ensure that the facade has interest/movement, breaking up its mass and ensuring that it does not form a bulky and flat elevation. Notably, the Otley Road facing elevation is also well screened and sits behind and below mature tree cover. Whilst this tree cover is deciduous in nature and will not prevent views all year round, the tree cover will still provide some mitigation and draw attention away from the building. Notwithstanding that the proposal will be taller than the existing residential development to the west, these characteristics are considered to ensure that the scale and height of development to this elevation (west) will integrate sympathetically into the streetscene without being detrimental to the character or appearance of the locality.

70. In contrast the east elevation of the development raises up 5 to 6 storey and is situated adjacent to open land (sport pitches). Policy N24 of the UDPR requires developments which abut open land to sympathetically assimilate into the landscape. Whilst the development demonstrates amenable front to back quality and consistency within its design, the east elevation is of significant length and bulk, whilst the extent and height of tree cover is also lesser to this boundary. The applicant has submitted a range of photorealistic viewpoints (CGI's) from the Ring Road. These show the development in situ (during winter), from 5 different viewpoints travelling along the Ring Road (east to west). These highlight that the proposal will be most visible at a point (Point 4) approximately 180 metres to the east of Lawnwood roundabout where it will extend above the tree canopies. Consequently, there are some concerns that the proposal is pushing the boundaries in terms of its height / scale in this location and would result in an abrupt interface between the urban development and open land.
71. In mitigation the building is setback over 120 metres from the Ring Road at this point and the trees which align the northern edge of the carriageway will provide significant screening in the spring-summer months. No footpaths are also present alongside the Ring Road at this point and it is only likely to be subject to standing traffic at peak times. Outside of these peak times drivers will only get a mid-to-long range fleeting view of the proposal. Whilst the adjacent sports pitches are generally open in nature (free from development), they still have some urban influences driven by various built development and buildings on university land. The Design Officer also states that whilst the building will be visible the perception is that you are seeing part of a building and not a whole building which means its impact is less. Members' views are particularly sought in this regard (height and scale), to assist the future direction of the application.
72. In terms of general design the proposal will create an attractive, contemporary building which benefits from structured and ordered elevations, with large and deep recessed windows providing shadows / shade and sculptural quality and interest to the elevations. The use of brick is also supported in terms of placemaking, given that it is a key building material within the surrounding area whilst the bronze windows and detailing add quality and refinement to the elevations. Notably, the proposal also retains and safeguards the characteristic mature landscaped setting of the site (discussed in further detail later within this report).
73. In addition, the introduction of a substantial landscaped podium at street level provides an attractive interface and helps to anchor the building to the street. The proposed pedestrian bridge is also of high design quality and provides a point of interest and attractive gateway into the site.
74. The existing site is dominated by overground parking. Whilst overground parking is still a feature of the proposed development, the majority of the car parking is screened from predominant public views below the proposed landscape podium.

Question 2: Do Members support the proposed height/scale of the development at 4-6 storeys?

Question 3: Do Members support the design of the development including the proposed palette of materials?

Housing Mix

75. Policy H4 of the Core Strategy sets out the housing mix (number of beds) requirements for new housing developments within Leeds. The policy seeks to ensure that new housing delivered in Leeds is of a range of types and sizes to meet the mix of households expected over the Plan Period (i.e. it meets the needs of Leeds). The proposed housing mix has been compared against the requirements of Policy H4 below:

Type of dwelling	Number of dwellings proposed	Proposed Mix	H4 Target	H4 Min	H4 Max	Meets H4
1 Bed	25	19.7%	10%	0%	50%	Yes
2 Bed	76	59.8%	50%	30%	80%	Yes
3 Bed	26	20.5%	30%	20%	70%	Yes
4+ Bed	0	0%	10%	0%	50%	Yes
Total	127					Yes

76. The table above indicates that the proposed housing mix (1-3 bed) complies with the housing mix thresholds contained within Policy H4 of the Core Strategy.
77. It is noted that Policy H4 also seeks secure a mixture of houses and flats across residential sites. However, given the scale and character of the site it is considered that a wholly flat-led development is acceptable in this instance.
78. Overall, the proposal is considered to provide an appropriate mix of unit sizes in line with the requirements of Policy H4 of the Core Strategy.

Question 4: Do Members support the proposed housing mix?

Affordable Housing / Viability considerations

79. Policy H5 of the Core Strategy requires residential developments to deliver affordable housing provision, commensurate to the scale of the development. The site is situated within Affordable Housing Market Zone 1, which has a requirement for 35% of the units to be affordable.
80. For Build to Rent developments, such as this proposal Policy H5 provides 3 options in relation to the provision of affordable housing:

'Build-to-rent developments shall provide either:

- i. on-site, according to national policy advice, currently 20% Affordable Private Rent dwellings at 80% of local market rents administered by a management company with appropriate arrangements for identifying households in need, including city council nomination rights, which apply in perpetuity, or*
- ii. on-site, the percentage of affordable housing specified for zones 1-4 and mix of Intermediate and Social Rented types of affordable housing set out in the first paragraphs of this Policy at affordable housing benchmark rents administered by either a registered provider or a management company with appropriate arrangements for identifying households in need, including City Council nomination rights, which apply in perpetuity, or*
- iii. a commuted sum in lieu of on-site provision of affordable housing of option ii).*

Departures from this policy should be justified by evidence of viability considerations'.

81. The applicants are currently proposing to pursue to affordable housing provision via part iii) - *a commuted sum in lieu of on-site provision of affordable housing of option ii*). However, the applicants have stated that they are unable to provide the full commuted sum requirement in this instance due to viability considerations. In light of the viability issues the applicants have proposed an off-site affordable housing contribution of £700,000.
82. The applicants have stated that the financial viability of the scheme is significantly constrained due to recent increases in construction costs caused by the increasing costs of materials such as steel, chronic shortages of skilled labour, sustained rises in the cost of energy and a range of supply chain related difficulties. These issues have been exacerbated by the war in Ukraine, the global pandemic, global economic uncertainty and the UK's decision to leave the European Union. They have also highlighted that the site is located very close to the affordable housing policy boundary where the target for conventional affordable housing delivery more than halves from 35% to 15%.
83. The applicants have submitted a Financial Viability Assessment to support the scheme. The headline conclusion of the report is the development is projected to make over a £3 million loss (Scheme revenue - £26.8 mil minus Scheme development costs - £29.9 mil).
84. The submitted financial appraisal therefore evidences that based on present day costs and values the proposed a financial contribution towards affordable housing (£700k) exceeds that which could otherwise be justified. The assessment advises that notwithstanding this, the applicant has confirmed they are prepared to commit to delivery of the scheme with the proposed contribution at their own risk by taking an internal commercial view on a range of factors including: i) the potential for future market growth and improvements; and ii) the long-term financial return which will be received from holding the rental homes as an investment asset. It is also argued by the developers that this upfront over-provision of affordable housing, at the developers own risk (proposed in lieu of any future requirements to review viability), is a significant material benefit of the scheme which should be given substantial positive decision weight in the overall planning balance.
85. The applicants state that this £700,000 contribution is equivalent to approximately 15% discounted market rent affordable housing. However, the benefit of this comparison is unclear as part iii) of the policy makes it clear that the commuted sum should be provided in lieu of on-site provision of affordable housing within option ii) (35% intermediate and social rent), not option i) (Affordable private rent). As such whilst the proposed £700,000 contribution is noted, the degree this contribution departs from the requirements of Policy H5 of Core Strategy is not know at this moment in time.
86. The Financial Viability Assessment is currently under consideration by the District Valuer and as a consequence no conclusions can currently be drawn on viability issues and in particular whether the proposed departure from the outlined affordable housing requirements is justified. Comments from the District Valuer should also provide clarity regarding the level of departure from the requirements of Policy which will assist Officers and Members on this issue when the application is reported for determination.
87. Consequently, at this moment in time we are not expecting Members to come to any conclusions on affordable housing / viability issues. Members are requested to note the headline affordable housing and viability issues and provide general comments if they wish.

88. Prior to determination Officers will ensure that any departures from planning policies are robustly justified and the specialist comments from the District Valuer will be integral in this regard.

Question 5: Do Members wish to provide any general comments in relation to affordable housing / viability issues within the proposed development?

Green Space

89. Policy G4 of the Core Strategy requires residential developments to provide new green space commensurate to the number and units size of the residential development proposed. It usually expected that this new green space is provided on site.
90. The proposed development of 127 units with the specified housing mix (1-3 bed), would generate a green space requirement of 4,227 square metres of new green space. It would be difficult to provide this level of provision wholly on-site given the limited size of the site. The Core Strategy advises that for high density schemes (excess of 65 dph) it is expected that at least 20% of green space should be provided on-site with the residual being provided off-site or in the form of a commuted sum.
91. The proposal incorporates a large landscaped podium (1,073 sqm) and two predominantly grassed parcels of land to the north and south of the podium (1,702 sqm) which could be considered to constitute on-site Green Space. In total these areas would equate to around 20% of the site area and provide around 65% of the green space requirement on-site.
92. This would leave a shortfall of 1,452 sqm of green space, for which Officers would prefer to receive an off-site commuted sum (equivalent to £69,371.76), to be spent on improving existing local green spaces. Albeit it is noted that this would result in further (limited) financial pressure on the development. Officers remain in discussions with the applicants in this regard issue with the applicants seeking to provide additional on-site green space, in lieu of providing an off-site contribution.
93. The applicant has recently submitted informal proposals for discussion which seek to provide a pedestrian recreational route through the trees / woodland to the west site, including the provision of a woodchip footpath edged in logs (amongst other changes). If this woodland area was accepted as forming green-space it would remove the requirement for an off-site green space commuted sum. Officers are still considering these proposals however, they are likely to have concerns in relation to potential impacts of the route on biodiversity, the limited functional value of such a route (short linear route) and topographical challenges.
94. The provision of the publicly accessible landscape podium is a key benefit of the scheme. The area provides the potential to create an attractive, accessible, planned and well-designed open space, serving several green space functions which makes a positive contribution to the overall design concept. Officers are currently in discussions with the applicants regarding the design of the landscape podium. The principle of such a podium is supported, however Officers have requested that the soft / hard landscaping ratio of the platform is improved, along with the incorporation of more public seating areas and areas for children's play. Informal revisions in response to this are currently under consideration.

Question 6: What are Members opinions on the potential for the woodland area to be utilised as Green Space, in principle?

Question 7: Do Members have any comments to make in respect of the general approach to green space provision / design across the development?

Residential amenity – Neighbours

95. Core Strategy Policy P10 and saved UDP Policy GP5 note that developments should protect amenity.
96. The site benefits from significant separation to the nearest residential properties which located to the west of the site beyond tall mature tree cover and Otley Road, which is four lanes wide with a central landscaping strip adjacent to the site. These separation distances significant exceed the minimum separation distance contained within the neighbourhoods for Living SPD. As such the proposal will not have a detrimental impact on any neighbouring properties in terms loss of light, over-dominance or overlooking.
97. Given its juxtaposition with the surrounding residential properties the proposal is also not considered the result in any undue noise and disturbance for neighbouring residents. In particular the new green space will be situated on the opposite side of Otley Road which is a key radial route and generates a level of vehicle noise. Furthermore, given the historic use of the site as a 24hr Police Station, the proposal will not result in any demonstrable harm as a result of the proposed number of vehicle trips.
98. Overall, the proposal is not considered to result in any undue amenity concerns for neighbouring occupants in line with the requirements of Policy P10 of the Core Strategy, Policy GP5 of the UDPR and guidance contained within the NPPF.

Residential amenity – Future Occupants

99. Core Strategy Policy P10 and saved UDP policy GP5 note that development should protect amenity whilst policy BD5 notes that “all new buildings should be designed with consideration given to both their own amenity and that of their surroundings”. The NPPF (paragraph 130), states decisions should ensure that developments create a “high standard of amenity for existing and future users”.
100. All of the proposed 127 residential units would meet the minimum space standard requirements set out within Policy H9 of the Core Strategy. The ceiling heights will also be above the minimum standard to improve natural light, ventilation and thermal comfort. Each of the residential units has an external balcony / terrace area and all of the residents will also have access to private roof terraces and on-site public green spaces. As such, as a baseline the proposal will provide a good level of amenity for the future residents.
101. The proposal includes the provision of 15 apartments at ground level (Level 0), which creates a challenge in amenity terms given their juxtaposition to neighbouring uses. Three of these units (apartments 0.04, 0.05 and 0.06) are situated adjacent to, and sit on a sunken level below the proposed platform deck. To mitigate this, these units benefit from terraces within an increased depth (4.75 metres) and they are also south facing. It is noted that the terraced depth is slightly reduced for apartment 0.04,

however this apartment and terrace benefits from a dual aspect, with an alternative open outlook to the west. The platform also incorporates landscaping buffers to its edges, to prevent overlooking of ground floor and first floor units from the platform at close quarters.

102. Flats 0.08, 0.11, 0.12, 0.14 and 0.15 are located adjacent to footpath links, however the relationship between the footways and ground floor terraces is largely managed by the introduction of landscaping which provides a buffer between the uses. Apartments 0.09 and 0.10 have an abrupt relationship with the adjacent car parking which is generally undesirable. Overall, a few of the ground floor apartments create some amenity concerns given their relationship to neighbouring land which will need to be weighed up in the planning balance. However, in general the proposal will provide a good level of amenity for the future occupiers with weight given to the provision of roof terraces and good quality on-site green space, in line with the requirements of Policy P10 of the Core Strategy, Policies GP5 and BD5 of the UDPR and guidance contained within the NPPF.

Question 8: Do Members have any comments to make in respect of the amenity of neighbours or future residents?

Ecology / Nature / Trees

103. The site currently benefits from an attractive landscaped setting with mature tree cover present to its boundaries. These trees (within the site) are protected by a Tree Preservation Order (TPO). The existing landscaping has many functions including being an attractive attribute of the area, climate change mitigation and biodiversity. As such any proposal should seek to retain and not harm the surrounding trees, as far as practicable and provide appropriate mitigation where necessary.
104. The proposed development is set centrally within the site away from its boundaries. Consequently, the proposal provides adequate spatial separation to the adjacent protected trees and their root protection zones, to ensure that the development will not harm and has an acceptable relationship with the trees, helping to ensure that the existing verdant character is retained.
105. The vast majority of trees which are included within the TPO will be retained on site, except those Category U trees (27 no.), which the Arboricultural Survey identifies as dead or of such poor condition that pose a health and safety risk and should be removed and replaced. A further 9 trees require removal in order to facilitate the development. 7 of these are Category U trees located to the south of the existing police station and are not subject to the site wide TPO. It is noted that one healthy protected tree (T33) is to be removed, however this is considered to be necessary to construct the pedestrian footbridge, which has wider planning benefits. Notably the proposal also incorporates a variety of new planting proposals, including infill planting to the eastern boundary to strengthen its screening function. In total of the 140 trees currently on site, 36 are proposed to be removed, however 123 new trees will be planted within the site. This exceeds the 3 for 1 Policy aspirations contained within Policy LAND2 of the Natural Resources and Waste DPD and will result in a net gain in tree coverage across the site.
106. The retention of the existing trees is also important from a biodiversity / ecology perspective as this provides a valued woodland habitat which supports a variety of wildlife. Policy G9 of the Core Strategy requires developments to result in a net gain for biodiversity across the site (10 %). The submitted ecological impact assessment

and biodiversity impact calculator indicates that the development will achieve a 21.03% net gain in habitat units which exceeds the policy requirements in this regard. This will be largely achieved through the introduction of green roofs/walls, new hedge planting, new native species planting, the use of species rich grass mixes and wildlife friendly planting.

107. Policy G8 of the Core Strategy relates to the protection of important species and habitats. It is noted that the submitted bat survey highlights that the smaller, single storey building on the site was considered to support a day roost of a small number of common pipistrelle bats. Accordingly, the Ecological Impact Assessment recommends a European Protected Species Mitigation Licence will need to be obtained prior to works commencing on the smaller building, and that a further emergence or re-entry survey is undertaken to inform the license. This will be subject to a planning condition should the application be approved. Five trees on site were considered to offer suitability to support roosting bats and these trees will be retained as part of the proposals. The Nature Officer also recommends a variety of planning conditions mitigate harm and enhance habitats for protected species including the need for bat and bird boxes, low impact lighting schemes and hedgehog protection. These would be secured via planning conditions within the wider requirements for a Construction Environmental Management Plan (CEMP) and a Biodiversity Enhancement and Management Plan (BEMP). The proposal is therefore considered to comply with the requirements of Policy G8 of the Core Strategy in relation to the protection of important species, subject to the mitigation measures and enhancements which can be secured via planning condition.

Question 9: Do Members have any concerns or comments relating to ecology / nature / trees?

Highways considerations

108. Core Strategy policy T2 and saved UDPR policy GP5 note that development proposals must resolve detailed planning considerations and should seek to maximise highway safety. This means that the applicants must demonstrate that the development can achieve safe access and will not overburden the capacity of existing infrastructure. It is also outlined within the spatial policies of the Core Strategy it is also expected that development is sited within sustainable locations and meets the accessibility criteria of the Core Strategy.
109. As previously outlined the proposal is considered to be located within a generally sustainable location within the main urban area of Leeds which benefits from good bus links to nearby Centres.
110. The site was previously in use as a district police headquarters which generated a significant level of peak hour traffic movements, given the number of office-based and administrative staff working traditional 0900-1700 hours. In addition, a significant number of additional trips occurred throughout the day as a consequence of the nature of the police work. The submitted Transport Assessment indicates that the proposal will result in a reduction of 27 two-way AM trips, and in the evening peak hour a reduction of 13 two-way trips. As such the proposal will result in a notable reduction in traffic volumes during peak hours compared to the extant use of the site as a Police Station. Consequently, the proposal will not result in any highway capacity or traffic volume concerns.

111. The existing site benefits from direct vehicular access and egress from the A6120 Ring Road. At the north of the site there is also an access only vehicular entrance from the A660 Otley Road and an exit only road on the western boundary to Otley Road. The proposal maintains the principle entrance and egress routes with the addition of an automatic vehicle barrier and intercom at the north of the site to prevent bypassing of the lawnswood roundabout. The southern egress will be modified through the formalisation of the existing kerbing, extending the current provision to physically prevent any left turns in. From the Ring Road, the existing access will be retained and will continue to operate as two-way (entry and exit).
112. The internal road layout will be modified as part of the proposals to facilitate the under-croft car parking area. The internal access road along the eastern boundary will become the primary route through the site for service and delivery vehicles. The internal roads will remain in private ownership and details of the long-term maintenance arrangements for these will be secured by planning condition.
113. The site is situated close to Lawnswood roundabout which is subject to improvement works in the near future. The scheme aims to make the junction safer for all users, more attractive to pedestrians and cyclists and more efficient for bus prioritisation. The emerging scheme includes proposals for a signalised roundabout, signalised pedestrian / cycling crossing facilities, segregated cycle facilities on the approaches to the junction and a 24hr southbound (towards City Centre), bus and cycle lane on Otley Road on the approach to the junction, including the prioritisation of buses at the junction. The scheme is in draft form and still required to progress through the detailed design stage. Given the reduction in proposed trip rates the proposal will not have an impact on the proposed roundabout redevelopment other than minor modifications to the developments 'exit only' junction off Otley Road.
114. In terms of parking provision, a total of 140 parking spaces will be provided at the site with the majority provided under the building to maximise use of existing hardstanding. This parking provision includes seven disabled spaces (5%) as well as 13 car parking spaces for visitors and 13 motorcycle spaces. This level of parking provision is considered to be satisfactory by the Highways Officer given the nature of the scheme and its location. The proposal also incorporates the provision of a Car Club space which will be available to the wider public.
115. 139 secure cycle parking spaces will also be provided, equating to one space per unit plus 12 visitor spaces. 92 of these spaces will be provided as double stacked spaces and 47 will be provided as Sheffield hoop spaces, of which seven will be wider Sheffield hoops.
116. In summary, no severe highway impacts are anticipated from the development, subject various planning conditions recommended by the Highways Officer.

Question 10: Do Members have any concerns or comments relating to highway issues?

Climate change

117. Leeds City Council has declared a Climate Change Emergency. Planning policies within the Development Plan seeks to address this issue by ensuring that developments incorporate measures to help reduce the impacts on climate change. In particular, Policy EN1 of the Core Strategy requires residential developments to achieve reduced predicted carbon dioxide emissions as well as provide a minimum

of 10% of the predicted energy needs of the development from low carbon energy. Policy EN2 requires major residential developments to meet a water standard of 110 litres per person per day, where feasible. Furthermore, Policy EN8 of the Core Strategy requires the installation of Electric Vehicle Charging Points (EVCP) commensurate to the scale of the development.

118. The applicants have provided a Sustainability Statement and Energy Statement which outlines that the development will introduce a range of measures including improved U-values of the external envelope and glazing, improved air permeability of the envelope, improved efficiency of space heating, cooling and hot water, the use of heat recovery for mechanical ventilation system and the use of energy efficient lighting to save Carbon Dioxide emissions. These measures are predicted to save 56,485.43 kg of Carbon Dioxide per year which represents an improvement of 52.7% against the Building Regulations requirements and is in excess of the 20% required improvement contained within Policy EN1.
119. The proposal also incorporates individual air source heat pumps to provide low carbon heating and hot water to the dwellings contributing 380,853.67kWh/annum per annum which represents 90.50% of the sites total energy consumption of 420,841.35kWh/annum. These are located internally within the apartments with supply and extract ductwork to external air bricks. Photovoltaic panels are also proposed on some of the roofs which will provide electricity to the building generating 83,207.72kWh/annum per annum which represents 19.77% of the sites total energy consumption of 420,841.35kWh/annum. Overall, this contribution from low/zero carbon technology is well in excess of the 10% requirement contained within Policy EN1 of the Core Strategy.
120. The supporting technical information also confirms that the development will achieve a water standard of 106 litres per person per day which therefore exceeds the Policy EN2 requirements (110 litres, per person, per day). Sanitary wares within the development will be procured in line with the values set out in the Water Efficiency Calculator.
121. In terms of Electric Vehicle Charge Point (EVCP) provision, 70 out of the proposed 140 spaces (50%) within the development will include a charge point. The remaining 70 spaces will be fitted with passive EV charging facilities, which can be brought online at a later date as demand dictates. This level of EVCP provision is considered to be acceptable by the Highways Officer in line with the requirements of EN8 of the Core Strategy.
122. Overall the proposal is considered acceptable in relation to climate change mitigation, in line with the requirements of Policies EN1, EN2 and EN8 of the Core Strategy.

Question 11: Do Members have any comments in relation to the environmental impact of the proposed development?

Accessible Housing / Access for all

123. Policy H10 of the Core Strategy relates to accessible housing standards. The policy requires new residential developments to include the following proportions of accessible dwellings:

- 30% of dwellings meet the requirements of M4(2) volume 1 of Part M of the Building Regulations 'accessible and adaptable dwellings'.
- 2% dwellings meet the requirement of M4(3) of Part M volume 1 of the Building Regulations 'wheelchair user dwellings', wheelchair adaptable or accessible dwellings.

124. The proposal incorporates 38 apartments which meet the requirement of Part M4(2) of the Building Regulations (accessible and adaptable dwellings), and 3 apartments which will meet Part M4(3) requirements (wheelchair user dwellings), thus complying with Policy H10 of the Core Strategy.
125. Policy P10, part (vi) of the Core Strategy requires developments to be accessible to all users, including visitors. The existing site has a principal pedestrian access in the centre of the western boundary down a number of external steps. The proposed footbridge will remove the need for stepped access to the building by creating level access onto the podium deck to the main entrance of the building. An external lift is also provided to the southern edge of the platform deck which will provide access from the external parking spaces onto the platform. In addition, internal lifts will provide step free access between levels for residents. These lifts within in the building cores allow resident circulation between car parking and residential levels. All balcony/amenity space access is proposed to allow for level access. Accessible parking spaces are also provided at ground level in close proximity to entrances to the building cores.
126. Overall, the proposal is considered to meet the requirements of Policies H10 and P10 of the Core Strategy in relation to accessible housing and access for all.

Question 12: Do Members support the proposed provision of accessible housing and access for all adaptations?

Other Matters

127. *Drainage* – A Flood Risk Assessment and Drainage Strategy has been supplied by the applicant. The Flood Risk Management Team accept that the application site is located in Flood Zone 1 and not at risk of any critical flood risks that require specific mitigation. The proposed drainage strategy is also considered to be acceptable subject to planning conditions.
128. *Wind mitigation* – The Leeds City Council Wind and Microclimate Toolkit is linked to the Tall Buildings SPD and outlines the requirements and thresholds for wind surveys in relation to new tall buildings in Leeds. Good wind microclimate conditions are necessary for creating outstanding public spaces. Adverse wind effects can reduce the quality and usability of outdoor areas, and lead to safety concerns in extreme cases. The proposed building extends up to 19 metres in height. The table in Section 2 of the document advises that new buildings between 15-30 metres in height should undertake Computational (CFD) Simulations OR Wind Tunnel Testing to inform a wind study. Should the proposal continue to be progressed at heights above 15m a wind survey in line with the Tall Building SPD and associated wind and microclimate toolkit requirements will be requested from the applicants prior to the determination of the application, with any recommended mitigation measures incorporated into the design of the development.

Representations

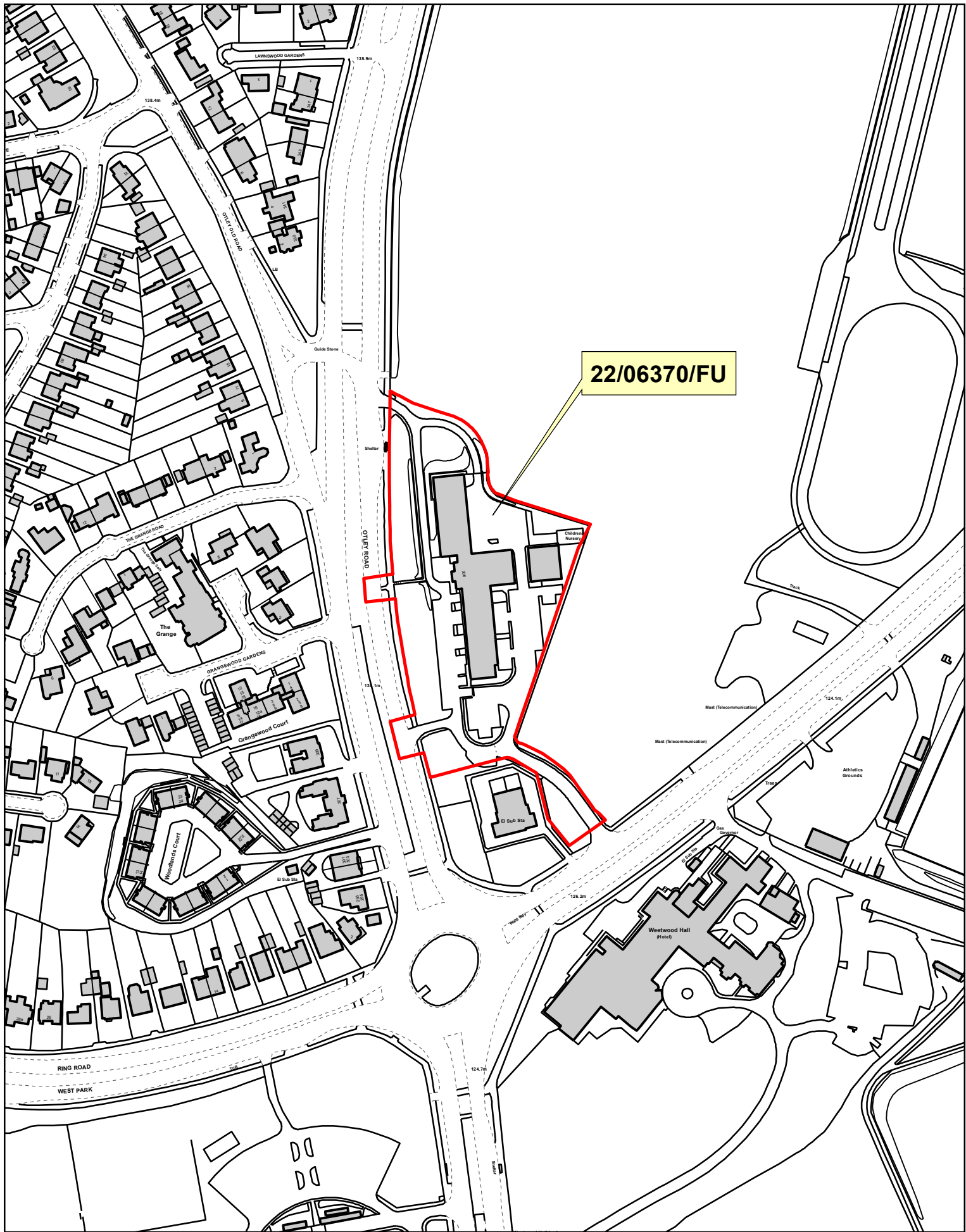
129. As previously outlined two representations to the proposed development has been received, one in objection (Adel Neighbourhood Forum) and one in support of the proposed development (Leeds Civic Trust). The issues raised within the representations are highlighted within paragraphs 22 and 23 of this report.
130. Members are requested to note the matters raised both in support and objection to the proposals at this moment in time

Conclusions

PLANNING BALANCE / CONCLUSIONS

131. The proposed scheme will provide a significant number of planning benefits including the regeneration of a brownfield site, provision of 127 new homes to the housing supply, new publicly accessible on-site greenspace, new tree planting, biodiversity net gain above policy requirements and a climate change resilient building which incorporates zero/low carbon technologies above the policy requirements.
132. However, Members will note that Officers have raised some potential concerns in relation to the design and scale of the building, green space provision and amenity levels for some ground floor units. Members input is especially requested for these elements of the proposal to provide clear direction for future negotiations with the applicant prior to the determination of the application.
133. Members will be unable to conclude on the overall acceptability of the scheme until the outstanding affordable housing / viability issues have been resolved. Officers will await specialist comments from the District Valuer before coming to a conclusion on viability / affordable housing issues. These conclusions will then be reported back at determination stage. However, members can be assured that officers will seek to secure the maximum public benefits from the scheme which includes maximising the affordable housing provision from the development.
134. Members are respectfully requested to provide answers to the questions posed in the main body of this report, all of which are reproduced below for ease of reference and to offer any additional comments that they consider are appropriate regarding this development proposal:
- **Question 1:** Do Members support the principle of residential use on the site?
 - **Question 2:** Do Members support the proposed height/scale of the development at 4-6 storeys?
 - **Question 3:** Do Members support the design of the development including the proposed palette of materials?
 - **Question 4:** Do Members support the proposed housing mix?
 - **Question 5:** Do Members wish to provide any general comments in relation to affordable housing / viability issues within the proposed development?
 - **Question 6:** What are Members opinions on the potential for the woodland area to be utilised as Green Space, in principle?
 - **Question 7:** Do Members have any comments to make in respect of the general approach to green space provision / design across the development?
 - **Question 8:** Do Members have any comments to make in respect of the amenity of neighbours or future residents?
 - **Question 9:** Do Members have any concerns or comments relating to ecology / nature / trees?

- **Question 10:** Do Members have any concerns or comments relating to highway issues?
- **Question 11:** Do Members have any comments in relation to the environmental impact of the proposed development?
- **Question 12:** Do Members support the proposed provision of accessible housing and access for all adaptations?
- **Do Members wish to raise any other matters at this point in time?**



22/06370/FU

SOUTH AND WEST PLANS PANEL





PLANS PANEL PRESENTATION

SCALE 1:2500





PLANS PANEL PRESENTATION

SCALE 1:2500





Originator: Nigel Wren

0113 3788080

Report of the Chief Planning Officer

SOUTH AND WEST PLANS PANEL

3rd August 2023

Subject: 22/03466/FU - New artificial grass pitch with floodlighting; new emergency access; storage container; relocation of existing long jumps; associated landscaping works. Guiseley School, Fieldhead Road, Guiseley

APPLICANT	DATE VALID	TARGET DATE
Aireborough Learning Partnership	17.5.22	TBA

Electoral Wards Affected:

Guiseley & Rawdon

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: GRANT PERMISSION: subject to a S106 agreement to require funding for TRO's & payment of a travel plan monitoring fee and the following conditions:

1. Time limit.
2. Approved Plans.
3. Materials.
4. Surfacing materials
5. Hours of use to be limited to 8.00am to 9.00pm Monday to Friday and 9am to 6pm Saturday and Sunday with no community use before 5.00pm on weekdays.

6. No floodlighting permitted after 8.00pm in August, 7.00pm in September & 8.00pm in October.
7. Full specification details of all fencing including acoustic fencing to be provided.
8. Tree protection measures.
9. Landscaping Scheme.
10. Landscape management plan.
11. Land contamination conditions
12. Full details of Biodiversity Net Gain to be provided
13. Construction and environmental management plan.
14. Biodiversity enhancement and management plan.
15. Bat Mitigation method statement to be submitted.
16. End of life strategy for removal and disposal of rubber crumb.
17. Off-site highway works.
18. Gates to be set back from highway.
19. Community use agreement.
20. No community use to be allowed at times when out of hours school events are scheduled.
21. Car park and service management plan.
22. Construction Management Plan.
23. Travel plan.
24. Hours of construction.
25. Noise management plan to be submitted.
26. Details of access widening works and method statement

INTRODUCTION:

1. This is a full planning application for a new artificial grass pitch (AGP) with floodlighting; emergency access; relocation of existing long jumps; associated landscaping works.
2. The application is brought to Plans Panel at the request of Ward Members.
3. Cllr Alderson has objected to the development and referred the application to Plans Panel due to the following material planning concerns:

Loss of Privacy – more visitors from outside of the area are expected to come to this greenspace adjacent to Guiseley School should this application for increased development for sports features be approved.

Parking – such a development will encourage increased parking in neighbouring areas, causing distress to residents who already struggle to deal with school-associated parking. Residents of Fieldhead Grove, Aldersyde Road, Back Lane, Park Road, Tranfield Avenue and Oswald Close have been in touch with us to express their concerns with regard to increased parking.

Traffic – the encouragement for more visitors from outside the local area will increase traffic and parking, creating a vicious cycle which compounds both problems.

Noise – As above, increased attendance to the greenspace adjacent to Guiseley school will subsequently generate more noise for residents living in Fieldhead Grove, Aldersyde Road, Park Road, Tranfield Avenue etc.

Design, Appearance & Materials – this greenspace would permanently have towering floodlights overlooking the field, affecting the view across the field and the skyline in neighbouring areas.

Former Cllr Wadsworth also objected to the development for the reasons listed above.

4. Cllr Thomson has referred the application to Plans Panel due to the considerable level of public interest in the application both in support and objecting to the application and to ensure transparency in the decision-making process. The referral is on the grounds that the development is considered to result in significant benefits to the sporting facilities for Guiseley School and create improved community use, but also result in potential noise, lighting, and disturbance issues as well as parking and road safety concerns which will have an impact on occupiers of nearby properties. The significance and sensitivity of such a proposal therefore warrants the application being referred to Plans Panel.
5. The Ward Member comments received are regarded as material planning considerations and after consultation with the Chair of South and West Plans Panel it was agreed that the application meets the scheme of delegation requirements for the matter to be reported to Plans Panel for determination.

PROPOSAL:

6. The application proposes the construction of an artificial grass pitch (AGP) with 6 x15m high floodlighting columns around the site perimeter, together with a new emergency access, relocation of existing long jumps and associated works. The pitch will be a full sized 11 v 11 artificial pitch, replacing an existing pitch and will be laid out to also accommodate two 9 v 9, two 7 v 7, four 5 a side or four smaller training areas. A new access road to provide temporary access during the construction will subsequently provide a new emergency access to the pitch. The hours of use proposed for the pitch are 8.00 am – 9.00 pm Monday to Friday and 8 am – 6 pm Saturdays & Sunday, which will include community use.

SITE AND SURROUNDINGS:

7. The application site comprises Guiseley School playing fields which are located to the north-west of the main school campus. The site area amounts to circa 1.3 ha of land which is mainly laid out as grass sports pitches with trees and hedges located on the boundaries and separating the playing pitches. To the north, the site is adjacent to Green Meadows Academy and to the east, the site adjoins the rear of the residential

properties fronting Aldersyde Road. A designated footpath (AIREBOROUGH 43) separates the wider school site runs along its south-eastern boundary with Fieldhead Drive. The site is also located adjacent to the Tranmere Park Estate Conservation Area which runs alongside Bradford Road to the west with housing beyond. The site itself is relatively flat and slightly set down when viewed from adjacent public vantage points.

RELEVANT PLANNING HISTORY

8. 22/04149/FU - 2.4m high perimeter fencing to existing school playing fields and five gates for access and maintenance. Approved 27.10.22

18/06203/FU - Demolition of existing main school and erection of two new three storey school buildings, relocation of hard courts; reconfiguration and increase in car parking provision; and associated landscaping. Approved 23.1.19

HISTORY OF NEGOTIATIONS

9. The proposal has been subject of extensive post submission discussions.
10. Throughout discussions there has been general support of the principle of the development given the enhancement that will be provided to the school's sporting facilities, though concerns have been raised throughout regarding the potential impact the development could have on the amenity of the occupants of nearby properties through noise and disturbance from the use of the pitch particularly from wider community use during evenings and weekends. Concerns have also been raised in respect of the floodlighting and the impact this may have upon the local ecology. In response to these concerns the applicant has produced a noise and lighting assessment.
11. Originally, the hours of use for the pitch were from 8.00 am – 10.00 pm Mondays to Fridays and 8.00 am – 6.00 pm Saturdays and Sundays. The hours of use during weekdays have now been amended to 9.00PM. Additionally, acoustic fencing is also now proposed. The scheme has also been amended to reduce the number of floodlights from 8 to 6 x 15m high columns together with limited and restricted use of artificial lighting during the seasonal period for bat foraging.
12. Full details of evidence to provide a policy compliant Biodiversity Net Gain have also been requested and initially, bat surveys were also sought.

PUBLIC/LOCAL RESPONSE:

13. The application has been advertised by site notices posted around the site on the 14.6.22 and subsequently on the 2.8.22. At the time of writing 309 representations have been recorded, albeit these include duplicated representations and out of the area comments. 191 representations are recorded as comments of support of the development with 116 objections and 2 neutral comments.

14. The comments made in support of the application relate to the benefits of providing extra sports facilities for children of the school and the wider community. The all-weather pitch will enable all year-round use, encouraging and supporting local sports and sports clubs as well as providing access to improved facilities and the related benefits of physical and mental well-being. The facilities will also provide opportunities to support local adult and junior football, rugby and cricket teams with purpose-built facilities to enable their development and promote better coaching.
15. The objections relate to increased parking on local roads and related highway safety concerns given the additional community use provision, increased noise and disturbance, unreasonable hours of use, lack of community engagement, loss of public access to playing pitch, concerns relating to flooding and increased surface water run-off, light spill and resulting light pollution, concerns also that the proposal will have a detrimental impact on the quality of life of surrounding residents and harm their mental and physical health.
16. Objection comments made also state that no site notices have been posted, proposals will have a negative impact on wildlife and ecology impacts including protected bats, loss of visual amenity, design is out of character with the area as a result of 15m high lighting columns, 4.5m high fencing and acoustic fencing up to 3.5m high, change of use of the land, net loss of playing pitches, other sports facilities have capacity for increased use and there is no need for this development, proposed access off Bradford Road is harmful to the character of the conservation area, impact of construction activities, supporting noise and drainage statements are inaccurate and misleading. The applicant's acoustic report also significantly misrepresents the distance and noise levels to nearest residential properties. The drainage proposal will significantly worsen the existing situation which already floods, and the Aldersyde Estate will be at further risk. The BNG has been overvalued. Bat surveys should be carried out prior to the determination of this application in accordance with the council's nature team comments. The development will lead to property devaluation.

17. **CONSULTATION RESPONSES:**

Statutory:

Sport England – Initial objection. This has now been addressed following revisions that show the proposal and the access road in relation to the retained playing field. This shows that the retained playing field can accommodate rounders, football, cricket and rugby. The proposal is now considered to accord with Policy Exception E5 of Sport England's Playing Fields Policy in that: E5 The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.' Sport England therefore has no objection to the proposal subject to a condition relating to the provision of community use.

Non-statutory:

Environmental Health – Initial review of the submitted noise assessment indicated that further information was necessary to take into account ball impacts, shouts and whistles during the evening time. Based on the background noise level, LAmax events would need to be lower than 59dB at dwellings on Aldersyde Road to meet this criterion. It is unlikely that acceptable levels would be achieved based on the small separation distance to those dwellings despite the acoustic barrier. It may be that the use of whistles is not permitted or restricted at certain times as has been the case for pitches located close to dwellings.

The applicant subsequently updated the noise assessment to address earlier comments received from Environmental Health. Following a re-consultation it was noted that that ball impacts and raised voices would meet LCC criteria for Lmax events in the evening after 7pm although whistles would not. It is therefore proposed by the applicant that the use of whistles after 7pm would be prohibited as part of a site management plan. This approach has been accepted at other sites in Leeds. On this basis, the noise reports demonstrate that Leeds City Councils criteria would be met with the inclusion of a relatively high specification acoustic barrier as outlined and a conditioned approval would be supported.

Some concerns have been raised by residents regarding the position of the baseline noise assessment. A single measurement location on Aldersyde Road was used to establish baseline conditions. It is considered however that this location was likely to be more screened from local road traffic on the A6038 and Back Lane than facades facing the sports pitch on Fieldhead Drive and Aldersyde Way. It is therefore likely that the differential between baseline and sports pitch sound would be lower than stated in the report i.e., more masking sound. It is considered however that it would have been beneficial for additional baseline data at the boundary of the site to have been carried out to quantify this issue.

In regard to artificial lighting, eight lighting columns were originally proposed, each 15m in height however, these have since been reduced to six 15m high columns as stated in the applicant's "Technical Note" dated January 2023. Lighting overspill has been designed out as illustrated in technical drawings submitted by the applicant, indicating that direct lighting onto properties and resulting amenity impacts is not a concern. However, since the space will be illuminated during evenings, there will remain a degree of residual impact on visual amenity out-with the scope of Environmental Health's remit to comment on.

Environmental Health were re-consulted however specifically on information submitted by the applicant on the 12th of May 2023 relating to rubber crumb and end of life pitch recycling. A note prepared by the Football Foundation outlines the regulatory framework and current good practice measures to be followed in the procurement, maintenance, and end of life disposal of 3G Artificial Grass Pitches (AGP). Environmental Health have raised no objection to the adoption of these principles as they will mitigate risk in accordance with the current regulatory framework.

FRM – No objection following receipt of additional supporting information.

Highways – No objection following receipt of additional supporting information. Updated comments also seek a S106 contribution to fund potential Traffic Regulation Orders should the development generate on-street car parking issues.

Landscape – Initial objection relating to the impact on surrounding trees, proximity of potential construction works and lack of detail in terms of impact on tree root systems, impact from drainage / level changes, the requirement for a detailed landscape strategy / staged management of declining adjacent poplars and confirmation that replacement buffer planting will comply with LCC standards.

Local Plans - No objection in policy terms.

PROW – No objection. The proposed development would provide a 2.5-metre-wide access path shown to the south of the site which will link into Public Footpath No.43 Aireborough. This link will promote and encourage more use of the public rights of way network for local journeys particularly in and around the local neighbourhood.

Nature Conservation – Initial consultations sought additional details in regard to how the development will achieve a measurable net gain for biodiversity. Further details sought also related to the need for surveys to investigate bat activity on site, assess what impact the scheme (with reference to lighting) will have on bat foraging and commuting and recommend measures to avoid or mitigate any impacts.

Evidence also sought to confirm that any trees to be planted as part of both on-site and off-site habitat creation can achieve the medium size class within 30 years of planting.

Further updated comments received from Nature Conservation relate to the receipt of a Poplar Management Strategy (PMS). Comments indicate that in view of the desirability of implementing the (PMS), based on the assumption that no potential bat roosting features will be removed (as per section 6 of the Poplar Management Strategy), Nature Team would be content for a Bat Mitigation Method Statement condition to be imposed. Also, that a further condition is imposed to restrict the use of floodlighting during the bat activity and foraging season and therefore avoid the need for any bat surveys to be carried out prior to the determination of this application.

Yorkshire Wildlife Trust – No objection in principle albeit it is noted that there is a potential for the proposed development to impact on bats, a bat activity survey should be carried out to inform on species present and levels of use of the area. Alternatively, a lighting scheme which shows that dark corridors along the features of interest identified for use of bats will be retained would be beneficial to ensure there is no harm to this protected species.

West Yorkshire Police – No objection

Yorkshire Water – No objection subject to conditions

PLANNING POLICIES:

18. The Site Allocations Plan was adopted in July 2019. Following a statutory challenge, Policy HG2, so far as it relates to sites which immediately before the adoption of the SAP were within the green belt, has been remitted to the Secretary of State and is to be treated as not adopted. All other policies within the SAP remain adopted and should be afforded full weight. The determination of this application is unaffected by the challenge to the SAP.
19. Section 38 of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Leeds is made up of the adopted Site Allocations Plan (2019), the Core Strategy (as amended 2019), saved policies from the Leeds Unitary Development Plan (Review 2006) (UDP), Aire Valley Leeds Area Action Plan (2017) and the Natural Resources and Waste Development Plan Document (DPD), adopted January 2013 and any made Neighbourhood Plans.
20. There is no made Neighbourhood Plan, however the site lies within the boundary of the Aireborough Neighbourhood Area.
21. The application site forms part of a wider area designated as green space on the Policies Map (G1338) as shown in the Site Allocations Plan within the green space typology of outdoor sport.

22. Core Strategy

The Core Strategy is the development plan for the whole of the Leeds district. The following core strategy policies are relevant:

Spatial Policy 1 Location and scale of development.

GS1 Greenspace

G3 Standards for open space, sport and recreation

G6 Protection of greenspace

G8 'Protection of important species and habitats' states development proposals that affect priority species or habitats will need to be assessed.

P10 Seeks to ensure that new development is well designed and respects its context.

P12 'Landscape' confirms the character, quality and biodiversity of townscapes and landscapes should be conserved and enhanced to protect distinctiveness.

23. Relevant saved UDPR policies include

GP5: Development proposals should resolve detailed planning considerations.

LD1 - Landscaping

N6: Protected playing pitches

N19 Development adjacent to conservation areas should preserve or enhance the character and appearance of the area.

T5: Safe and secure access for pedestrians and cyclists to new development.

T24 Parking provision

24. The Natural Resources and Waste Local Plan (NRWLP) was adopted by Leeds City Council on 16th January 2013 and is part of the Local Development Framework. The Plan sets out where land is needed to enable the City to manage resources, like trees, minerals, energy, waste and water over the next 15 years, and identifies specific actions which will help use natural resources in a more efficient way

Tranmere Park Conservation Area Appraisal and Management Plan -May 2013

25. Supplementary Planning Guidance:

SPD Street Design Guide

SPD Neighbourhoods for Living

SPD Parking (2016)

SPD Accessible Leeds

National Planning Guidance:

26. The revised National Planning Policy Framework (NPPF), published in 2021, and the National Planning Practice Guidance (NPPG), published March 2014, replaces previous Planning Policy Guidance/Statements in setting out the Government's planning policies for England and how these are expected to be applied. One of the key principles at the heart of the Framework is a presumption in favour of Sustainable Development.

27. The introduction of the NPPF has not changed the legal requirement that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The policy guidance in Annex 1 to the NPPF is that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies in the plan to the policies in the Framework, the greater the weight that may be given. It is considered that the local planning policies mentioned above are consistent with the wider aims of the NPPF.

28. The Planning Practice Guidance (PPG) provides comments on the application of policies within the NPPF. The PPG also provides guidance in relation to the imposition of planning conditions. It sets out that conditions should only be imposed where they are necessary, relevant to planning and; to the development to be permitted; enforceable; precise and; reasonable in all other respects. The Neighbourhood Planning Act 2017 requires that for all applications determined after

October 2018 any pre-commencement conditions are agreed in advance with applicants.

29. The following sections of the Framework are most relevant for the purposes of determining this application:

- 2. Achieving sustainable development;
- 4. Decision-making;
- 8. Promoting healthy and safe communities
- 12. Achieving well-designed places;
- 15. Conserving and enhancing the natural environment.

30. Paragraph 93 of the NPPF supports the provision of community facilities and other local services in order to enhance the sustainability of communities: To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

31. Paragraph 180 of the NPPF states that when determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest.
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

KEY ISSUES

- Principle of development
- Design and visual impact
- Impact on residential amenity
- Highways
- Landscaping
- Ecology
- Other matters
- Conclusion

Principle of development

32. Section 38(6) of the Planning & Compulsory Purchase Act 2004, indicates that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise.
33. In terms of land use, the application site forms part of a wider area designated as protected playing pitches by UDP Policy N6, which was designated some time ago. This is overlain by Policy GS1 in the Site Allocations Plan (site reference G1338 with the green space typology of Outdoor Sport).
34. Policy GS1 in the Site Allocations Plan (SAP) states “DESIGNATION/PROTECTION OF GREEN SPACE THE SITE ALLOCATIONS PLAN DESIGNATES SITES IN A GREEN SPACE USE IN ACCORDANCE WITH POLICY G6 OF THE CORE STRATEGY. THESE ARE SHOWN ON THE POLICIES MAP“.
35. Core strategy policy G6 relates to the protection and redevelopment of existing green space protects green space from development unless one of three criteria is met including
- (i) There is an adequate supply of accessible green space/open space within the analysis area and the development site offers no potential for use as an alternative deficient open space type, as illustrated in the Leeds Open Space, Sport and Recreation Assessment, or,
 - (ii) The green space/open space is replaced by an area of at least equal size, accessibility and quality in the same locality; or

- (iii) Where supported by evidence and in the delivery of wider planning benefits, redevelopment proposals demonstrate a clear relationship to improvements of existing green space quality in the same locality.

36. Similarly, UDP Policy N6 relates to the development of playing pitches which will not be permitted unless two criteria are satisfied.

- i. THERE IS A DEMONSTRABLE NET GAIN TO OVERALL PITCH QUALITY AND PROVISION BY PART REDEVELOPMENT OF A SITE OR SUITABLE RELOCATION WITHIN THE SAME LOCALITY OF THE CITY, CONSISTENT WITH THE SITE'S FUNCTIONS;
- ii. OR ii. THERE IS NO SHORTAGE OF PITCHES IN AN AREA IN RELATION TO PITCH DEMAND LOCALLY, IN THE CONTEXT OF THE CITY'S NEEDS, AND CITY WIDE, AND DEVELOPMENT WOULD NOT CONFLICT WITH UDP POLICIES CONCERNING PROTECTION OF THE GREEN BELT, PROTECTION AND ENHANCEMENT OF GREENSPACE AND PROVISION OF ADDITIONAL GREENSPACE, URBAN GREEN CORRIDORS AND OTHER OPEN LAND (POLICIES N1 TO N5 INCLUSIVE, N8 TO N11 INCLUSIVE AND N32)

37. Given the existing use and designation of the site, the proposed development falls within the accepted definition of open space, sport and recreation set out in Core Strategy Policy G3. As such, there is no change of use of land use as suggested by some objectors.

38. Outdoor sports provision includes grass playing pitches and synthetic pitches. Core Strategy Policy G6 relating to the protection and redevelopment of existing green space protects green space from development unless one of three criteria is met including "(ii) The green space / open space is replaced by an area of at least equal size, accessibility and quality in the same locality.". In the case of this application, the redevelopment of an existing playing pitch is proposed through its replacement by a new artificial pitch, which the applicant considers will improve playability in terms of the hours of use available and the flexible type of play which can take place on this new pitch. Given that the replacement pitch will be in the same location as the existing pitch with increased hours of availability and arguably improved quality, the provisions of G6(ii) would apply.

39. Sport England have been consulted on this proposal Sport England considers that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement. Sport England has considered the application in light of the National Planning Policy Framework (particularly Paragraph 99) and Sport England's Playing Fields Policy, which is presented within their 'Playing Fields Policy and Guidance Document'

40. Although Sport England initially objected to the proposal, their objection has now been withdrawn following revisions that show the proposal and the access road in relation to the retained playing field. This shows that the retained playing field can accommodate rounders, football, cricket and rugby.
41. The proposal is for an artificial grass pitch (AGP) with floodlighting and includes a new emergency access. The proposed AGP will be situated on the eastern part of the playing field and the proposed emergency access will cut across the western part of the playing field. Aerial images (including historic images) of the western part of the playing field show that it has been marked out for rugby, football, rounders and cricket. The proposed AGP will be used for football and rugby. As part of the assessment of this consultation, Sport England has sought the views of a number of National Governing Bodies for Sport. These National Bodies act as Sport England's technical advisors in respect of their sport and their sport facilities.
42. In considering proposals for other indoor or outdoor sport facilities on playing field, Sport England will not object to such proposals if they are considered to meet our exception E5 of the Playing Fields Policy which states: E5 The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.'
43. Comments received from the Football Foundation (FF) confirm that the proposed AGP will meet a demand and the new pitch will meet design guidance. Sport England notes in the Planning and Design & Access Statement that as the current grass pitch is jointly used as a rugby pitch, rugby line markings on the AGP have been provided. The Rugby Football Union (RFU) comment that while they are not aware of a strategic need for a rugby AGP, there is a strong rugby offer amongst local educational institutions which the RFU is keen to ensure is sustained. The RFU further comment that in order for the AGP to be used for contact rugby it must be World Rugby Regulation 22 compliant while also passing testing every 2 years. As the initial submission did not reference World Rugby Regulation 22 and whether the surface would be compliant in any of the planning documentation, confirmation of this was sought.
44. It was also noted by Sport England from their initial submission that the proposed emergency access road would dissect the western playing field. The RFU commented that it is not possible from the drawings provided to determine how much run-off there would be for the pitch north of the proposed access road. It was also considered that the proposed access road would remove a cricket wicket, and this would prevent cricket from being played on the playing field. English Cricket Board (ECB) comment that they are due to launch a new school's strategy which would encourage playing of the sport in secondary schools and question whether the access road could be routed elsewhere.
45. In light of the above, Sport England initially objected to the proposal and sought amended plans showing the emergency access relocated around the perimeter boundary of the western playing field) to demonstrate that football, rugby, rounders

and cricket can still be played on the remaining playing field and that the emergency access will not prevent these sports from being marked out.

46. Amended plans and updated details have been received from the applicant which show a revised layout and provide the provision of an emergency access that does not impinge on pitch layouts demonstrating that football, rugby, rounders and cricket can still be played on the remaining playing field and that the emergency access will not prevent these sports from being marked out.
47. Sport England is now satisfied that the applicant has demonstrated that the proposal would not inhibit pitches from being marked out on the grass playing field and the range of pitches and sports that the retained grass playing field currently offers can still be achieved with the presence of the access road.
48. In regard to the specification of the pitch, the applicant has also confirmed that the proposed artificial grass pitch will be built to World Rugby Regulation 22 standards.
49. In light of the above, Sport England has withdrawn its objection to this planning application, subject to the attachment of a planning condition requiring community use.
50. Some objectors to the planning application have stated that the playing pitch should be publicly accessible. Given the site's existing land use and designation, the proposed use of the playing pitch is unchanged and will remain available for community use. The land is not designated as public open space and as such the principle of the development is considered to be acceptable in planning policy terms.

Design and Visual impact

51. The new full-size synthetic all-weather pitch would measure some 106m long by 71m wide and would be positioned to the southeast of a wider area of land used as - playing pitches by Guiseley School. A storage container is also proposed to the west of the pitch alongside the outer perimeter fencing. Two bunds are also proposed to the south-east and south-west of the AGP, which will be made up from excavated material recovered from the site and landscaped.
52. Access to the pitch during the construction period will be via an upgraded existing gate onto the field off Bradford Road to the west, and a new vehicular track would be provided to allow access from the gate to the site during the construction period. This access is then proposed to become a permanent fixture to form an emergency access only to and from the AGP.
53. The two existing long jumps located to the south and east of the proposed AGP are to be relocated side by side one another to the north of the AGP.
54. Originally 8 floodlights columns were proposed this has been reduced to 6 x 15m high columns
55. The pitch itself would be enclosed by a 4.5m high weld mesh fence with gated access. To the east of the pitch enclosure a 3.5m and to the south a 2.5m high acoustic fence is also proposed.

56. The playing pitch itself will have little visual impact on the wider area. As mentioned above, there would be 6 x 15m high floodlighting columns with the pitch enclosed with a weld mesh fence as well as an acoustic fencing. These are features which will clearly have some significant impact on the appearance of the site, particularly so when viewed from public vantage points to the south of the site and given it would also be set against a backdrop of residential properties located the east of the site.
57. Part of the application site lies adjacent to Tranmere Park Conservation Area which runs alongside Bradford Road. Policy N19 of the RUDP requires development proposals adjacent to conservation areas to preserve or enhance the character and appearance of the area. The proposed upgraded site access off Bradford Road and emergency access route will cause no material visual harm given minor nature and modest scale of the works involved. As a result, given the locational backdrop, the visual effects arising from the development will not harm the overriding sense of openness nor detrimental to the character of the adjacent Tranmere Park Conservation Area and would have a neutral effect in this regard.
58. As mentioned, part of the proposed ground works includes the use of recovered topsoil's which are to be used to form bunds to the southeast and southwest of the site which will then be landscaped to provide partial screening when viewed from the public footpath to the south of the site. To the west of the site, there is an existing line of extensive mature poplar trees which, although in declining health, will in the fullness of time be replaced with replacement tree planting as part of a managed strategy. To the east of the site, where the pitch is to be positioned closest to residential properties, albeit some 15m away, from properties along Aldersyde Road, there is significant landscaping and mature tree cover which will partially screen the proposed development to some degree.
59. In isolation the lighting columns themselves at a height of 15m would represent a prominent visual feature with their presence accentuated during the proposed times of illumination. The lighting columns however would be placed close to mature trees and so would not stand out against that background. Furthermore, all of the proposed columns would be slender and so not unduly prominent in any event. They would be consistent with the typical character of schools' sports pitches which often have similar facilities and offer broader community use provision. It is however accepted that during periods of use, the floodlights would be conspicuous, however it is not considered that this would result in an unacceptable loss of visually amenity to the occupiers of houses from which the facility would be visible. The distance between the nearest dwellings and the AGP floodlights combined with existing planting and proposed bunding and further landscaping would help augment the proposal into the broader landscape although not eliminate, the visual impact of the floodlights when in use. Individually and collectively the proposed works are considered to be visually acceptable. In this context it is considered that planning policy P10 and N19 are satisfied.

Residential amenity

60. The proposed development has been considered in terms of its impact upon the residential amenity afforded to nearby residents. Saved UDP Policy GP5 requires that development should protect amenity. In terms of privacy and the potential for

overlooking, it is considered that there are no related issues and the separation distances involved are sufficient to protect the living conditions of surrounding occupiers. As the site is already used as a playing pitch it is considered reasonable to expect a degree of noise and disturbance emanating from its associated and continued school use and as well as broader community use.

61. The proposed introduction of floodlighting will however lead to an intensification of use. As such, it is considered that there is the potential for noise and disturbance as well as light pollution resulting from the development that could result in an unreasonable loss of amenity for nearby residents. The properties most acutely affected will be those on Aldersyde Road and Fieldhead Drive.
62. In support of the application, the applicant has submitted a noise and lighting assessment. Colleagues in Environmental Health have been consulted as part of the planning application process
63. The council's environmental health officer has noted that the application times have been amended from 10:00PM during weekdays to a 9:00PM finish and on Saturdays & Sundays 08:00AM to 6:00PM.
64. The proposal includes evening and weekend use with the applicants seeking use for the pitch until 9pm on weekdays and 6pm at weekends. This will be facilitated using floodlighting. The location is within an established playing field area used by Guiseley School, local sports teams and the wider community due to being open to access.
65. Whilst such sites bring benefits to the school and the community through the provision of pitches that can be played in all weathers and there is a resulting impact on the community from operational noise and artificial lighting beyond that which may already exist due to an increase in use. When considering the impact of artificial sports pitched on the community, reference is made to criteria that Leeds City Council has developed based on experience of complaints from these facilities set out in Noise and vibration planning guidance¹.
66. This criterion draws on national guidance, primarily from Sport England to assess the likely impact from the various operational noise sources such as:
 - Footballs being kicked, hitting the ground and perimeter fencing
 - Shouting / cheering during matches
 - Anti-social behaviour such as swearing
 - People arriving / leaving the facility
 - Whistles
67. Related council guidance requires any noise impact assessment supporting such developments to be measured and/or calculated levels at nearest noise sensitive premises to achieve:
 - The MUGA Noise Level, LAeq (1 minute) should not exceed Representative Background Noise Level, LA90.

- The external noise level from a MUGA should not exceed 50 dB LAeq,T at the boundary of the nearest noise sensitive premises, in accordance with World Health Organisation Guidelines of Community Noise 1999.

- Between the hours of 19:00 and 07:00, the maximum noise levels (LAFmax) from shall not exceed the LA90 by more than 10 dB; however, where the existing background noise level is 45 dB LA90 or less, the maximum noise levels shall not exceed 55 dB LAFmax.

68. A noise assessment prepared by consultants Nova Acoustics was submitted by the applicant. This report details a baseline survey undertaken using a single unattended measurement location on Aldersyde Road on which the closest dwellings to the pitch are located. This location was predominantly screened from the primary noise source of road traffic on Bradford Road although due to topography, gardens on Aldersyde Road are also partially screened from the road.

69. The use of the late evening measurement period as a comparison with sports pitch noise is likely to result in a slightly pessimistic scenario than would be realised. As such, the presence of environmental sound that would provide masking for the sports pitch noise would be greater throughout the daytime and earlier part of the evening period and therefore impact on residential amenity would be lower for the majority of the time. The supporting noise assessment calculates the noise emission of the sports pitch in use by calculation using proprietary noise modelling software and commonly applied model inputs for sport pitches. The initial assessment concluded that levels above the Sport England guidance (50dB LAeq,1hr) in gardens was exceeded by between 2 and 5dB.

70. When an acoustic barrier was inserted along the east and south boundaries of the sports pitch, the noise model indicated that garden levels at the closest affected dwellings would be below 49dB LAeq,1hr. Whilst the supporting report has not referenced Leeds City Council planning criteria, this level coincidentally meets one of the other components of LAeq pitch noise equal to or less than baseline LA90, 1min. The initial noise report did not however include an assessment of LAm_{ax} from ball impacts, shouts and whistles during the evening time. In response to this, the applicant has provided an updated noise assessment to take into account LAm_{ax}(f) levels from impacts, shouts and whistles using data obtained from studies of sports pitches.

71. The report concludes that ball impacts and raised voices would meet LCC criteria for L_{max} events in the evening after 7pm although whistles would not. It is proposed that the use of whistles after 7pm would be prohibited as part of the site management plan. This approach has been accepted at other sites in Leeds. On this basis, the noise reports demonstrate that Leeds City Councils criteria would be met with the inclusion of a relatively high specification acoustic barrier as outlined and to be conditioned would be acceptable.

72. Some concerns have been raised by residents regarding the position of the baseline noise assessment and it is suggested that the data is inaccurate and misleading. A single measurement location on Aldersyde Road was used to establish

baseline conditions. It is noted that this location was likely to be more screened from local road traffic on the A6038 and Back Lane than facades facing the sports pitch on Fieldhead Drive and Aldersyde Way. It is therefore likely that the differential between baseline and sports pitch sound would be lower than stated in the report i.e., as a more masking sound. However, it is considered that it would have been beneficial for additional baseline data at the boundary of the site to both these locations to quantify this to have been provided.

73. In regard to artificial lighting, 8 lighting columns were originally proposed, these have since been reduced to 6 x 15m high columns following amendments to the scheme. Lighting overspill has been designed out as illustrated in technical drawings submitted by the applicant, indicating that direct lighting onto properties and resulting amenity impacts is not a concern. Given the separation distances to the nearest dwellings, the presence of existing landscaping and boundary fencing, it is considered that the development will not result in any overlooking issues or loss of privacy.
74. Environmental Health colleagues were also consulted specifically in relation to information submitted on the 12th of May 2023 from the applicant relating to rubber crumb and end of life pitch recycling. The note prepared by the Football Foundation outlines the regulatory framework and current good practice measures to be followed in the procurement, maintenance, and end of life disposal of 3G Artificial Grass Pitches (AGP). We have no objection to these principles as they will mitigate risk in accordance with the current regulatory framework. As stated, materials that make up the pitches are regulated under the REACH regulations (Registration, Evaluation, Authorisation and Restriction of Chemicals) which ensure that rubber granules contain low concentrations of PAH (Polycyclic Aromatic Hydrocarbons) and other relevant hazardous chemicals. The European Chemicals Agency calls for further research into the health impacts of playing on AGPS however, current studies have concluded a low risk from exposure to granules. It is recommended that appropriate signage and management procedures are in place to encourage good hygiene after using the pitches and prevent granules being tracked off the pitch. It is considered that these details should also be included in a management plan, which as previously mentioned, can be conditioned as part of the planning approval.
75. Against this background and subject to planning conditions it is considered that the living conditions of surrounding residents have been safeguarded in this regard and policy GP5 of the development plan is satisfied.

Highways

76. The application has been assessed by the council's highway engineer.
77. The proposal will involve an upgrade of the existing access off Bradford Road to provide a new emergency access and maintenance route. The new vehicular path would be approximately 120m long and 3m wide, suitable for one-way traffic only. A passing point -5m wide - is proposed midway along the length. The access will also be used as the construction route. The applicant has submitted a Highways Technical Note (HTN) dated January 2023 to include swept path analysis of construction traffic

utilising the access track. Whilst there are pinch points, it is understood that this will be managed, with tippers to be able to turn around within the footprint of the pitch during construction.

78. No additional parking is proposed as part of the development, with parking expected to be accommodated within the schools existing parking facilities, which include 145 vehicle spaces, including 6 EV charging spaces. The school also benefits from 104 cycles spaces, including 8 visitor spaces. An assessment has been undertaken for the proposed development, where it was assumed that all four 5-a-side pitches are booked at the same time. A 5-a-side football match could have 16 participants (each team with 5 players, 1 sub and 2 assistant/coach), hence a total of 64 people could be present at the same time. However not all participants would individually drive or needing a parking space. There will be elements of drop-off / pick-up, car sharing and bus/coach travel. Therefore, the existing level of parking provision within the school's grounds is considered sufficient to accommodate the demand solely associated with the proposed development.
79. As part of the consultation exercise, highway officers have previously raised concerns that the community use of the pitch would clash with end of school day run and after school activities. However, it has been confirmed that the community use would start after 5pm and thus avoid any such clash parking impact overlap. This is to be secured by condition. The school has also confirmed that it would not let the pitch externally when school events are scheduled. This is also to be secured by planning condition.
80. Also, in response to initial highway officer and objector comments, a Framework Car Park Management Plan (CPMP) has been submitted in support of the planning application. This is appended to the HTN dated January 2023. The CPMP includes measures to control, enforce and monitor the school's car park so that users are parked appropriately and without causing a nuisance to neighbours and other school users. The measures included are considered to be acceptable, however a detailed CPMP will still need to be secured by condition. Notwithstanding this, updated highway comments also seek to secure S106 funding to introduce potential Traffic Regulation Orders (TRO's) should on street parking issues arise as a consequence of the development.
81. In terms of the proposed floodlighting, the council's highway engineer also sought additional details to ensure any light intrusion does not negatively impact on highway safety. The Lighting Report attached to the HTN dated January 2023 shows the spillage at 0.1-0.2 at Bradford Road, which is not severe and akin to 'moonlight' spillage. The spillage onto Fieldhead Drive is 0.1-1.4 to the east, which would be similar to a streetlight. Therefore, from a highway perspective, the floodlights would not be dominant insofar as it causes driver distraction or highway safety concerns.
82. In addition, an updated travel plan will be required to ensure that active travel is promoted to both school and community users. This is to be conditioned. A unilateral undertaking will also be required to secure a financial contribution required to monitor the travel plan. Subject to the above there are no highway objections, and it is considered that planning policies T5 and T24 are satisfied.

83. The application has been considered by the council's landscape architect. The applicant has provided a full tree survey as well as providing an updated Arboricultural Impact Assessment (AIA) in response to initial comments received from the council's landscape architect. The earlier landscape comments sought further details to take full account of services to the proposal, including drainage impacts, grading works and requirements for working room.
84. The (AIA) has considered 26 individual trees and one hedge. It is noted that no trees are scheduled to be removed in order to enable the development to proceed, albeit some tree pruning measures are required to enable site access. It is also noted that a section of hedging is to be removed (and later replaced) to enable the installation of a surface water drain route. It is also proposed that all other remaining trees are to be protected by the installation of tree protective fencing and/ or temporary ground protection unless protected by the new permanent boundary fence.
85. The tree report has identified that to the west of the site, a line of Poplar trees which run north/south, with one exception, have been categorised as ' U trees and unsuitable for retention' as they could not realistically be retained in the context of the current land use for longer than 10 years and are showing signs of overall decline. The Poplar trees are not proposed for removal at this current stage as they pose no constraint to the development occurring. The Poplar trees (numbering 19 in total) vary in height from 12 to 18m tall with stem diameters between 40 and 100cm and represent an attractive and prominent visual feature.
86. In response to Landscape comments, the applicant has also produced a Poplar Management Strategy (PMS). The management proposed includes the reduction in height of the trees while retaining potential bat roosts. Some interplanting locations are also proposed to help manage their decline and to ensure that any replacement planting helps maintain an appropriate landscaped buffer over the passage of time.
87. Although to be conditioned, but in response to landscape comments, the applicant has also provided an indicative landscape scheme and confirmed that buffer planting will comply with related LCC guidance. In summary, proposals include on-site and off-site planting involving the introduction of two earthed mounds to the southeast and southwest of the AWP which will contain wild meadow and tree planting. As mentioned above, interplanting along the linear section of poplar trees to the west of the AWP is also proposed.
88. Against this background, and on balance, no objections have been raised following the receipt of updated details by the council's landscape architect subject to conditions relating to tree protection and full details of a landscaping scheme. Additionally, given the intricate work proposed around trees and RPA's, it is recommended that this is overseen by an arboriculturist to ensure that measures set out in the AIA are covered by an appropriate method statement. Against this background the proposal is broadly considered to be acceptable and planning policies LD1 and P12 are satisfied.

Ecology

89. Core Strategy policy G9 'Biodiversity improvements' requires that the design of new development, including landscape, enhances existing wildlife habitats and provides new areas and opportunities for wildlife.
90. The applicant has submitted a Preliminary Ecological Appraisal Report (PEAR) and a Biodiversity Net Gain Assessment.
91. The primary aims of Biodiversity Net Gain are to secure a measurable improvement in habitat for biodiversity, to minimise biodiversity losses and to help to restore ecological networks. The National Planning Policy Framework (NPPF) makes provisions for the delivery of biodiversity net gain.
92. The council's ecologist has assessed the supporting related reports. Further details were initially sought in regard to how neutral grassland is to be created and managed in order to achieve a fairly good condition. Similarly, how the modified grassland is to be enhanced and managed to achieve a fairly good condition. Notwithstanding this, it remains doubtful that this condition could be achieved as the proposed management, combined with regular mowing, would make it difficult to implement as prescribed and, more importantly, differs from the traditional meadow mowing regime recommended by seed suppliers and recognised conservation bodies. The condition achieved by the created and enhanced modified grassland is therefore more likely to be a moderate condition rather than fairly good.
93. In terms of Biodiversity Net Gain calculations presented by the applicant, it states:
- For on-site biodiversity, the BNG Report and calculation tool illustrates the following:
- Baseline Habitat Units = 2.57 (0.46 To retain, 2.11 to lose)
- Post-development Habitat Units = 1.57 (0.46 Retained, 1.11 created)
- On-site, the scheme provides a loss of 1.00 Habitat Units or a Biodiversity Net Loss of 38.87%
94. The BNG Report proposes to meet this shortfall by providing Habitat Units on other land controlled by the applicant, adjacent to the development red line and within the blue line. For off-site biodiversity, the BNG Report and calculation tool shows the following:
- Baseline Habitat Units = 0.06 (0.06 to enhance)
- Post-development Habitat Units = 1.36 (1.23 created, 0.13 following enhancement)
- Off-site, the scheme provides an uplift of 1.30 Habitat Units.

95. Combining the post-development off-site and on-site Habitat Units gives a total of 2.93 Habitat Units, or an uplift of 0.30 Habitat Units or a Biodiversity Net Gain of 11.86%.
96. The BNG Report states the post development habitat will include medium size class trees and accordingly, an area for 'created' Urban Tree habitat has been calculated using the Tree Helper tool within the Calculation Tool. However, the Biodiversity Metric 4.0 User Guide (Natural England 2023) states most newly planted trees should be categorised as small, and that evidence is required to justify the input of larger size classes. The Diameter at Breast Height (DBH) each size class of tree is required to achieve at 30 years from planting is shown in the table below (taken from Biodiversity Metric 4.0 User Guide).
97. To provide confidence the trees to be planted as part of both on-site and offsite habitat creation can achieve the medium size class within 30 years of planting, the applicant was asked to provide supporting evidence to ensure the measurable net gain is policy compliant. If net gain is assessed on the 14 trees achieving the small category, the scheme actually results in a net loss for biodiversity.
98. In response to this, the applicant has provided further supporting information detailing tree species. However, following a review, it is noted there are some inconsistencies in the submission that need clarifying and further information required before this can be considered evidence the 14 new trees will achieve the medium size class.
99. Whilst it is not therefore agreed that the supporting evidence is sufficient to confirm that the tree species to be planted will reach the medium size classification within 30 years of planting, given the extent of the overall site controlled by the applicant, it is evident that there is ample space to provide the 14 additional trees required at a distance of (10m apart) and that appropriate species can be sourced to satisfy this medium class specification.
100. A possible solution to achieving a net gain for biodiversity could be to treat the planted trees as achieving the small size category, but to plant more of them around the site boundary, and/or also augment the wooded areas to the north of the modified grassland by creating a scrubby edge. Further biodiversity units could also be created by the enhancement of the more semi-natural area to the northwest of the site can be achieved by confirming a traditional meadow management regime will be implemented – not cutting from spring through to late July/August. This will have the added benefit of providing an outdoor learning environment for the school.
101. As such, it is considered that this matter can be conditioned as part of any planning approval although ideally it is acknowledged that it would have been better for this to have been evidenced prior to determination.
102. In terms of the impact upon wildlife, the PEAR refers to 3 poplar trees in the line of trees immediately adjacent to the west of the proposed artificial pitch. These are considered to have low bat roosting potential. Section 7.1.3 of the PEAR states these trees will remain under the proposed development. The submitted Poplar

Management Strategy report (PMS) identifies 4 trees with bat roost potential (1.4, 1.8, 1.10 and 1.13). The PMS outlines work to all these trees under phase 1 of the PMS. Due to these conflicting report details, regarding the number and suitability of potential roost features (PRF's) in the poplar trees immediately adjacent to the development, the council's ecologist initially recommended a precautionary approach.

103. Also, given public comments regarding bat roost potential of some of these poplar trees and the greater number of trees identified with PRFs in the PMS when compared with the PEAR, the council's ecologist also initially requested that a further ground level roost assessment be undertaken to clarify the roosting potential of the line of poplar trees adjacent to the western boundary of the development site.
104. However, after further dialogue with the applicant, given the proposal involves no direct tree loss, albeit mindful of the proximity of potential bat roosts, the applicant has agreed to accept a restriction on the use of the floodlighting to avoid conflict with potential bat activity and foraging. This is to be controlled by an automatic timer. As such it is proposed no floodlighting is to be permitted at the following times:
- After 8pm in April and May
 - After 9pm in June and July
 - After 8pm in August
 - After 7pm in September
 - After 8pm in October
105. In addition, and in view of the desirability of implementing the Poplar Management Strategy, based on the assumption that no potential bat roosting features will be removed, as per section 6 of the Poplar Management Strategy, the council's ecologist is satisfied that a condition can be imposed requiring a suitable Bat Mitigation Method Statement to be submitted. Any such scheme presented would need to be based on appropriate surveys being carried out prior to any works on trees where potential bat roost features have been identified.
106. In terms of broader wildlife issues, the PEAR states there is no suitable nesting habitat within the development boundary but there is in the adjacent habitat to the east, south and the line of Poplar trees to the west. While these areas will remain undeveloped, the PEAR identifies suitable measures to avoid harming birds and their active nests in habitat adjacent to the development. These measures can also be secured through condition.
107. While the PEAR states there was no evidence of badger presence, the site is in an area of increased probability of badger activity and the PEAR describes measures to avoid impacting on badgers during the construction phase. The PEAR states that hedgehogs could be using habitat immediately adjacent to the development site for foraging or sheltering. The PEAR describes measures to avoid impacting on hedgehogs during the construction phase. These measures can be secured through condition.

108. To provide enhancements and contribute to a species net gain for biodiversity (as per the NPPF para. 174 and Core Strategy Policy G9), the PEAR describes several measures that will be undertaken. These include tree mounted bat and bird boxes, a hedgehog box and invertebrate den. These can also be secured through condition.
109. On this basis it is considered that there are no objections in this regard and the impact of the development upon the local environment and wildlife can be mitigated and enhanced with the planning conditions referenced above. Planning policy G9 is therefore considered satisfied.

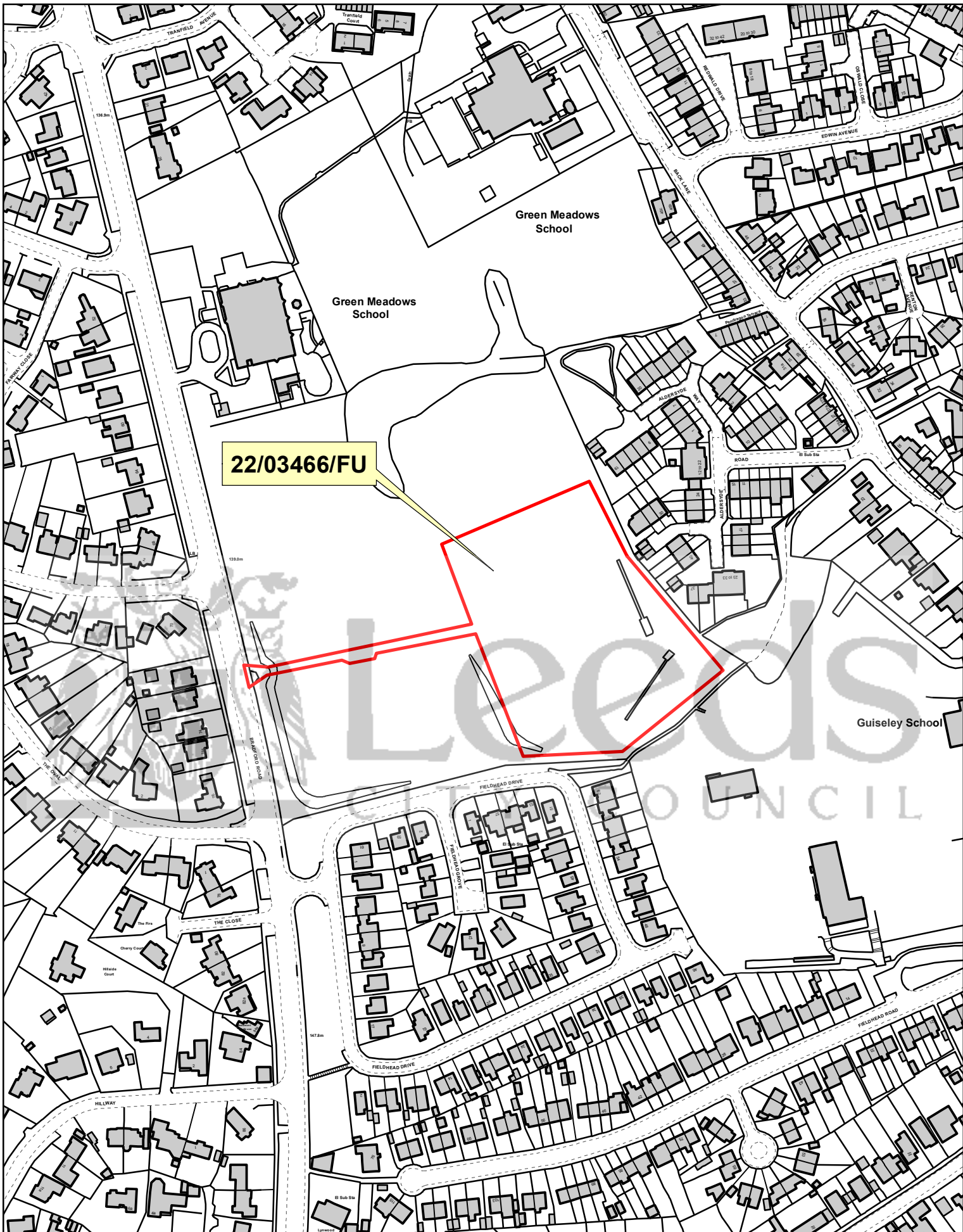
Other issues

110. In terms of drainage and flooding matters raised by objectors, the council drainage engineer has assessed this application together with supporting documentation. The Environment Agency's Flood Map for Planning (River and Sea) depicts that the application site is located entirely within Flood Zone 1 (Low Probability) in relation to flood risk from rivers and the sea. The Environment Agency's Long-term Surface Water Flood Risk map indicates that the proposed site is located across Low Medium and high-risk areas prone to surface water. The majority of the site has a low risk of between 0.1% and 1% Annual Exceedance Probability (AEP) whereas the northern limits of the development are within a high-risk area of flooding giving it a risk of flooding greater than 3.33% (AEP).
111. As the application is a full planning application, full details of the drainage design were sought. This is to demonstrate that the proposed development will comply both with the Leeds CC Minimum Development Control Standards for Flood Risk and also not increase the flood risk to any area outside of the application site or any adjacent land owned by the applicant for all storm events up to and including the 1% AEP plus the appropriate allowance for climate change.
112. In response to the council's drainage engineer's comments, the applicant submitted an updated Flood Risk Assessment together with supporting technical details. The council's drainage engineer has reviewed these additional details and confirmed that the proposed drainage design solution is acceptable, and all previous comments have been addressed. Consequently, no objections to the application are therefore raised subject to the planning conditions being imposed. NRWLP policy Water 7 and GP5 of the UDP are therefore satisfied.
113. Comments have also been raised by objectors referring to how the application has been publicised. The application has been advertised in accordance with planning procedures. The application was first advertised on the 14.6.22 and at the request of Cllr Thomson, again on the 2.8.22 with several site notices located around the site. The application has also been advertised in the Yorkshire Evening Post on 1.6.22. In terms of community engagement, whilst the council encourages applicants to engage with communities prior to submission of an application, there is no mandatory requirement to do so. Objection comments made also suggest that the development will be harmful to people's mental and physical well-being. In contrast to this, section 8 of the NPPF: Promoting Healthy and Safe Communities, acknowledges that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities (paragraph 98).

114. Whilst it is inevitable that the construction process will lead to some disruption, inconvenience and impact on the living conditions of neighbouring occupiers, this can be mitigated against with a related construction management condition. In terms of issues raised by objectors in relation to the need for such a development and the fact that other existing facilities in the area could be better utilised, these are factors which are not material to the determination of this application nor is property devaluation. The application must be therefore determined on its own individual planning merits.

CONCLUSION

115. The proposed development is considered to be acceptable in planning terms and lies within an area of sufficient size to accommodate such a proposal without having a detrimental impact upon both the visual and residential amenity of the area as well as its general character.
116. In land use terms the proposed development will not prejudice or restrict its current use. The land is not designated as public open space and as such the principle of the development is considered to be acceptable in planning policy terms.
117. As outlined in this report, extensive consideration has been given to protecting the living conditions of nearby residents from lighting, noise and disturbance arising from the use of the proposed playing pitch. Planning conditions restricting the hours of use, acoustic fencing and a noise management plan will also help substantially mitigate against any such potential harm.
118. In terms of highways, landscape and ecology considerations, the proposal is also considered to be acceptable and appropriate planning conditions are also to be imposed to ensure related planning policy compliance.
119. Weighing in favour of the development is the considerable weight afforded to the improved sports facilities provided and the clear benefit these will have to the pupils of Guiseley School and to the wider community and sports clubs within the local community that will clearly benefit from the addition of a floodlit AGP.
120. All material matters raised by third parties as summarised have been considered, and those that are not material in planning terms have been identified in the report and acknowledged as such.
121. Against this background it is concluded that the development is acceptable in planning terms. It is therefore, recommended that the application be approved subject to a unilateral lateral undertaking relating to the payment of a travel plan monitoring fee and the planning conditions listed above.



SOUTH AND WEST PLANS PANEL



