

Public Document Pack

NORTH AND EAST PLANS PANEL – 9TH FEBRUARY 2023

PRESENTATION SLIDES

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NORTH & EAST PLANS PANEL

THURSDAY, 9TH FEBRUARY 2023

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Agenda Item 7

APPLICATION:

PROPOSAL: Erection of petrol filling station with ancillary shop and food outlet, car wash, electric charge points ,air and water lines, ATM, underground fuel tanks and parking.

ADDRESS: Land Off Privas Way, Wetherby, LS22 6RN



NOTE: DO NOT SCALE FROM THIS DRAWING. ALL ERRORS AND OMISSIONS TO BE REPORTED TO WALKER DESIGN.

PRIVAS WAY

Gantry

Pond

64

Page 5

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WOODMAN FORECOURTS LTD

PRIVAS WAY, WETHERBY

BLOCK PLAN

2024.P.106.A

1:500

WALKERDESIGN

UNIT 2, FIRST FLOOR, LOSTOCK OFFICE PARK, LYNSTOCK WAY, BOLTON, BL6 4DD

TELEPHONE: 01204 387622 EMAIL: INFO@WALKER-DESIGN.NET



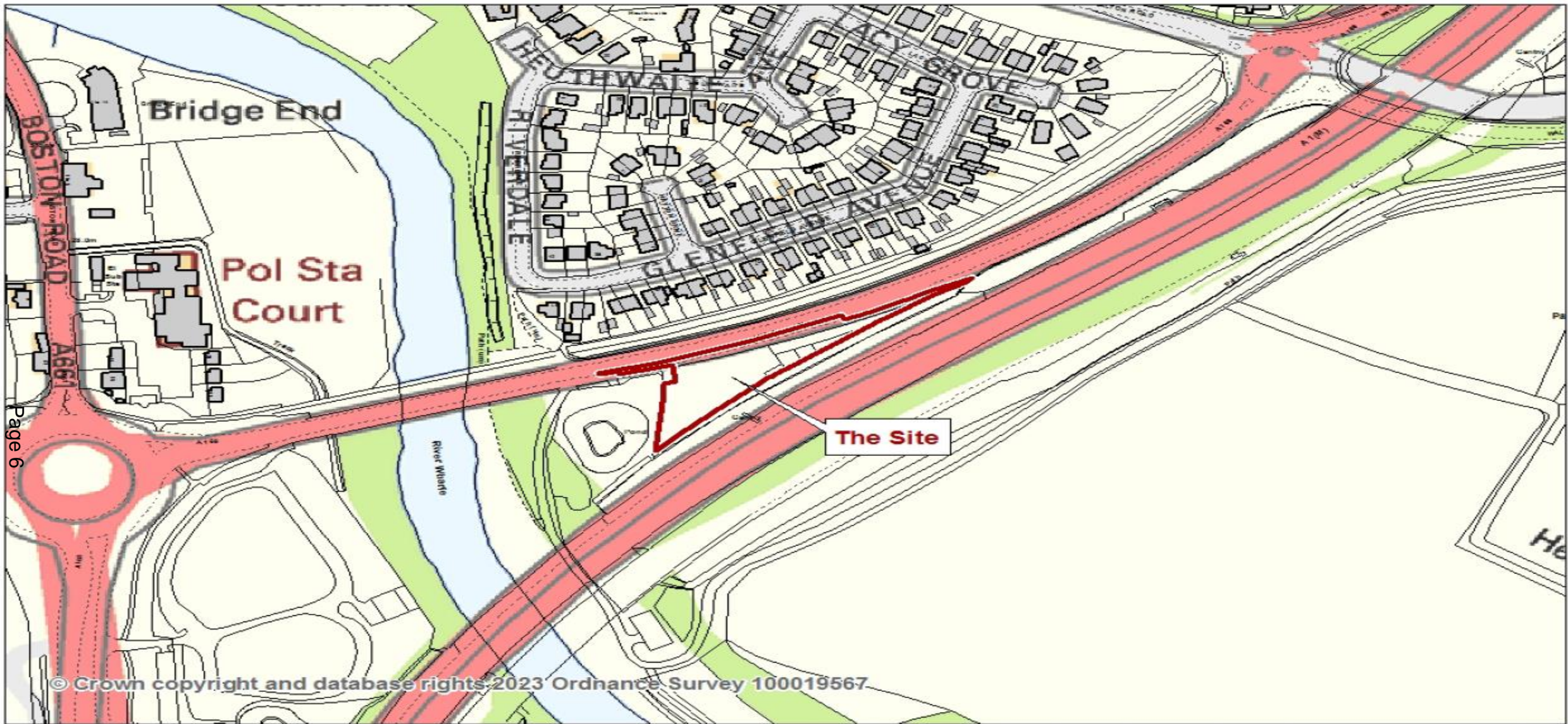
CLIENT.

PROJECT.

DRAWING TITLE.

DRAWING NO.

SCALE@A3



PLANS PANEL PRESENTATION

SCALE 1:2500

21





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PLANS PANEL PRESENTATION

SCALE 1:2500

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A168	
(A168) North	2 1/2
Thorp Arch	3







Photograph 1 – Bramble scrub



Photograph 2 – Mixed scrub



Photograph 3 – Other neutral grassland



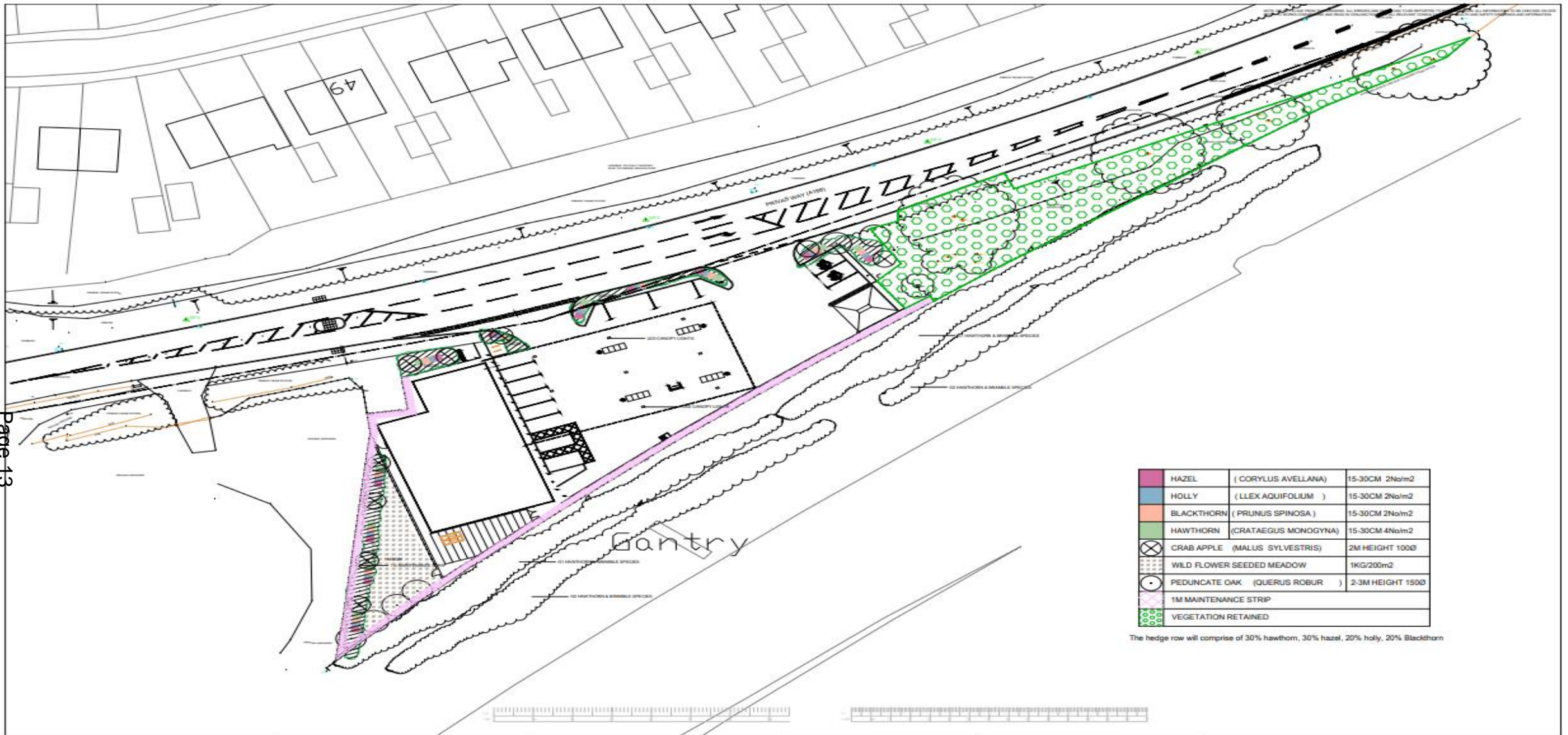
Photograph 4 – Building



Photograph 5 – Pig pen



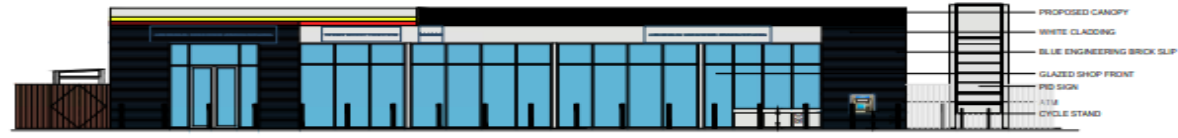
Photograph 6 - Hedgerow



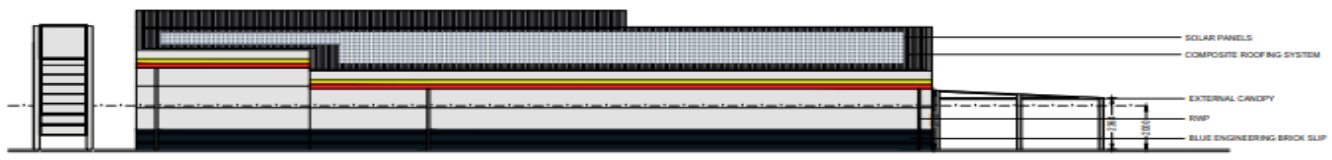
HAZEL	(CORYLUS AVELLANA)	15-30CM 2No/m2
HOLLY	(ILEX AQUIFOLIUM)	15-30CM 2No/m2
BLACKTHORN	(PRUNUS SPINOSA)	15-30CM 2No/m2
HAWTHORN	(CRATAEGUS MONOGYNA)	15-30CM 4No/m2
CRAB APPLE	(MALUS SYLVESTRIS)	2M HEIGHT 100Ø
WILD FLOWER SEEDED MEADOW		1KG/200m2
PEDUNCATE OAK	(QUERUS ROBUR)	2-3M HEIGHT 150Ø
1M MAINTENANCE STRIP		
VEGETATION RETAINED		

The hedge row will comprise of 30% hawthorn, 30% hazel, 20% holly, 20% Blackthorn

WOODMAN FORECOURTS LTD CLIENT	PRIVAS WAY, A168, WETHERBY PROJECT	PROPOSED LANDSCAPING PLAN TITLE	20B4.P.107.E DRAWING NO.	1:250 SCALE@A1	SW DRAWN	WALKERDESIGN Unit 8, Park Place, Laneside Drive Park, Livershall Way, Baxton, WLS 20B Tel: 0113 254 88222 Email: info@walkerdesign.co.uk
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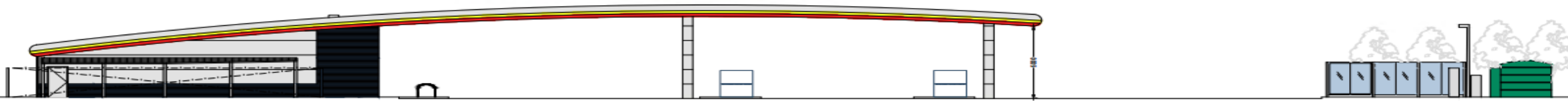
PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION




PROPOSED NORTH ELEVATION

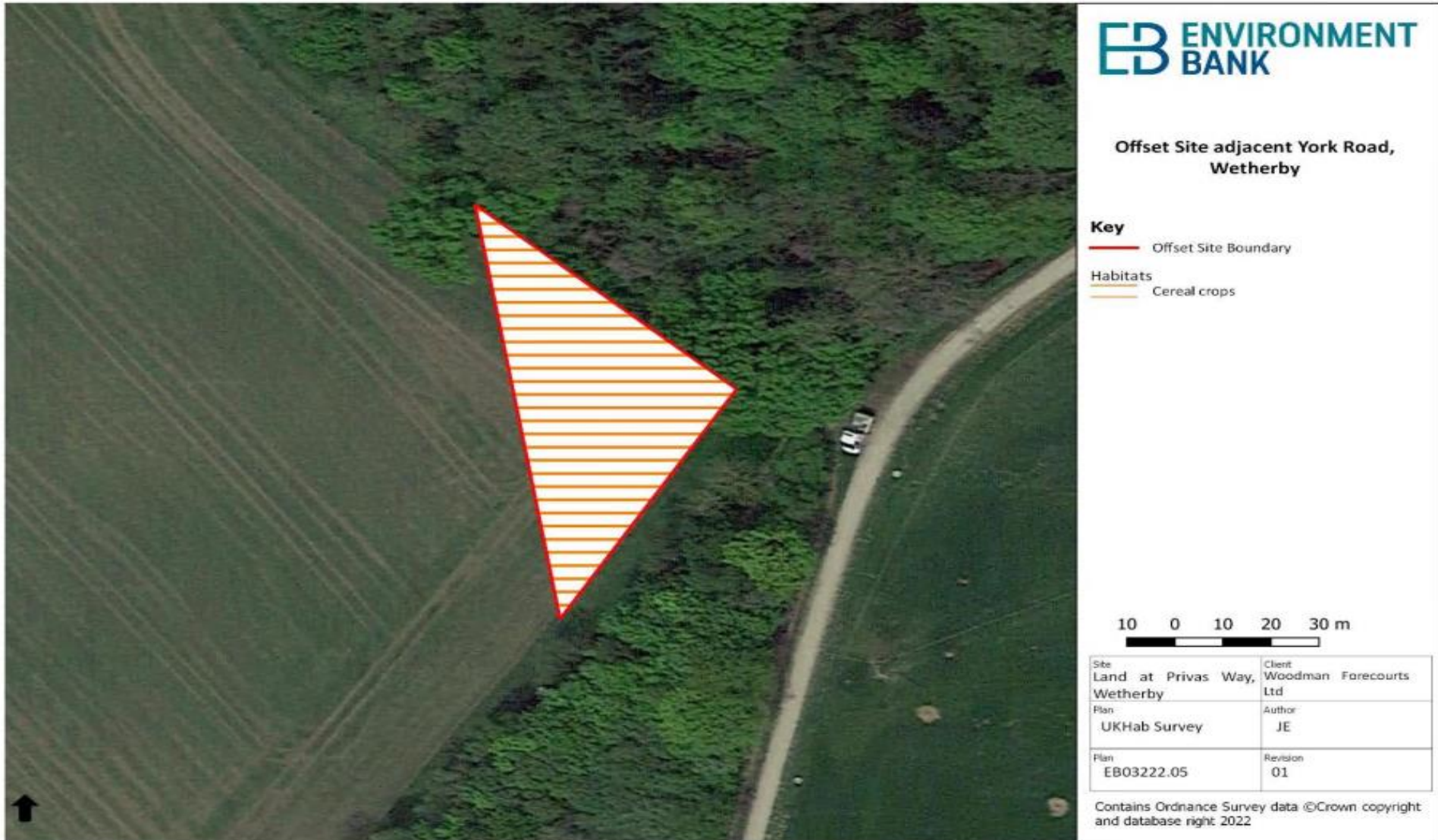


PROPOSED SOUTH ELEVATION



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<p>WOODMAN FORECOURTS LTD CLIENT</p>	<p>PRIVAS WAY, A168, WETHERBY PROJECT</p>	<p>PROPOSED ELEVATIONS TITLE</p>	<p>2084.P.103.D DRAWING NO.</p>	<p>1:100 SCALE@A1</p> <p>SW DRAWN</p>	<p>WALKERDESIGN <small>UNIT 8, FIRST FLOOR, LARIBROCK OFFICE PARK, LYONSIDE WAY, BURNLEY, BLU 4DD TEL: 01462 287000 EMAIL: info@walkerdesign.co.uk</small></p> 
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Photograph 1 – Adjacent public Right of Way.



Photograph 2 – Himalayan balsam (circled in red) to the east.



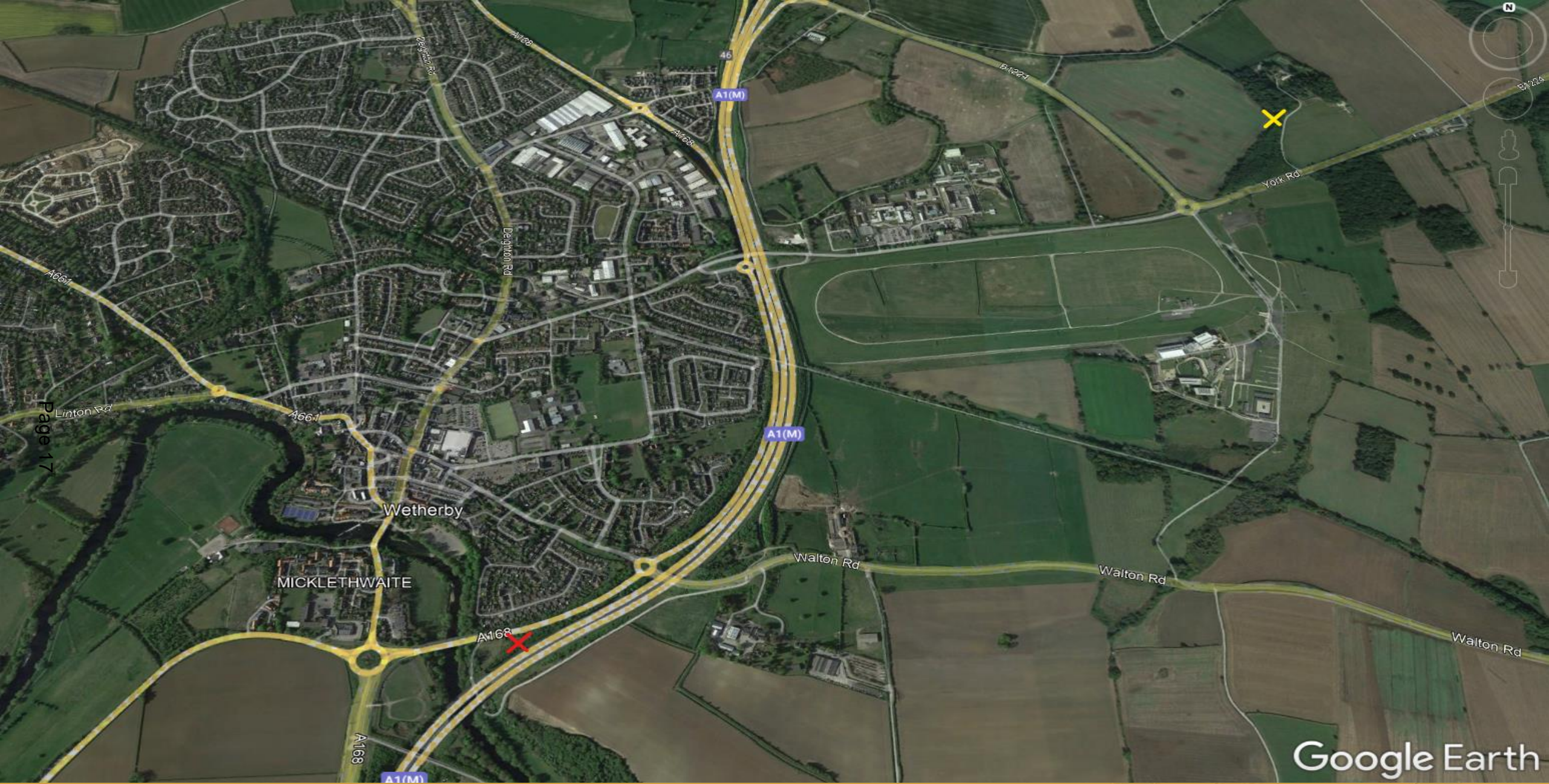
Photograph 3 – Adjacent woodland to the east and west.



Photograph 4 – Cereal crops within the Offset Site.



Photograph 5 – Further cereal crop in the immediate landscape to the west and north.

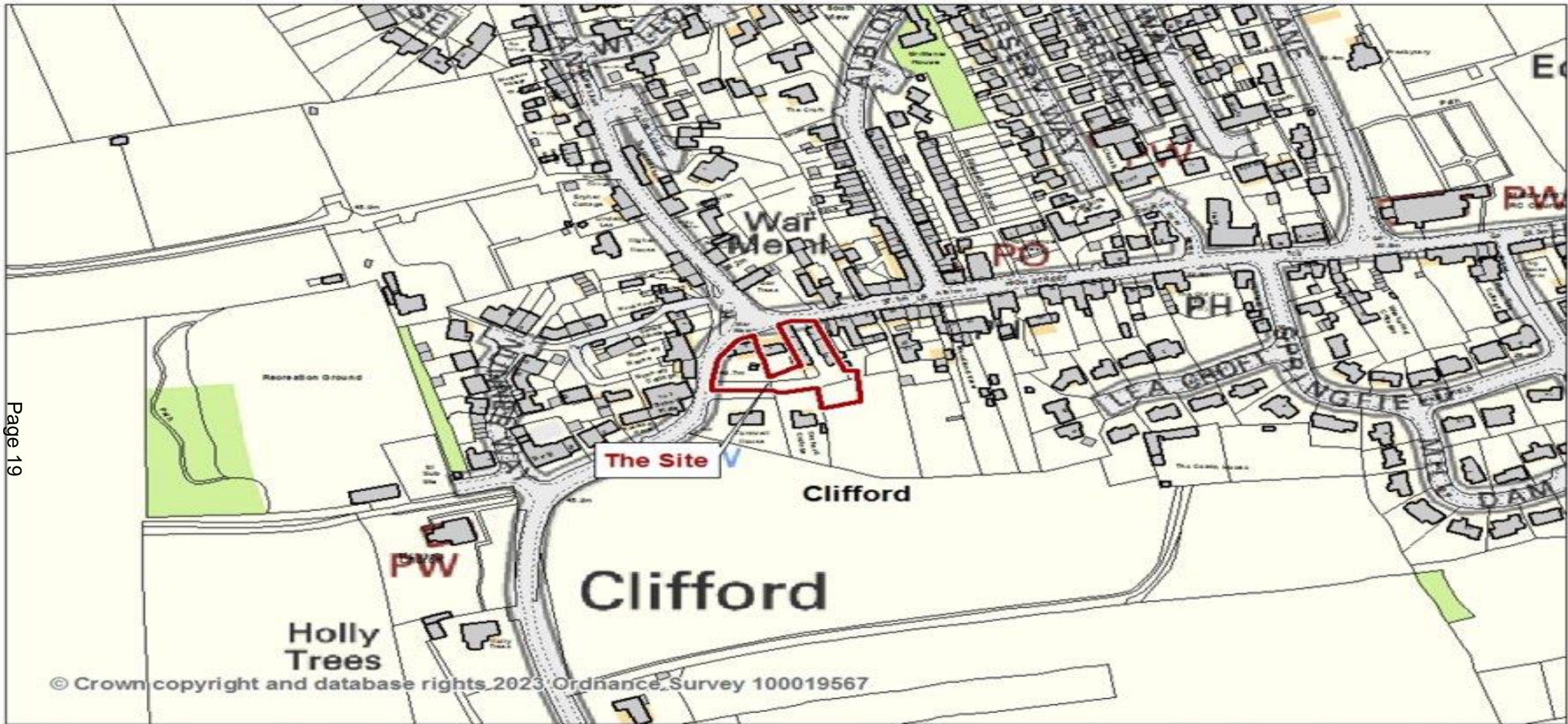


APPLICATION:

PROPOSAL: Realignment of the existing stone wall to facilitate vehicle and pedestrian improvements to Bramham Road. Erection of two outbuildings. Replacement of an existing timber fence with a new stone boundary wall and gate pillars. Replacement of an existing single storey extension to Corner Cottage. Change of use of land to parking, with associated hardstanding/landscaping.

ADDRESS: Corner Cottage, 2 High Street, Clifford, Wetherby, LS23 6JF





PLANS PANEL PRESENTATION

SCALE 1:2500

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PLANS PANEL PRESENTATION

SCALE 1:2500

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Google Earth





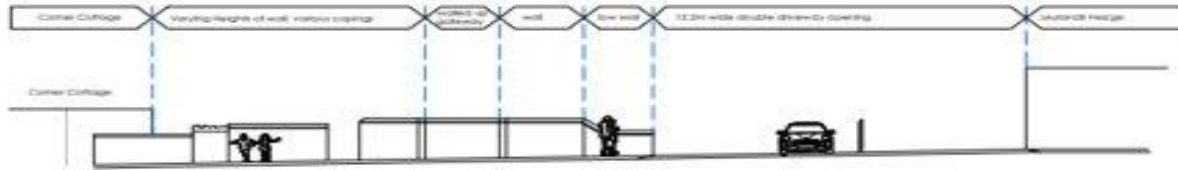








Greyhound, Clifford



Streetscene



Corner Cottage



Corner Cottage, existing flat roofed extension and boundary wall viewed from the north and Fontwell House



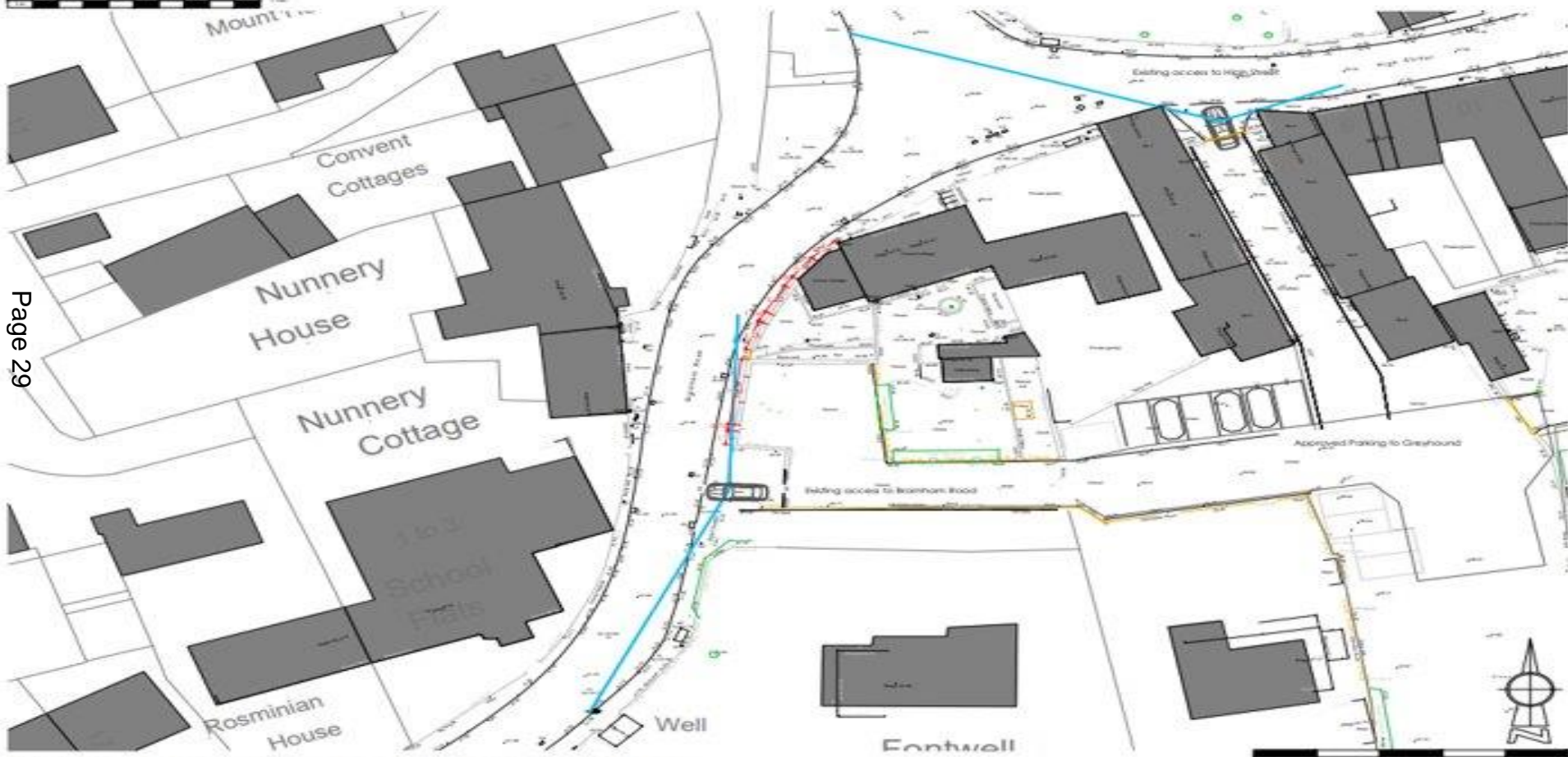
Corner Cottage, existing flat roofed extension and boundary wall viewed from the west



Existing boundary wall along Brannan Road



Corner Cottage, existing flat roofed extension, boundary fence and boundary wall viewed from the southwest

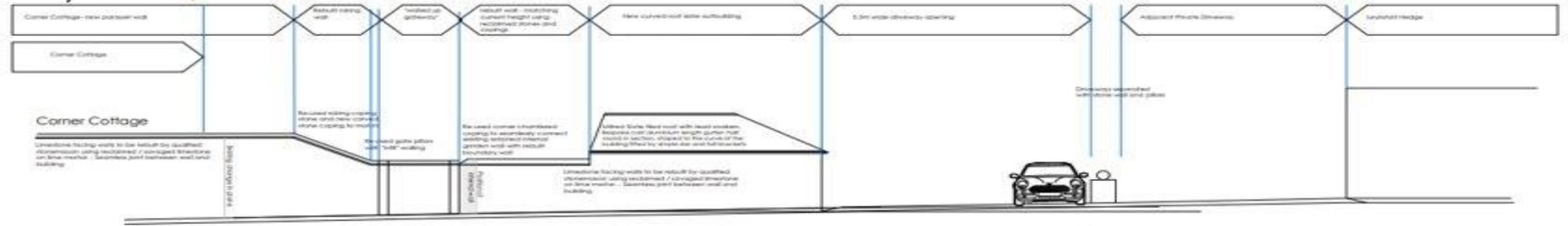


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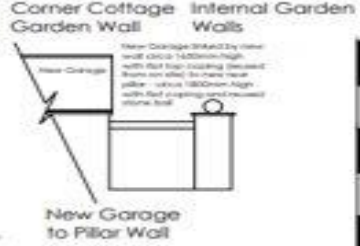
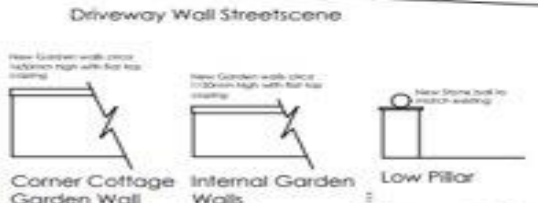
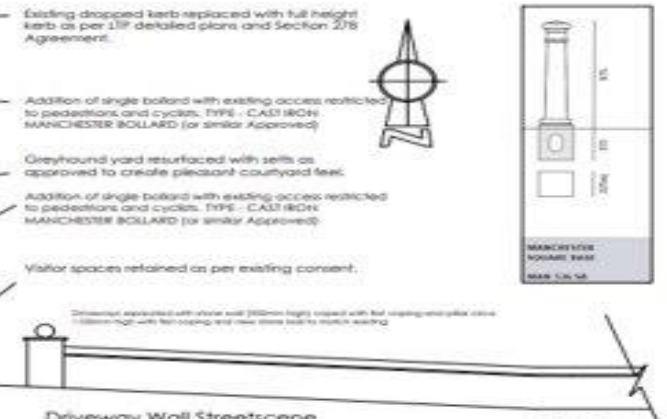
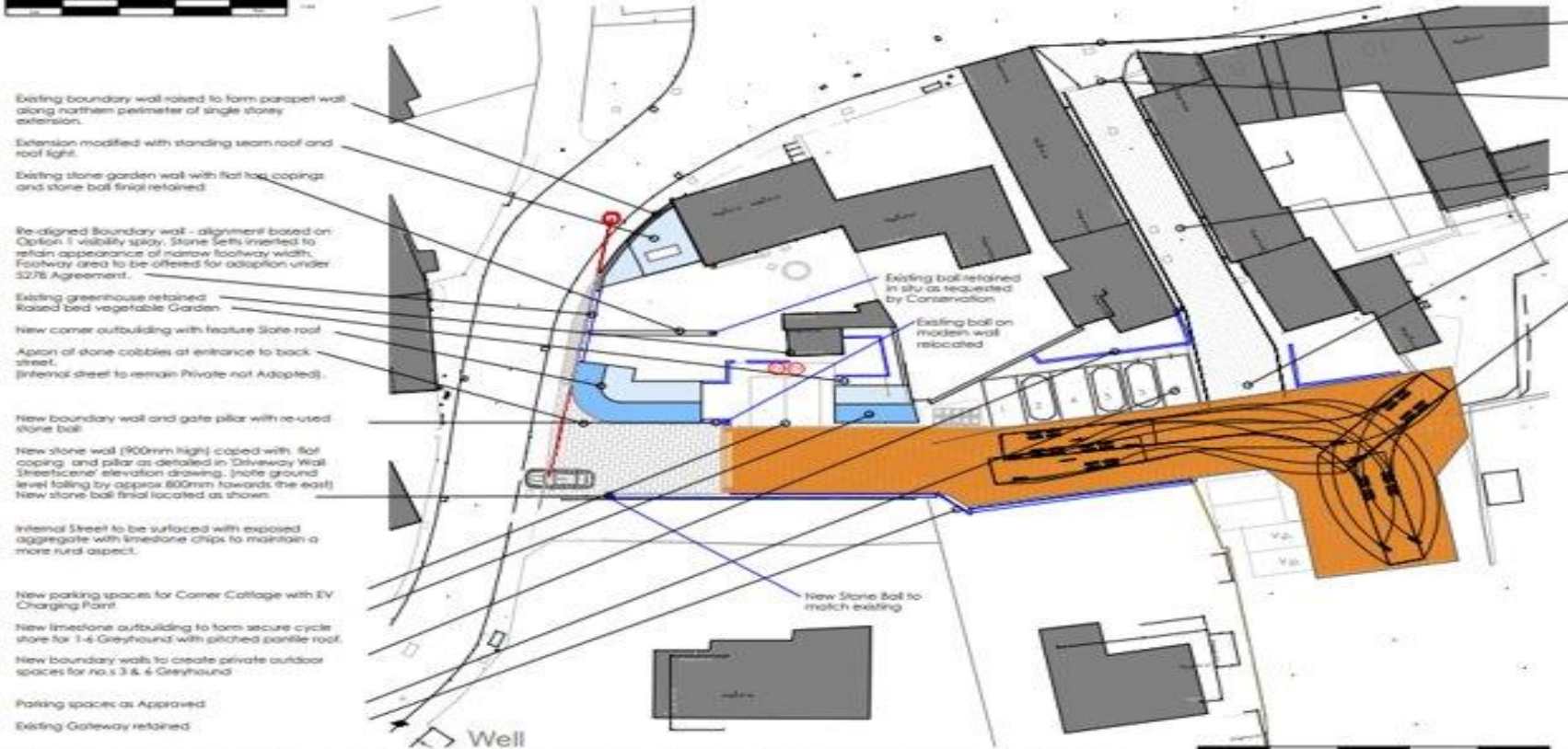
Existing Site Access and Frontage

Incorporated in HobCro Limited	
Corner Cottage and access improvements to Greyhound, Clifford	
Existing Site Layout, Access and Site Frontage	
DRAWN 1:200 24/11/17	CHECKED P1982-02

Greyhound, Clifford



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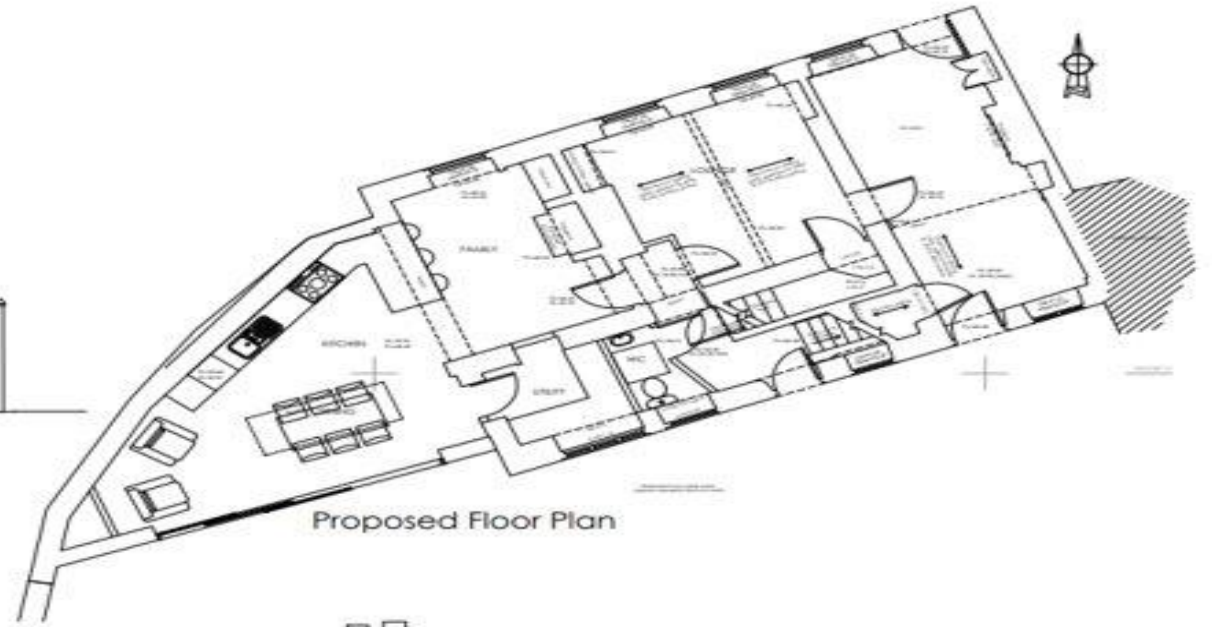
bean designed
www.bean-designed.co.uk
Incorporated in the UK
HubCo Limited
Corner Cottage and access improvements to Greyhound, Clifford.
Proposed Site Layout and works with Improved Access.
Scale: 1:100
Date: 12/05/2024
Project: P1982-06
K

Proposed Site Access - Proposed additional works

Corner Cottage, Clifford



Proposed Front Elevation



Proposed Floor Plan

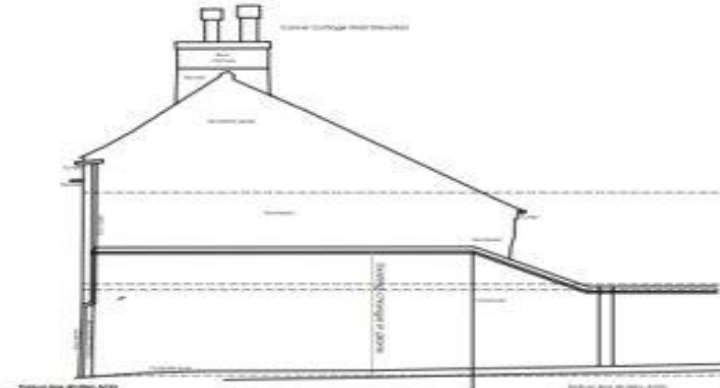
Page 31



Indicative low Eaves Profile 300mm Overhang



Proposed Rear Elevation



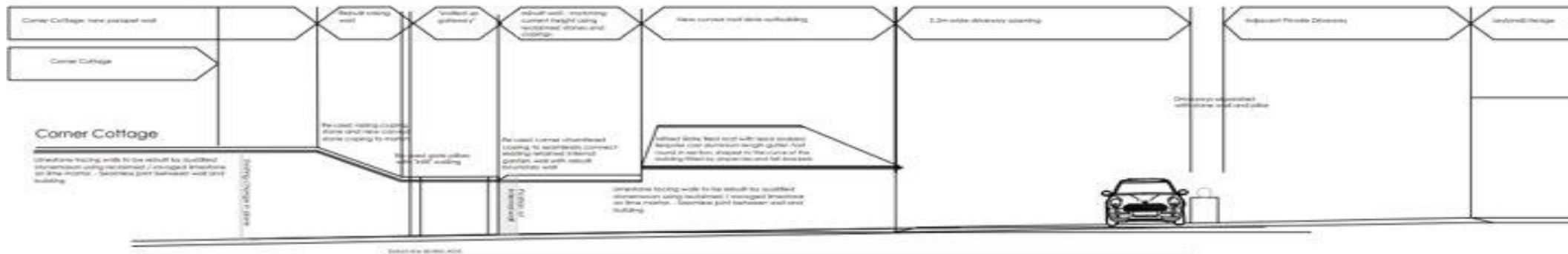
Proposed Side Elevation

Proposed Plans and Elevations



	
HOBCC Proposed remodel to existing extension at Corner Cottage, Clifford Proposed Floor Plans & Elevations	
No. 1982-12 Date: 12/12/12	D

Corner Cottage & Greyhound, Clifford

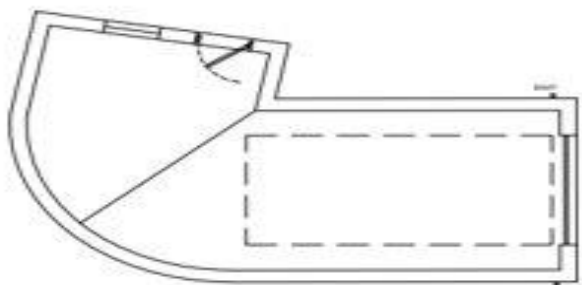


Streetscene

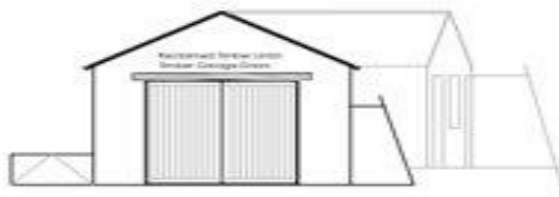


Street Elevation

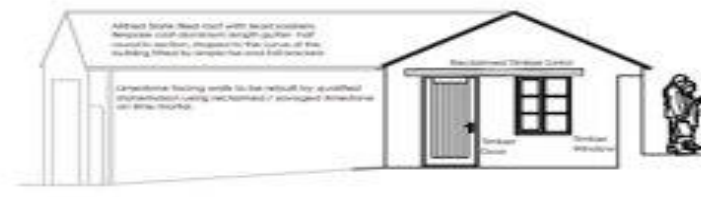
Accessway Elevation



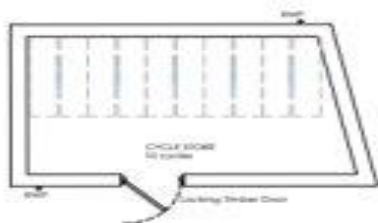
Outbuilding Floorplan



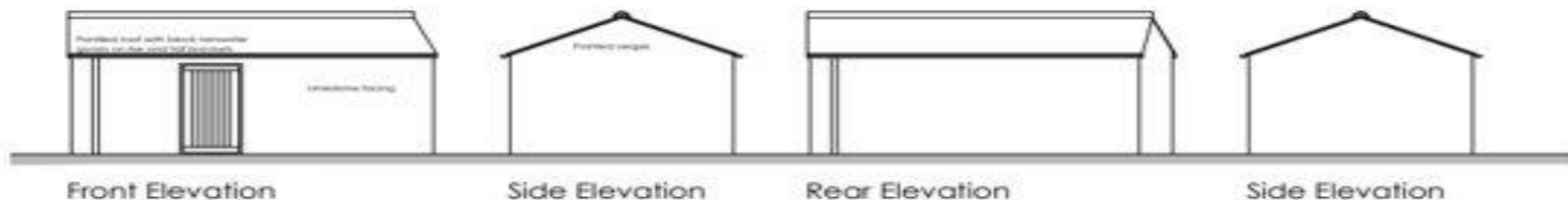
Side Elevation



Inner Elevation



Cyclestore Floorplan



Front Elevation

Side Elevation

Rear Elevation

Side Elevation



HOBCO	
Proposed Outbuilding Corner Cottage & Greyhound Clifford	
Proposed Floor Plans & Elevations	
Scale 1:100	Date 15/08/2015
Project P1982-15	E

Proposed Outbuildings

APPLICATION:

PROPOSAL: Part retrospective application for part two storey side and rear extension; part first floor rear extension; dormer windows to rear.

ADDRESS: 43-45 St Wilfrids Circus, Harehills, Leeds, LS8 3PF







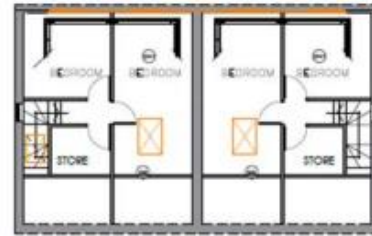
New Proposed Plans



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED SECOND FLOOR PLAN
SCALE 1:100



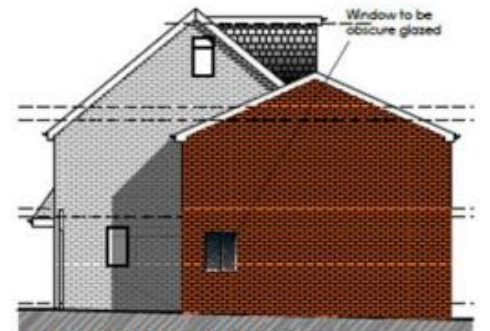
PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



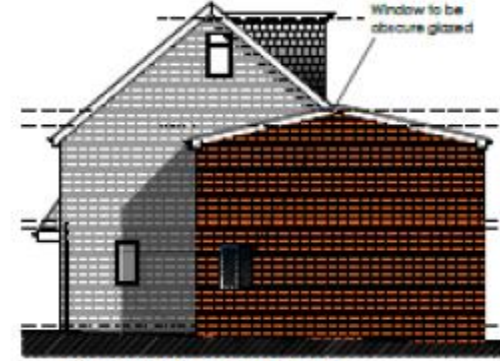
PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED SECOND FLOOR PLAN
SCALE 1:100



LOCATION PLAN
SCALE 1:1250

NORTH & EAST PLANS PANEL

THURSDAY, 9TH FEBRUARY 2023

END OF PRESENTATION

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