

SOUTH AND WEST PLANS PANEL

THURSDAY, 1ST AUGUST, 2024

PRESENT: Councillor P Wray in the Chair

Councillors N Manaka, A Rontree,
B Anderson, S Firth, M France-Mir,
R Jones, A Parnham and K Brooks

13 Appeals Against Refusal of Inspection of Documents

There were no appeals.

14 Exempt Information - Possible Exclusion of the Press and Public

There were no exempt items.

15 Late Items

There were no formal late items.

16 Declarations of Interests

No interests were raised.

17 Apologies for Absence

Apologies were received on behalf of Councillors R Finnigan, Z Hussain and P Stables. Councillor K Brooks attended as a substitute on behalf of Councillor Z Hussain.

18 Minutes of the Previous Meeting - 6 June 2024

RESOLVED – To approve the minutes of the meeting held on Thursday, 6th June 2024 as an accurate record.

19 24/02234/FU - No. 9 Woodhall Park Crescent East, Pudsey, LS28 7HG

Members considered the report of the Chief Planning Officer which presented proposals for change of use of existing C3 residential dwellinghouse to C2 residential children's care home at No.9 Woodhall Park Crescent East, Pudsey, LS28 7HG.

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

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

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

- Clarity regarding the number of staff on site at any one time and/or other statutory bodies.
- Concerns regarding on-street parking and number of spaces on site.
- Clarity on recreational space.

- Clarity on policies in place for such types of applications.

At this point in the meeting, a motion was put forward to move the officer recommendation as per the submitted report. This was moved and seconded, and it was:

RESOLVED – To approve the application, as per the submitted report.

20 23/06663/FU - former Hough Side High School Site, Hough Top, Swinnow, Leeds, LS13

Further to minute 9 of the Panel meeting held 6th June 2024, Members considered the report of the Chief Planning Officer which presented proposals for the erection of 82 affordable dwellings, two new vehicle access points, associated open space and infrastructure and ball strike netting at former Hough Side High School, Hough Top, Swinnow, Leeds, LS13.

The report recommended to the Panel that the application be approved subject to specified conditions as per the submitted report.

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

Additional comments received which were not available when the agenda was published were read out at the meeting. These included representations from a planning consultant, residents and/or groups which provided further information in relation to:

- Consultation.
- Use of materials.
- Ecology.
- Loss of mature trees.
- Drainage plans being insufficient.
- Parking issues.
- Applicant not putting forward further changes.
- Discrimination towards residents.
- Late submission of information.
- Ball strike netting concerns.
- On-going police investigation regarding football parking.
- Lack of site visit.
- Impact of noise from the playing pitch.
- Issues associated with financial viability.
- Loss of privacy and amenity.

The planning officer explained that the applicant has confirmed they will maintain boundary treatment in perpetuity, and comment from Sport England is yet to be received. It is therefore recommended that the application be deferred and delegated for approval to the Chief Planning Officer, subject to no objection from Sport England.

The planning officer concluded by explaining all the representations received, do not relate to any new material planning considerations or issues that the Panel are not aware of.

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

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

- Additional information on the proposed landscape details, in terms of their growth, the number of trees proposed and height.
- Clarity on the weight given to written administrative statements and viability implications.
- Clarity on the type of materials proposed.
- Clarity on the drainage issues in the local area and the impact of the proposed development on such issues.
- Quality of the development in terms of design.
- Clarity on consultation that has been carried out.
- Climate change mechanisms.
- Clarity on the decision to not re-align the apartment block.
- Local surroundings and the character of the area.
- The importance of affordable housing.
- Reassurance regarding on-going costs and maintenance.

At this point in the meeting, a motion was put forward to defer and delegate approval to the Chief Planning Officer, subject to receipt of no objections from Sport England. Further to this, an alternative motion was put forward to defer the application for further consultation to take place between the applicant, officers, elected ward members and residents. This alternative motion was moved and seconded. This motion was not carried.

The motion to defer and delegate the application to the Chief Planning Officer for approval was seconded, and it was:

RESOLVED – To defer and delegate approval to the Chief Planning Officer, subject to no objections received from Sport England.

21 Date and time of the next meeting

RESOLVED – To note the date and time of the next meeting is proposed as Thursday, 5th September 2024 at 1.30pm.

The meeting concluded at 15:00.