



SOUTH AND WEST PLANS PANEL

**Meeting to be held in remote on
Thursday, 1st April, 2021
at 1.30 pm**

MEMBERSHIP

Councillors

B Anderson
K Brooks
C Campbell
C Gruen (Chair)
S Hamilton
J Heselwood
D Ragan
J Shemilt
P Wray
R Finnigan

Note to observers of the meeting: To remotely observe this meeting, please click on the 'View the Meeting Recording' link which will feature on the meeting's webpage (linked below) ahead of the meeting. The webcast will become available at the commencement of the meeting.

<https://democracy.leeds.gov.uk/ieListDocuments.aspx?CId=950&MId=10073&Ver=4>

**Agenda compiled by:
Andy Booth
Andy.Booth@leeds.gov.uk
Governance Services
Civic Hall**

A G E N D A

Item No	Ward	Item Not Open		Page No
1			<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>	
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>	

Item No	Ward	Item Not Open		Page No
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 DISCLOSABLE PECUNIARY INTERESTS</p> <p>To disclose or draw attention to any disclosable pecuniary interests for the purposes of Section 31 of the Localism Act 2011 and paragraphs 13-16 of the Members' Code of Conduct.</p>	
5			<p>APOLOGIES FOR ABSENCE</p>	
6			<p>MINUTES - 4 MARCH 2021</p> <p>To receive and consider the minutes of the meeting held on 4 March 2021</p>	5 - 12
7	Middleton Park		<p>APPLICATION 20/08203/FU - LAND OFF MIDDLETON PARK AVENUE AND THROSTLE ROAD, MIDDLETON, LS10</p> <p>To receive and consider the attached report of the Chief Planning Officer regarding an application for the erection of 116 Dwellings and a 60 Bedroom Extra Care Facility with communal areas, salon and roof garden together with associated highways and Public Open Space Area</p>	13 - 32
8	Horsforth		<p>APPLICATION 20/04812/FU – LAND ADJACENT THE GABLES, 229 HALL LANE, HORSFORTH.</p> <p>To receive and consider the attached report of the Chief Planning Officer regarding an application for a detached house with a car port.</p>	33 - 46
9			<p>DATE AND TIME OF NEXT MEETING</p> <p>Thursday, 29 April 2021 at 1.30 p.m.</p>	

Item No	Ward	Item Not Open		Page No
			<p data-bbox="676 181 1015 219"><u>Third Party Recording</u></p> <p data-bbox="676 255 1382 472">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 data-bbox="676 510 1310 584">Use of Recordings by Third Parties– code of practice</p> <ul style="list-style-type: none"> <li data-bbox="724 622 1382 853">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. <li data-bbox="724 860 1394 1167">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. 	

SOUTH AND WEST PLANS PANEL

THURSDAY, 4TH MARCH, 2021

PRESENT: Councillor C Gruen in the Chair

Councillors B Anderson, K Brooks,
C Campbell, S Hamilton, J Heselwood,
D Ragan, J Shemilt, P Wray and
R Finnigan

56 Appeals Against Refusal of Inspection of Documents

There were no appeals.

57 Exempt Information - Possible Exclusion of the Press and Public

There was no exempt information.

58 Late Items

There were no late items.

59 Declarations of Disclosable Pecuniary Interests

There were no declarations of disclosable pecuniary interests. Councillor Shemilt informed the Panel that although she was a Member of Rawdon Parish Council she had not been involved in their objection to Agenda Item 10 – Micklefield House, New Road Side Rawdon and neither did the application site fall within her Ward. She would treat the application with an open mind and without pre-determination.

60 Minutes - 28 January 2021

RESOLVED – That the minutes of the meeting held on 28 January 2021 be confirmed as a correct record.

61 Application 17/06933/FU - Sugar Hill Close, Oulton Drive, Wordsworth Drive, Oulton, Leeds, LS26 8EP - Appeal Decision

The report of the Chief Planning Officer summarised the appeal decisions following the public inquiry with regards to Application 17/06933/FU, Sugar Hill Close, Oulton Drive, Wordsworth Drive, Oulton Leeds.

The appeal against the decision of the Council to refuse planning permission was allowed and planning permission granted. A further appeal was made against the Council for costs and this was refused.

RESOLVED – That the report be noted.

62 Application 20/06034/FU – 49 Colwyn Road, Beeston, Leeds, LS11 6LQ.

The report of the Chief Planning Officer presented an application for the retention of a single storey extension to the rear at 49 Colwyn Road, Beeston, Leeds.

Site plans and photographs were displayed and referred to throughout the discussion of the application.

The following was highlighted:

- The extension was on the Tempest Road side of the property. The property was originally two back to backs that had been knocked through to form one.
- The extension was sited on top of what was a parking space.
- Images of the extension were shown. It was currently unfinished and it was proposed to be rendered.
- The application had been referred to Panel at the request of a local Ward Councillor.
- There were other similar but temporary structures in the area and examples of these were shown.
- The application was retrospective and it was recommended that it should be refused.

In response to Members questions and comments, the following was discussed:

- The extension went up to the edge of the pavement.
- The siting of the extension and its positioning in the street scene was the main issue. Rendering of the extension would be an improvement but would not overcome other concerns.
- The application had been submitted in response to enforcement action. The other similar structures in the surrounding area were unlikely to have had planning approval but this would not justify the approval of this application.

RESOLVED – That the application be refused in line with the officer recommendation.

63 Application 20/08124/OT – Oldfield Lane, Upper Wortley

The report of the Chief Planning Officer presented an application for housing development (up to 61 units) including adopted highway access and associated external works at Oldfield Lane, Upper Wortley.

Site plans were displayed and referred to throughout the discussion of the application.

The following was highlighted:

- Members were asked to consider the principle of development at this site and access. All other matters reserved for a future application.
- It was proposed to deliver 100% affordable housing on site.
- Pedestrian connections to the site.
- The site was allocated for housing and there were no planning reasons not to give approval.
- Vehicular access had been assessed by highways and there had not been any objections.
- There had been an objection from Sport England. The site had not been formally used for sports in the past ten years.
- There had been a significant level of objection regarding the principle of development even though the site was allocated for housing in the Site Allocation Plan.
- It was considered that there was sufficient existing education provision for the extra school places that would be required from this development.
- Further objections had been made by Ward Councillors.
- Objections included lack of school places, lack of green space, highways concerns, levels of anti-social behaviour in the locality and the siting of a gas pipe.
- There were no covenants on the land to retain sports pitches or open spaces.
- Members were reminded that the application was to consider the use of the land for residential purposes.

A local resident addressed the Panel with concerns and objections to the application. These included the following:

- There was a deficiency of land for sports provision in the area.
- The land had previously been bought by the people of Leeds for sporting use. It would be unethical to use it for development.
- The land was currently in daily use and evidence could be provided for this.
- The local community had been consulted and had said no to the development. They should be listened to.
- In response to questions, the following was discussed:
 - The community had taken this site back into a usable site and had been used for informal sports provision.
 - The site had previously housed a good quality football pitch and netball courts.
 - Neighbouring areas were also deficient in grounds for sports provision.
 - It was agreed that there was a need for more council housing but this should not be at the loss of pitches for sports provision.

A representative of the Council Housing Growth Team addressed the Panel. The following was highlighted:

- The land had been identified for housing. There would be provision of on-site greenspace and improved access along with enhancements to greenspace and sports facilities elsewhere within the ward.
- The proposed houses would be high quality and energy efficient.
- Where were no other council owned sites for this kind of development in this part of the city.
- There had been extensive pre-planning consultation and there had been some support for the scheme.
- There would be improvement to greenspace and access. Other existing facilities would be improved.

In response to comments and questions, the following was discussed:

- Detailed arrangements for future greenspace provision had not been made.
- There was a commitment to engage with local residents and other stakeholders.
- Ward Members had objected to the proposed use of the land for housing during the Site Allocation process.
- Sport England had acknowledged that they were not a statutory consultee as the site hadn't been formally used for sports for a period of over 10 years. They did however refer to recent use by the community.
- There was a lack of greenspace in this and other areas but there was also a duty to provide housing.
- It was not yet known what the commuted sums for the provision of off-site contributions would be.
- The site had been used for sporting activities, just not on an official basis.
- The need to balance the weight of the Site Allocation Plan against that of the needs of the local community and the loss of greenspace against the provision of much needed affordable housing.
- The concerns and efforts of the local community were acknowledged but there were no planning reasons to refuse permission.
- There was a recognised need for council housing but this should not be at the loss of greenspace.

RESOLVED – That approval be deferred and delegated to the Chief Planning Officer – subject first to referral to Secretary of State following a request from the public and subject to the conditions outlined in the report (and any others which might be considered to be appropriate).

64 Applications 20/01306/FU & 20/01307/LI – Micklefield House, New Road Side, Rawdon

The report of the Chief Planning Officer presented applications for the change of use and alteration of a former council building to form eight flats with parking at Micklefield House, New Road Side, Rawdon.

Site plans and photographs were displayed and referred to throughout the discussion of the applications.

The following was highlighted:

- The building was previously used for office accommodation.
- All the apartments would be two bed apart from one three bed.
- The building was surrounded by parkland and parking to the front.
- The flat roofed part of the building would be extended with an additional floor on top.
- The ramp to the front of the building would be removed.
- Changes to windows and doorways.
- The UPVC porched area would be removed.
- The stained glass window would be restored as part of the scheme.
- There would be 16 parking spaces in total for the 8 apartments.
- CGI images of the proposed extension was shown. Materials were still to be decided.
- Some internal changes to the building were still to be decided.
- Residential conversion of the building was the only viable option and would secure the long term future of the building.
- All the parking spaces would be served by electric charging points and there would also be cycle storage.
- There would be a number of additional conditions including attic layout, revised roof plans and samples of stones to be used for infill. It was proposed to amend the recommendation to defer and delegate for further negotiation on the conditions.

An objector to the application addressed the Panel. The following was highlighted:

- The adjacent stables had been redeveloped without extension.
- The re-purposing of Micklefield House was supported. The primary objection was the addition of a second floor to the existing extension.
- There had not been any letters of support for the application and objections had come from Leeds Civic Trust, Airebrough Neighbourhood Forum, Rawdon Parish Council and the Victorian Society.
- The proposed extension would overlook a children's play area and be damaging to amenity.
- The proposed extension would contravene the emerging neighbourhood plan and would not be compliant with policy and guidelines.
- It was urged that the application be deferred for negotiation to remove the proposed extension.
- The proposals would be damaging to the conservation area.

In response to comments and questions, the following was discussed:

- More weight could be given to an emerging Neighbourhood Plan following the carrying out of a referendum.
- The application had been referred to Panel at the request of a Ward Councillor.
- The proposed extension would not be dominant. There was a need for further discussion with the applicant particular in relation to materials.
- The proposed extension was not in keeping with the rest of the building.
- It was suggested that the application be deferred for further discussion regarding materials.
- The extension did not need to replicate the existing building.
- The proposed extension needed making softer and could be improved.
- Members queried whether there was a need for an additional room/extension.

In summary it was felt that Members were accepting of some form of extension at first floor. It was suggested that the application be deferred to discuss the design of this element and materials in further detail with the applicant. The applicant had submitted some better images of the proposals which had not formed part of the presentation because of their very late submission.

A motion for deferral was moved and seconded and voted on.

RESOLVED – That the applications be deferred for further discussion with regard to the design and materials for the first floor extension and to provide more detail on the conditions.

65 Application 20/08541/FU – Kirkstall Forge, Abbey Road, Kirkstall

The report of the Chief Planning Officer presented an application for the variation of conditions 12 (completion of eastern and western accesses) and 13 (provision of bus route) of approval 15/04824/FU to amend wording of conditions at Kirkstall Forge, Abbey Road, Kirkstall.

Site plans and photographs were displayed and referred to throughout the discussion of the application.

The following was highlighted:

- Key routes through the site also included the River Aire, railway and Leeds Liverpool Canal
- Development already undertaken in the Kirkstall Forge site.
- Western access and the following route through the site.
- Forthcoming developments within the site and how these would link with access to the site.
- The junctions to the access roads and approach from A65.
- Construction access.
- Previous alterations to the conditions.

- Details of the conditions that were now recommended.
- Additional conditions to secure highways improvements.
- Pedestrian facilities and links from the A65.
- Provisions for emergency access.
- It was recommended to defer and delegate approval to the Chief Planning Officer.

In response to questions and comments, the following was discussed:

- The need to get development completed to draw down funding for the access roads.
- Previous changes to the conditions and the impact on development.
- The wording of the conditions would allow that when the buildings reach 90% occupancy then the necessary access arrangements would follow prior to full occupancy.
- Cycle access – if there was access for emergency vehicles at the eastern access could provision be made for cycle access. It was reported that there was some initial funding to develop a cycle link from Kirkstall Abbey to the eastern side of Kirkstall Forge.
- Pedestrian routes and signage for these.
- Further discussion would be undertaken with the application with regards to cycle access.

RESOLVED – That approval be deferred and delegated to the Chief Planning Officer to vary conditions 12 and 13 as detailed in the report with the imposition of an additional condition, also outlined in the report and subject to the completion of a Deed of Variation to the Section 106 Agreement.

66 Chair's Closing Remarks

The Chair announced that it would be Andy Thickett's last meeting prior to his retirement. The Chair thanked Andy for all his contributions to Panel and wished him all the best for the future.

67 Date and Time of Next Meeting

Thursday, 1 April 2021 at 1.30 p.m.

This page is intentionally left blank



Originator: Michael Doherty

Tel: 0113 37 87955

Report of the Chief Planning Officer

South and West Plans Panel

Date: 01st April 2021

Subject: 20/08203/FU – Erection of 116 Dwellings and a 60 Bedroom Extra Care Facility with communal areas, salon and roof garden together with associated highways and Public Open Space Area - Land Off Middleton Park Avenue And Throstle Road Middleton, LS10

Applicant: Leeds City Council

Electoral Wards Affected:

Middleton Park

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: SUBJECT TO NOFITICTION TO THE SECRETARY OF STATE DEFER AND DELEGATE to the Chief Planning Officer for approval subject to the specified conditions identified below (and any others which he might consider appropriate)

Conditions:

1. Time Limit
2. Development to be carried out in accordance with the approved plans
3. Materials to be agreed (walling, roofing, surfacing, boundary treatments)
4. Landscape submission and implementation
5. Landscape management plan
6. Biodiversity monitoring programme
7. Biodiversity management plan
8. Bat and Bird roosting provision
9. Highway condition survey
10. Provision for contractors
11. Maximum gradients
12. Details of parking

- 13. Visibility Splays
- 14. Vehicle spaces to be laid out and drained
- 15. Specified off-site highways works
- 16. EV charging points
- 17. Cycle/Motorcycle Facilities
- 18. Construction Activities and Hours
- 19. Suppression of dust
- 20. Mud prevention on highway
- 21. Adoptable Highway Requirements including Street Lighting
- 22. Development in accordance with Travel Plan
- 23. Development in accordance with Drainage Assessment
- 24. Temporary Drainage Measures
- 25. Submission of Verification Reports
- 26. Contamination Remediation
- 27. Amended Remediation Strategy
- 28. Development implemented in line with Noise Assessment
- 29. Development to accord with EN1 and EN2

INTRODUCTION:

- 1 The application relates to the development of two allocated sites (Ref: HG1-368 and Ref: HG1-161) and an area of designated Green Space within Middleton seeking to create 116 Dwellings and a 60 Bedroom Extra Care Facility as part of an identified affordable housing scheme to be delivered through the council's Housing Growth Programme that is targeted to deliver approximately 300 units per year, on an ongoing basis from 2019 onwards. The scheme includes the provision for a new energy center and substation along with highways works to facilitate new access into the site, car parking and internal roads serving new housing.
- 2 The scheme delivers 100% affordable housing provision over two allocated sites along with the retention of an area of existing greenspace through a reconfiguration of the main Throstle Recreation Ground.
- 3 The application is brought before Members for determination as strictly the scheme is a departure from the adopted Site Allocations Plan due to a new layout and public greenspace arrangement which is to be created, differing from that outlined within the adopted plan.

SITE AND SURROUNDINGS:

- 4 The main development site comprises of a flat triangular plot of land, circa 6.3 acres in area within the Middleton Ward, bounded by Throstle Lane to the south and Middleton Park Avenue to the west surrounded by existing properties running to Throstle Lane to the north. The bulk of the development is to take place to the Throstle Recreation Ground site which is currently an open expanse of grassland and is utilised in part as playing fields with the remainder as an open green space maintained by the Council.. Currently the site features a small area of hardstanding accessed from Throstle Road with two paths intersecting the space and allowing access to Throstle Lane at the rear of the site. A single football pitch is formally marked out with an additional informal path route established diagonally running from Throstle Road to Middleton Park Avenue.

- 5 In addition to the larger development site the scheme includes the re-development of a smaller site to the west, formerly Middleton Skills Centre, which is bounded by Middleton Park Avenue to the east and Sissons Road to the south. This smaller parcel of land is currently vacant and lies in close proximity to Middleton Childrens Centre to the north. Both sites lie within an established residential area of predominately semi-detached and terrace properties of a similar design and character.
- 6 Throstle Recreation Ground features 2.27 hectares of designated Green Space with LCC granted a 999-year lease over this area by the WADES Charity, whom own the site. An agreement is in place between the authority and the charity which seeks to maintain public access to the area, in part, during development to allow its continued use and thereafter. In addition a strip of land, immediately adjacent to the east of Middleton Park Avenue, outside the redline boundary, is in the ownership of West Yorkshire Combined Authority (WYCA) and has been earmarked for possible future transport infrastructure projects.

PROPOSAL

- 7 The development proposes 116 Dwellings and a 60 Bedroom Extra Care Facility set between the two identified sites, allocated within the adopted Site Allocations plan (Ref: HG1-368 and Ref: HG1-161) together with a re-provision of greenspace.
- 8 The bulk of the development will be implemented within the Throstle Recreation Ground area including a 60 bed Extra Care Facility and 93 general needs properties. A further 23 units are to be erected to the former Middleton Skills Centre site to the west of the main site.
- 9 The proposals include the following mix and type of properties,
- 10 Extra Care Apartments (Total 60 units)
47 x 1 bed, 2 person units
13 x 2 bed, 3 person units
- General Needs Dwellings (Total 116 units)
60 x 2 bed units
38 x 3 bed units
2 x 4 bed units
16 x 1 bed bungalows
- 11 The new Extra Care Facility creates residential apartments and services including a community hub, café, hair/ beauty salon and flexible community events area. The scheme seeks to provide both secure and flexible accommodation for a wide variety of people with a differing spectrum of needs. The facility is set over three storeys with the main entrance addressing the site frontage to Middleton Park Avenue to the west allowing direct access from the footpath and highway.
- 12 A new courtyard garden and landscaped area is to be created to the rear of the block. This area includes outdoor shelters and seating to promote social contact for residents and visitors along with a formal lawn area, ornamental tree planting, water feature and walking circuit for exercise. A number of allotment planters are to be provided for residents with associated buffer planting to provide defensible space to ground floor windows.

- 13 The Extra Care Facility features its own dedicated parking area with 30 spaces provided for visitors and staff along with a number of accessible bays, ambulance set down points and electrical vehicle charging provision with the area landscaped and planted in line with the proposed landscaping scheme. In addition new cycle/motorcycle storage and parking will be created to the northern side of the block accessed via the carpark. A new energy centre and substation are to be constructed to the eastern side of the carpark serving the facility.
- 14 A new kitchen area is located to the north of the block along with staff facilities and a meeting room. A large plant room, internal refuse store, mobility scooter charging room and resident's entrance area sit to the rear, served by the proposed car park and highway. The ground floor includes a number of apartments and a communal lounge area for use by residents along with internal lifts providing access to the first and second floor units. The block features a large roof terrace area to the front which provides outdoor covered seating and zonal planting creating amenity space for use by the residents and visiting relatives with the possibility for use in community events and functions.
- 15 The Extra Care facility is to be erected in brickwork with the use textured panels, zinc effect cladding to the second floor and perforated screens to the proposed glazed balcony areas, creating a contemporary and modern appearance. The proposals draw on an autumnal colour pallet with the use of modern grey windows set back from the facades with additional feature brickwork above and below openings to create further detailing.
- 16 The scheme includes a total of 116 new dwellings including 2,3 and 4 bedroom provision throughout the sites. The proposed dwellings are to be set over two storeys constructed of a red brick with contrasting grey brick relief panels around and between window openings to blend with the larger Extra Care Facility and wider brick context of the surrounding properties. The dwellings feature a contemporary appearance with large windows, Juliet balconies, front canopy detailing and grey roof tiles to the pitched roof forms. These general needs properties are to accord with M4(2) accessibility standards and have been developed to include flexible adaptable internal arrangements including provision for lifts and hoists if specialised adaptations are needed for occupants. In addition to the standard properties a total of 16 fully wheelchair accessible M4(3), 1 bedroom, bungalows are to be delivered adjacent to the Extra Care Facility. Exact materials and finishes would be controlled by way of a condition.
- 17 Vehicular access to the larger Throstle Recreation Ground site is to be provided via three new entrances. A new access is to be taken to the North West from Middleton Park Avenue along with two to the southern boundary from Thostle Road. The internal highway has been amended, at the request of ward members, to retain these three access points whilst preventing all the routes being linked, instead providing a number of turning heads and thus potential for rat running through the development. Access to the smaller development is to be taken via Sissons Road from Throstle Close. Parking provision for both the general needs dwellings and accessible bungalows is to be provided through the creation of new driveways set between properties to intersperse parking and provide adequate off street provision.
- 18 New Green Space is to be provided centrally within the development of the main Throstle Recreation Ground with a new public park and sports pitch provided to retain provision for sports along with new open multi use areas. New seating areas

are to be created around the central sports pitch with a number of natural play zones including boulders, balancing logs and stepping stones. A new dry attenuation basin and bog garden are to be provided within the Green Space incorporating sustainable drainage measures along with an area of wild flower planting and additional tree planting to the perimeters for bio-diversity, additional habitat creation and wildlife preservation. The southern portion of the proposed Green Space includes drainage swales to assist in draining the proposed sports pitch which are to include further tree planting. New formal pathways are to be created intersecting the central greenspace area to allow access and connectivity for both residents of the properties and the general public.

HISTORY OF NEGOTIATIONS AND PLANNING HISTORY

- 19 Both application sites have been identified within the adopted Site Allocations Plan as Throstle Recreation Ground (ref: HG1-368) with a capacity 140 units and the smaller site, Throstle Mount adjacent to Sissons Road (ref: HG2-161), with a capacity of 15 units. The larger Throstle Recreation Ground site is in effect split in half between the identified SAP allocation and the remainder as designated Greenspace, with the smaller development earmarked wholly for re-development.
- 20 The sites have been brought forward for development by Leeds City Council via the continuing Housing Growth Programme. The sites have been identified as deliverable with initial internal discussions commencing around the viability of the proposals in January 2020 between Planning, Housing Growth and Parks & Countryside colleagues.
- 21 Middleton Ward Members were informed of the proposals with officers providing a number of briefings. Initially members raised objections to the design, character and appearance of the proposed Extra Care Facility, General Needs properties and proposed highway arrangement within the site highlighting to issues of anti-social behaviour and “rat running” during busy periods within the area. Subsequent amendments were made to the design, layout and appearance with an additional member briefing taking place on 24.07.2020. Given the amended proposals Middleton Ward members are supportive of the proposals.

PUBLIC/LOCAL RESPONSE:

- 22 Additional pre-planning public consultation consisting of letter drop to circa 1,400 properties surrounding the site.
- 23 The development has been formally advertised by Site Notices posted around the site and within the Yorkshire Evening Post.
- 24 Additional neighbouring resident letter drop, circa 150 properties to the site perimeter, outlining planning application submission and outlining how to make representation.
- 25 As a result of the above consultation process a total of 7 objections have been received raising the following concerns,
- Highway safety concerns regarding access, additional congestion
 - Concerns regarding pressure on local services
 - Anti-social behaviour within the proposed Green Space and park areas
 - Concerns regarding tree planting and overshadowing of existing garden areas/damage to boundary walls

- 26 General comments have been received from Leeds Civic Trust outlining,
- The scale, massing and visual impact of the development must respond to the local context including the Extra Care Facility. Residents of the facility must feel part of the community.
 - The proposed general needs housing helps to create an identity for the scheme
 - The provision of flat space for ball play is accepted.

27 **CONSULTATION RESPONSES:**

Statutory

Coal Authority – No objections

Sport England – Objection given the loss of, or prejudice the use of, all/part of a playing field

Non-statutory

Design Team – No objections

Highways – No objections subject to amendments and conditions

Travelwise – No objections subject to conditions relating to cycle parking, motorcycle parking and electrical vehicle charging provision.

Environmental Studies (Noise) – No objections to submitted methodology subject to the attachment of conditions relating to submitted noise assessment.

West Yorkshire Police - recommendations to adhere to secured by design standards

Nature Team – No objections subject to conditions for bat/bird roosting and ecological monitoring reports.

Flood Risk Management – No objections subject to conditions requiring drainage details, sustainable drainage and temporary drainage measures during construction.

Yorkshire Water – no objections subject to implementation of drainage scheme.

Policy – No objections

Contamination – No objections subject to pre-commencement conditions regarding site investigation works and remediation measures.

Environmental Health – No objections subject to conditions relating to construction hours, dust/noise control, environmental practice and sound insulation.

Landscape – No objections subject to conditions for hard and soft landscaping details.

PLANNING POLICIES:

- 28 Section 38(6) 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 this application Leeds comprises the Core Strategy (as amended 2019), Site Allocations Plan (adopted 2019), saved policies within the Leeds Unitary Development Plan (Review 2006) and the Natural Resources and Waste Development Plan Document (2013), and any made Neighbourhood Development Plans (No Neighbourhood Development Plans are applicable here).

- 29 It should be noted, that Leeds City Council has made a declaration of a Climate Emergency and, that the overall aim of the Local Planning Authority's Development Plan seeks to support this statement of intent. The Core Strategy and Unitary Development Plan seek to ensure that all development is sustainable and that wherever

possible, a development minimises its impact upon global warming and its carbon emissions.

Local Planning Policy

30 The following Core Strategy policies are relevant to the proposal:

General Policy – Sustainable Development and the NPPF
Spatial Policy 1 – Location of Development
Spatial Policy 6 – The Housing Requirement and Allocation of Housing Land
Spatial Policy 7 – Distribution of Housing Land and Allocations
Spatial Policy 11 – Transport Infrastructure Investment Priorities
Spatial Policy 13 – Strategic Green Infrastructure
Policy H1 – Managed Release of Sites
Policy H3 – Density of Residential Development
Policy H4 – Housing Mix
Policy H5 – Affordable Housing
Policy H9 – Minimum Space Standards
Policy H10 – Accessible Housing Standards
Policy P10 – Design and context
Policy P12 – Landscape
Policy T1 – Transport Management
Policy T2 – Accessibility and New Development
Policy G1 – Enhancing and Extending Green Infrastructure
Policy G2 – Creation of Tree Cover
Policy G3 – Standards for Open Space, Sport and Recreation
Policy G4 – New Greenspace Provision
Policy G6 – Protection of Green Space
Policy G8 – Protection of Important Species and Habitats
Policy G9 – Biodiversity Improvements
Policy EN1 – Climate Change (Carbon dioxide reduction in developments of 10 houses or more, or 1000m² of floor-space)
Policy EN2 – Sustainable Design and Construction (Achievement of Code Level 4 or BREEAM Excellent (in 2013) for developments of 10 houses or more or 1000m² of floor-space)
Policy EN5 – Managing Flood Risk
Policy EN8 – Electric Vehicle Charging Infrastructure
Policy ID1 – Implementation and Delivery Mechanisms
Policy ID2 – Planning Obligations and Developer Contributions

The following saved UDPR policies are also relevant:

31 GP1 - Land use and the Proposals Map
GP5 - Development control considerations including impact on amenity
BD5 - New buildings
LD1 - Landscape design
LD2 - New and altered roads
N1 - Protection of Urban Green Space
N11 – Open Land in Built Up Areas
N23 - Incidental Open Space
N24 - Development and Incidental Open Space

N25 - Site boundaries
N29 - Sites of Archaeological Importance
LD1 - Development and landscape schemes

The following NRWLP policies are also relevant:

- 32
- | | |
|------------|--|
| Air 1 | Major development proposals to incorporate low emission measures |
| Minerals 3 | Development proposals and surface coal |
| Water 1 | Water efficiency, including incorporation of sustainable drainage |
| Water 4 | Effect of proposed development on flood risk |
| Water 6 | Flood risk assessment |
| Water 7 | Surface water run-off and incorporation of SUDs |
| Land 1 | Contaminated Land |
| Land 2 | Development and Trees including the need to conserve trees and introduce new tree planting |

The SAP 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. This site was not a site within the green belt immediately before the SAP's adoption and is not therefore subject to the remittal. The SAP policy HG1 is therefore to be afforded full weight in consideration of and decision-making on this application.

Relevant Local Supplementary Planning Guidance/Documents

- 33 The most relevant local supplementary planning guidance (SPG) and supplementary planning documents (SPD) are outlined below:

Middleton Master Plan (2009)
Sustainable Urban Drainage SPG (2004)
Public Transport Improvements and Developer Contributions SPD (August 2008)
Street Design Guide SPD (August 2009)
Travel Plans SPD (February 2015)
Parking SPD (January 2016)
Accessible Leeds SPD (November 2016)
Affordable Housing SPG (Interim Policy)

National Planning Policy

- 34 The National Planning Policy Framework (2019) (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. One of the key principles at the heart of the NPPF is a presumption in favour of sustainable development.
- 35 Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 goes on to note that achieving sustainable development means that the planning system has three overarching objectives - economic, social and environmental objectives – which are interdependent and need to be pursued in mutually supportive ways.

- 36 Paragraph 10 sets out that at the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 states that decision taking this means approving development proposals that accord with an up-to-date development plan without delay. Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.
- 37 Paragraph 48 sets out that in decision taking local planning authorities may give weight to relevant policies in emerging plans according to the stage of its preparation, the extent to which there are unresolved objections and the degree of consistency with the NPPF.
- 38 Paragraph 56 sets out that planning obligations must only be sought where they are necessary, directly related to the development, and fairly and reasonably related in scale and kind to the development. Paragraph 57 sets out that where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable.
- 39 Section 5 of the NPPF is entitled 'Delivering a sufficient supply of homes'. Paragraph 73 sets out that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing.
- 40 Section 8 of the NPPF is entitled 'Promoting healthy and safe communities' and sets out at paragraph 91 that planning decisions should aim to achieve healthy, inclusive and safe places including encouraging layouts that would encourage walking and cycling. Paragraph 92 requires planning decisions to take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community. Paragraph 96 sets out 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 sets out that planning decisions should protect and enhance public rights of way and access.
- 41 Section 9 of the NPPF is entitled 'Promoting sustainable transport' and sets out at paragraph 102 that transport issues should be considered from the earliest stage of development proposals including opportunities to promote walking, cycling and public transport. Paragraph 102 also sets out that the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account and that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.
- 42 Paragraph 108 states that appropriate opportunities to promote sustainable transport modes should be taken up; safe and suitable access provided for all users; and any significant impacts on the highway mitigated.
- 43 Paragraph 109 states the development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Within this context, paragraph 110 sets out, amongst other things, that development should give priority to pedestrian and cycle movements both within the scheme and with neighbouring areas, minimize the scope for conflicts between pedestrians, cyclists and vehicles and be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

- 44 Paragraph 111 states that all developments that will generate significant amounts of movement should be required to provide a travel plan.
- 45 Section 11 of the NPPF is entitled 'Making effective use of land' and at paragraph 117 sets out that planning decisions should promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 46 Section 12 of the NPPF is entitled 'Achieving well-designed places' and at paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 124 goes on to state 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.
- 47 Paragraph 127, amongst other things, states that planning decisions should ensure development is visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Paragraph 129 sets out that in assessing planning applications, local planning authorities should have regard to the outcome of design discussions, including with the local community.
- 48 Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.
- 49 Section 14 of the NPPF is entitled 'Meeting the challenge of climate change, flooding and coastal change and at paragraph 148 sets out that the planning system should support the transition to a low carbon future in a changing climate.
- 50 Section 15 of the NPPF is entitled 'Conserving and enhancing the natural environment'. Paragraph 170 states that planning decisions should contribute to and enhance the natural and local environment including through minimising impacts and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 51 Section 16 of the NPPF is entitled 'Conserving and enhancing the historic environment'. Paragraph 184 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate their significance, so that they can be enjoyed for the contribution to the quality of life of existing and future generations. Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

National Planning Practice Guidance

- 52 The National Planning Practice Guidance (NPPG) offers guidance in addition to the NPPF.

ISSUES

Site Allocation/Principle

- 54 Both sites contained within the proposals are identified in the Site Allocation Plan as identified housing sited Ref: HG1-368 and Ref: HG1-161 which should be afforded full weight. The proposals seek to develop these sites for a residential use.
- 55 The western half of the large Throstle Recreation Ground site is identified site HG1-368. This reflects its allocation in the UDP as site H3-3A.18. The SAP outlines that the development site has an indicative capacity of 140 units. The proposals deliver 93 dwellings with the Extra Care Facility providing a further 60 units, totalling 153 and thus exceeding density requirement. In addition the UDP identifies that part of this site could be used for special needs housing and requires that the design ensures a satisfactory relationship with the (former) Supertram route. Given the proposals are for a wholly affordable housing development along with an Extra Care Facility and fully accessible bungalows it is considered the requirements of the allocation identified are met. The scheme has also identified the parcel of land within the ownership of WYCA, and provided sufficient space to the site frontage along Middleton Park Avenue to allow for future adaptations to the transport network and thus is considered to create a satisfactory relationship.
- 56 The proposal before Members is a strictly a departure from the SAP given the eastern half of the Throstle Recreation Ground site (2.27ha) is designated as Green Space (Ref:G794) which is to be developed for housing? . In essence the site is split centrally between the housing allocation to the west and designated Green Space to the east. The proposals have identified both allocations and created a scheme which incorporates both areas within the development. The proposals seek to erect dwellings across both areas, thus merging the housing allocation and Green Space. However, the scheme is designed to create a new central enhanced area of Green Space of a similar size and scale to that of the existing Green Space designation (G794) with the proposed Extra Care Facility and dwellings to the sites perimeter. Therefore whilst the designated green space will be not remain as green space and almost equivalent area of green space will be relocated and reprovided to reflect the fact that the SAP designated green space in this area.
- 57 The smaller development site, Throstle Close (Ref: HG1-161) is also to be developed wholly as a residential use. The SAP outlines the site indicative capacity at 15 units with a total of 23 units proposed thus exceeding the indicative density requirements, delivering additional affordable units and thus contributing towards wider housing delivery.
- 58 At present the larger Throstle Recreation Ground features a dedicated playing pitch and thus Sport England have been consulted as part of the statutory process. Sport England have objected to the loss of the playing pitch along with the loss of the open playing field areas. However, as part of the design a new dedicated sports pitch is to be reprovided centrally within the development along with additional multi-purpose areas for play and exercise. Whilst it is recognised Sport England are a statutory consultee and object to the development, the wider benefits of a multi-use space which would provide provision for sports is seen as positive. In addition, the site allocation of the Throstle Recreation Ground area does not require specific enhancements or provision for sports use and thus the western portion of the site could be developed for housing with no requirement for a sports pitch to be provided.

Given the scheme retains a sports pitch and also provides significant enhancements to existing greenspace including informal play areas, seating, accessible paths and bio-diversity/habitat improvements it is considered these objections are addressed.

59 The scheme proposed is seen to deliver a number of key benefits. These benefits must be weighed against the harm that could be caused by not delivering the site wholly as outlined within the SAP. Having given this consideration officers would make the following points:

- The proposal introduces development that will help contribute to providing modern, energy efficient homes built to a good sustainability level enabling residents to reduce their level of expenditure on utilities. In addition the dwellings have been designed to meet the current local demand identified by the council's Housing Growth Programme.
- The proposal will also introduce new green areas, relocate the greenspace and provide landscaping that will help to provide accessible access to nature for the wider community and to enhance the biodiversity across the site whilst also retaining some provision for sport, seen as an appropriate balance.
- Regeneration will provide a much more visually attractive site that is in a very prominent central location of this community, providing a multi-use area with good connectivity for both residents of the site and the general public.

60 Officers consider that whilst the proposal does not fully reflect the SAP, in that it requires the area designated as Green Space to be relocated, it does in any event protect the quantum of the designated Green Space albeit in a slightly different location. On that basis (and coupled with the benefits the proposals bring (100% affordable housing discussed in detail below) officers are of the view that the small conflict with the SAP is far outweighed by the benefits the proposals brings.

Affordable Housing

61 Policy H5 requires the provision of a proportion of the homes on sites to be provided as affordable housing at 15 % for this area. As the proposals are being brought forward by the Council Housing Growth Programme the development seeks to provide 100% affordable housing provision and thus far exceed the requirements of Policy H5 of the Core Strategy. This is a significant benefit of the proposals.

Minimum Space Standards

62 Policy H9 requires all new dwellings to comply with the minimum internal space standards in accordance with the below table

Number of bedrooms	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built in storage
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

*Where a one person flat has a shower room rather than a bathroom, the floor area may be reduced from 39m² to 37m².

63 The development as a whole provides both complainant apartments within the Extra Care facility along with the general needs properties and accessible bungalows providing gross internal floor areas and minimum bedroom sizes in accordance with Policy H9.

Housing Mix

64 The table below shows the Council’s preferred mix in the context of Policy H4, and the mix of general needs housing proposed by the application:

<i>Type</i>	<i>H4 Preferred Max%</i>	<i>H4 Preferred Min %</i>	<i>Target %</i>	<i>Mix proposed in application (no. of units)</i>	<i>Mix proposed in application (%)</i>
<i>Houses</i>	90	50	75	116	100%
<i>Flats</i>	50	10	25	0	0%
Size	Max%	Min%	Target%		
1	50	0	10	16	14%
2	80	30	50	60	52%
3	70	20	30	38	33%
4+	50	0	10	2	2%
<i>TOTAL</i>	-	-		116	100

65 The development has been designed to accommodate and address the local need for housing and thus it is considered an appropriate mix of housing types is provided via the development addressing the requirements of Policy H4.

66 As can be seen, in terms of unit type the proposal is broadly in line with the targets of the policy. Although the number of 1-bed units is slightly higher than the target, and the number of 4-bed units is lower, this reflects the nature of the scheme and in particular the intention for a number of 1-bed wheelchair accessible bungalows which provide fully accessible units. No flats are proposed to be provided as part of the general needs housing, but it is noted that all of the 60 units within the extra care facility will be apartments.

Accessibility

67 Policy H8 sets out requirement for housing for independent living. In developments of 50 or more dwellings it is expected schemes make a contribution towards supporting needs for Independent Living. Given 16, 1-bedroom, fully wheelchair accessible bungalows are proposed as part of the scheme, along with the Extra Care Facility providing a further 60 specialised units with internal lifts, it is considered the proposals are far exceed Policy H8.

Greenspace

- 68 The proposals create a high density scheme and thus are required to provide 20% provision of Green Space in line with Policy G4. At present the larger Throstle Recreation Ground site comprises of a flat green open space, with the western portion allocated for development. The application proposes to re-arrange the space across the site, so that the space will be located centrally, surrounded by the proposed development as opposed to it remaining on the location designated as Greenspace in the SAP.
- 69 Policy G6 of the Core Strategy states that green space will be protected from development unless one of three criteria is met. Of relevance to this proposal, this includes where *“b) The green space / open space is replaced by an area of at least equal size, accessibility and quality in the same locality”*. The proposals meet this requirement and whilst it is recognised that there is a slight reduction in Greenspace compared to the area of land that is currently the recreation ground, part of this land was allocated for housing development by the UDP, and so the principle of its loss has already been accepted. The designated Greenspace currently measures an area of 22,700sqm with the proposals retaining 22,486sqm, representing a small net loss of approximately 214sqm. This loss is the direct consequence of internal highways works within the site necessary to create additional footpaths in-line with adoptable standards and thus it is considered this net loss of area is, acceptable, given the additional enhancements to be provided on the new green space.
- 70 There is an agreement in place with the owner of the land that access to the Greenspace will be maintained during construction. This will be realised by a phasing plan which will be the subject of a condition, allowing areas not under development to be accessible for continued recreation.
- 71 Policy G4 of the Core Strategy requires that residential developments of 10 or more dwellings provide new on-site greenspace (or make equivalent off-site provision), with the amount required being dependent on the housing mix proposed. In the case of this application, no additional on-site green space (over and above what is already designated) is proposed. However, it is noted that the scheme will deliver significant benefits in terms of quality and significant enhancements to the existing on-site Greenspace.
- 72 Policy G4 specifically refers to off-site financial contributions being acceptable in some instances. However, in this case, as the site includes a large area of designated green space which is proposed to be relocated and retained, it is considered the best outcome is achieved by making improvements to this on-site Green space, rather than to require an alternative green space provision off-site. The proposals directly deliver these on-site enhancements and thus it is considered that the locality will directly benefit as oppose to providing off-site green space (or equivalent financial contributions) and the aims of policy G4 are met.
- 73 The financial contribution associated with the laying out of additional greenspace for the proposed mix of 116 houses would equate to a contribution of £82,545. The development proposes Greenspace quality improvements of circa £600,000 and for these reasons it is considered Policy G4 is satisfied without the need for off-site contributions given the significant uplift achieved through the development.

74 Policy G6 requires only a like-for-like provision in terms of quality. The proposals seek to incorporate sustainable drainage measures and habitat creation for bio-diversity net gain, exceeding 10%, within the new areas of green space along with providing enhanced areas of planting and children's play. It is considered that the uplift in the quality of the green space is significant compared to the current flat open expanse of grass and thus the requirements of G6 are exceeded.

Highways

75 Both sites are identified within the Site Allocations Plan as Ref: HG1-368 and Ref: HG1-161 with a combined capacity of 155 units. The proposals seek to develop both sites in line with the allocation for residential properties totalling 176 units. Neither site allocation include specific site requirements for highway improvement works.

76 Bus stops are located on Middleton Park Avenue and Throstle Road which have been assessed in the Transport Assessment and provide a combined frequency of 1 bus every 15 minutes or less. Buses can be taken to both Leeds and Wakefield city centre.

77 Middleton Primary School and Elements Primary School are both within a 10 minute walk of the site. There are no secondary schools within walking distance of the site however Cockburn and Rodillian high schools are accessible via bus. Local services are located within a short walk of the site. Middleton Park Circus is approximately a 10 minute walk to the north of the site and contains multiple shops and takeaways including a post office and Sainsbury's local. Middleton Park Health Clinic is directly north of the site on Middleton Park Avenue also within walking distance.

78 Pedestrian routes connecting the site with Throstle Lane have been incorporated into the layout, supported by highways colleagues, providing coherent pedestrian routes into neighbouring streets and good connectivity with existing routes meeting the accessibility standards set out in the Core Strategy.

79 The application has progressed with various amendments to highways elements and parking. In total there are 30 parking spaces (4 EV bays & 6 disabled bays) for the Extra Care Facility which exceeds the expectations of the draft Transport SPD. Provision of EV bays and disabled bays are also in accordance with guidance with an ambulance bay provided within the carpark.

80 New dwellings within both development sites are to feature dedicated off road parking through the provision of driveways between the properties.

81 Two new points of access are to be created off Throstle Road and 1 off Middleton Park Avenue. The vehicular access off Sissions Road is to be increased in width to accommodate part of the new development with individual driveways are also fronting onto Throstle Road.

82 The internal layout of the site has been subject to amendments to address concerns raised by Middleton ward members to reduce the number of access points and thus the potential for rat running during busy periods and potential for anti-social behaviour. The developer will be required to enter into a Section 278 Agreement for new access works, widening and relocation of a bus stop.

83 The principle of residential development across both sites falls in line with the adopted SAP and it is considered, subject to the suggested conditions, the proposals do not create highway safety concerns and thus would be acceptable.

Design

84 The overall size and scale of the Extra Care building has been designed to integrate within the existing surrounding context. Designed as a 3 storey building in order to reduce the overall footprint and to facilitate the required number of general needs housing units and public open space the block is considered to sit comfortably within the site whilst respecting the surrounding context of predominately 2-3 storey buildings.

85 Following concerns raised at a ward member briefing in July 2020, when Members expressed concerns regarding the perceived blandness and stark appearance of the Extra Care block, the applicant has provided significant amendments in order to address its perceived dominance. The building now incorporates contrasting red and grey brick colours, tones and textures with areas of relief around windows and balconies, including additional glazing, creating shadow lines to break up massing along with fretted metal panels and cladding to the 3rd floor. In addition the third floor of the building retains a set back from the front elevation further reducing bulk and allowing the provision of a roof terrace.

86 The design incorporates a light and open plan feel to the main entrance with a generous foyer and a glazed curtain wall which links directly to a community hub area to the front of the building. The design allows flexibility within the open plan ground floor aimed at allowing use by both residents and the local community to access the proposed café/bistro and beauty salon. Sliding screens are to be installed internally which allow the multipurpose space to be increased for larger community events where required. In addition a feature canopy has been created to place an emphasis on the main entrance with an area of integral seating allowing users to sit within the landscaped spaces.

87 The design and layout of the site creates properties which face the internal highway with open frontages and garden areas allowing good natural surveillance and views over the central Greenspace. This is reflected within generous plot sizes which provide sufficient private amenity space for occupants of the dwellings and achieve sufficient distance to the rear boundaries to facilitate good levels of outlook and privacy. The property types and design meet with the minimum internal space standards and provide a generous layout for occupants.

88 The general needs properties feature a contemporary appearance with dual pitched roofs and Juliet balconies. They will include textured brick panels and a flat front canopy erected in grey and red brick to match the larger Extra Care facility and wider context of brick built semi-detached and terrace properties typical of the Middleton ward.

89 Parking is provided to the sides of the dwellings to avoid a parking dominated street scene meeting the aims of the Street Design Guide.

90 Design officers have been consulted on the proposals and support the overall design and appearance of the scheme within the context of the site. For these reasons the proposed design is considered acceptable, compliant with policy P10.

Climate Change and Sustainability

- 91 The applicant has submitted an Energy and Sustainability Statement as part of the application package which proposes to minimise energy demand and carbon emissions, given the high density. The applicant's sustainability credentials outline that heat recovery systems will be utilised including the district heating network providing up to 42% of the developments energy through the use of a low and zero carbon technology.
- 92 The proposal also incorporates electric vehicle charging points with measures to reduce water consumption meaning that the development complies with policy EN1 and EN2, and all sustainability measures will be secured by condition.

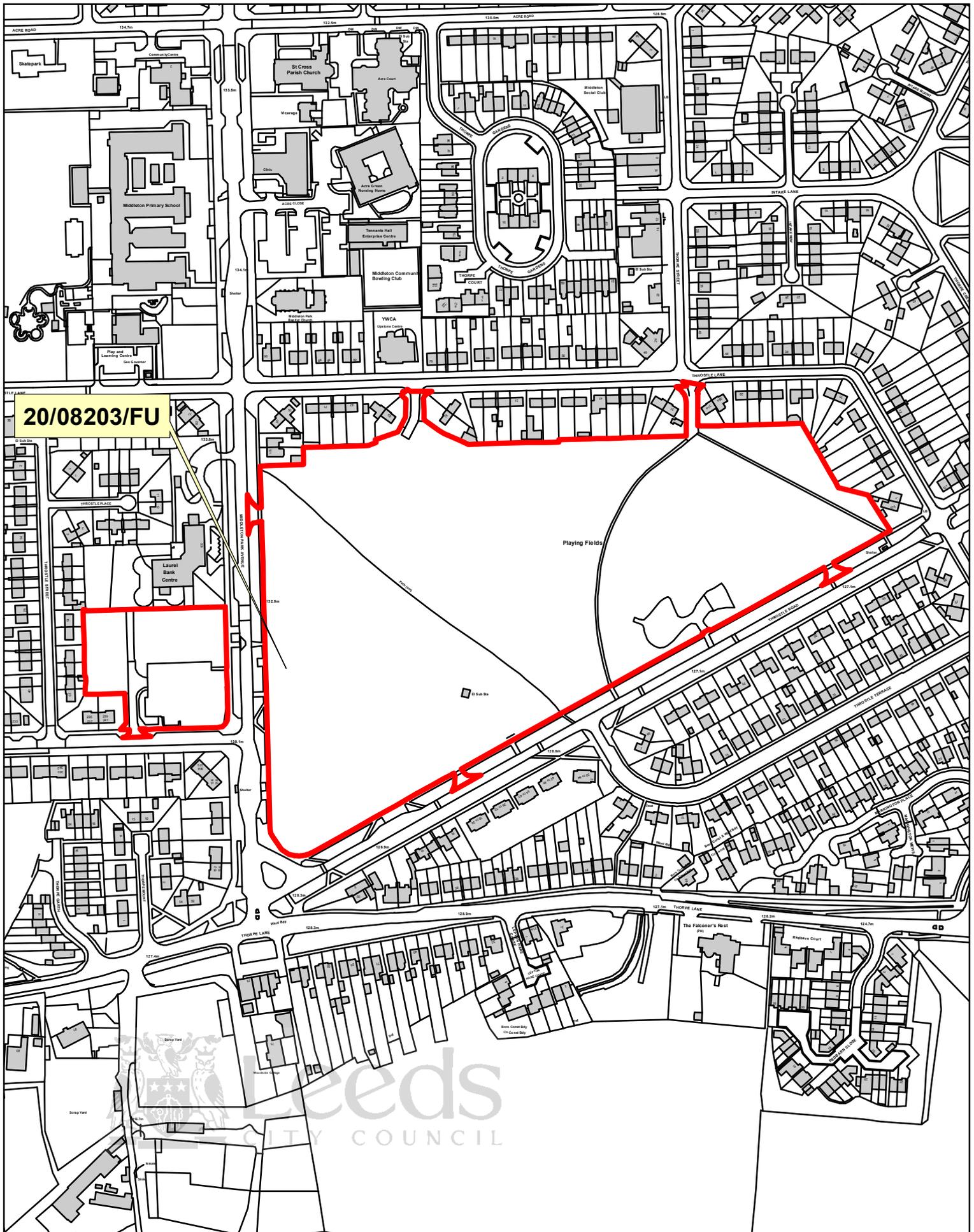
Conclusion

- 93 This scheme is considered to positively contribute towards the delivery of the Site Allocations Plan in line with the identified uses and deliver much needed affordable housing within an area of need whilst also providing a much needed care facility. Whilst the designated greenspace is being relocated it is considered the slight departure from the SAP is acceptable in the specific circumstances. It is acknowledged an objection has been received from Sport England however it is considered the replacement sports pitch and much enhanced multi-use green space address these concerns.
- 94 The development provides an acceptable layout with a positive design and internal landscaping arrangement, allowing public access throughout which is considered to deliver an acceptable standard of residential amenity, including adequate internal space, for future occupants.
- 95 The NPPF directs that where an application accords with the Development Plan it should be approved without delay. In this instance, a slight departure from the SAP has been identified through a reconfiguration of housing allocation and designated green space. However, in considering all of the above site allocation issues, Offices have concluded the benefits of providing a 100% affordable housing scheme and Extra Care facility contribute to the Council's ongoing housing supply also attracting weight. Furthermore the proposed retained on-site green space and enhancements deliver a significant improvement to an area of green space within the locality along with bio-diversity benefits and habitat creation. Given this it is considered the benefits of the proposal weigh against identified conflicts and as such the application is recommended for approval.

Background Papers:

Application files 20/08203/FU

Certificate of ownership: Certificate B signed by the agent



20/08203/FU

SOUTH AND WEST PLANS PANEL



This page is intentionally left blank



Originator: Susie Watson
Tel: 0113 378 7972

Report of the Chief Planning Officer

SOUTH & WEST PLANS PANEL

Date: 1st April 2021

Subject: Application 20/04812/FU – One detached house with detached car port at Land Adjacent the Gables, 229 Hall Lane, Horsforth.

APPLICANT

Mr R Seib

DATE VALID

04/08/2020

TARGET DATE

12/02/2021

Electoral Wards Affected:

Horsforth

Yes

Ward Members consulted

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: GRANT PERMISSION subject to the following conditions:

1. Time limit on full permission
2. Development in line with approved plans
3. Samples of materials
4. Samples of surfacing materials
5. Materials for wall infill
6. Details of boundary treatments, including gates
7. Bin store to be provided
8. Bike store to be provided
9. Vehicles spaces to be laid out
10. Driveway gradient
11. Details of electric charging points
12. Car port to be retained as open structure
13. Protection of existing trees during construction
14. Landscaping scheme
15. Noise and ventilation scheme
16. Drainage feasibility study
17. Proposed drainage scheme
18. Unexpected contamination

19. Details of imported soil

INTRODUCTION:

1. This application is brought to plans panel at the request of Councillor Dawn Collins and Councillor Jonathon Taylor. This is due to the highway impacts on the wider users of the A65 and Hall Lane.

2.

PROPOSAL:

3. This application seeks full planning permission for the construction of a dwelling on land within the garden of the property known as The Gables and located at 229 Hall Lane, Horsforth.
4. The proposed dwelling will be located towards the centre of the plot with a driveway and detached car port for 2 cars located to the west of it and the main garden area to the east. Vehicle and pedestrian access are both off Hall Lane. The proposed dwelling will have 4 bedrooms and it will be constructed of render with a tiled roof.

SITE AND SURROUNDINGS:

4. The application site is a section of garden land located to the west of the main dwelling located at 229 Hall Lane. It forms a corner plot of land lying between Hall Lane and Rawdon Road (the A65). It is located within an established residential area on the edge of the built up limits of Horsforth.

RELEVANT PLANNING HISTORY:

5. PREAPP/13/00985 – detached dwelling – advice given December 2013.
6. 16/06761/OT – detached dwelling – withdrawn December 2016 due to concerns about the design and scale of the development and the impact this would have on the visual amenity of the locality, living conditions of future occupiers, neighbouring amenity and the potential harm to the health of existing trees.
7. PREAPP/17/00114 – detached dwelling – advice given March 2017.
8. 18/06621/FU - one detached house – refused December 2018 on grounds of highway safety but the previous concerns relating to visual amenity of the locality, living conditions of future occupiers, neighbouring amenity and the potential harm to the health of existing trees were overcome.

HISTORY OF NEGOTIATIONS:

9. There have been a number of discussions since this application was submitted.
10. As originally submitted consent was sought for an access off the A65 Rawdon Road. However, it was not demonstrated that appropriate visibility or sufficient manoeuvring space could be provided and Highways advised that vehicular access should be taken off Hall Lane instead. Negotiations have since taken place to ensure the access is in the correct location with acceptable visibility and to ensure sufficient parking and turning space is provided within the site.
11. Changes to the elevations occurred as a result of the change in access (there was no longer a need to excavate land and provide retaining walls) and removal of the

attached garage. There have also been some very minor changes to the internal layout to ensure all bedrooms meet minimum space standards.

12. The other change that has occurred is that the dwelling has been repositioned within the plot to increase the depth of the main garden to improve the external amenity space for future occupiers.
13. Street scene drawings were also requested and submitted to show how the proposal will sit in relation to The Gables and with the houses on the opposite side of Hall Lane.

PUBLIC/LOCAL RESPONSE:

14. The application was originally advertised a site notice posted on the 20th of August 2021.
15. 4 letters of objection were received. The objections raised are summarised as follows.
 - It will block the view from 168 and 170 Hall Lane and Hall Lane in general.
 - It will reduce light to 168 Hall Lane.
 - Access off Rawdon Road will add congestion and danger.
 - Use of the car parking spaces on Hall Lane by occupiers of the proposal is a concern as these are need for parking by 170 Hall Lane.
 - Traffic is already a problem and this will make the existing situation worse.
 - The parking spaces on Hall Lane block the flow of traffic.
 - Highway safety and disruption during construction.
 - Property is not needed – a 4 bedroom house will not provide the ‘affordable housing’ the area needs.
 - The site is unsuitable for a building plot - too small and irregular shape.
 - It is an overdevelopment of the site.
 - The site used to be a lovely garden but has been allowed to deteriorate.
 - Over the years trees have been removed.
16. A letter has also been received which supports the application but comments that the design of the dwelling is a missed opportunity.
17. Following changes to the application as a result of moving the proposed access to off Hall Lane instead of off the A65, a further site notice was posted on the 22nd of January this year and letters sent to all those who had previously written in.
18. 5 letters of objection have been received in response to this further advertisement / consultation. 4 of them were from initial objectors. The objections raised are the same as those summarised above plus that the revised access off Hall Lane will be equally as dangerous.
19. Councillor Dawn Collins and Councillor Jonathon Taylor have also raised objections to the proposals on the grounds that:
 - The site has been considered for development several times in the past and refused planning permission each time.
 - The current proposals do not solve the problems for the site.
 - Hall Lane is very busy during peak periods.
 - The access is a very close to the junction with the A65 - traffic coming off the A65 onto Hall Lane is often doing 30mph at the point where the driveway is. Visibility onto the A65 is blind.
 - The designated parking bays on Hall Lane block views up Hall Lane.

- The size and mass of the buildings proposed are too great for a very small site.

20. Horsforth Civic Society have also commented on the revisions. Their primary concern is the access off Hall Lane and that the proposals will be a danger to highway safety. With regard to turning within the site they state that there is nothing to stop someone reversing out. They also comment that the parking spaces on Hall Lane result in obstructions to traffic on Hall Lane.

CONSULTATION RESPONSES:

21. Horsforth Town Council objected to the original submission on grounds of overdevelopment and lack of parking. With regard to the revisions they state that these concerns remain and add that egress on Hall Lane is already very problematic – the junction is extremely busy and as such there is no safe access to the site.
22. Highways originally had concerns about the application and the access off the A65. As a result of discussions with Highways the access was revised to Hall Lane and they no longer raise objections. Conditions relating to access only as shown, provision of cycle facilities, driveway gradient, provision of electric charging points and the laying out of vehicle spaces are recommended.
23. Flood Risk Management has no objections subject to conditions relating to the submission of a feasibility study, existing drainage layouts and a proposed drainage scheme.
24. Contaminated Land has no objections subject to conditions relating to unexpected contamination and importation of soil.
25. Environmental Studies advise that noise maps indicate that noise levels without consideration to glazing and ventilation will result in an unsatisfactory internal noise environment. A condition relating to the submission and approval of a noise and ventilation package is therefore proposed.

PLANNING POLICIES:

26. Section 38 of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

Development Plan

27. The development plan for Leeds is comprised of the adopted Core Strategy as amended (2019), saved policies from the Leeds Unitary Development Plan (Review 2006) (UDP), Site Allocations Plan (2019) the Aire Valley Leeds Area Action Plan (2017) and the Natural Resources and Waste Local Plan (2015) and any made Neighbourhood Plans.

28. Relevant Core Strategy Policies are:

H2 – new housing on unallocated sites
H9 - minimum internal space standards for dwellings
P10 – need for good design
P12 – townscapes and landscapes to be conserved and enhanced
T2 - accessibility and safety requirements for new development
EN8 - requires electric vehicle charging points for all new dwellings

Relevant Saved Policies from the UDP are:

29. GP5 - general planning considerations.
N23 - provision of visually attractive settings to developments
N25 - boundaries to be designed in a positive manner
T24 - parking provision requirements
BD5 – new buildings to give consideration to amenity
LD1 - protection of vegetation

Natural Resources and Waste Local Plan

30. GENERAL POLICY1 – presumption in favour of sustainable development.
LAND 2 - development should conserve trees where possible and introduce new tree planting.

Horsforth Neighbourhood Plan

31. One of the objectives of the Horsforth Neighbourhood Plan is to ensure that new built development complements and enhances the character of the existing built environment.
33. Section 4.2 relates to the built environment and policy BE1 relates to character areas. One of the character areas is Hall Lane. In respect of Hall Lane it advises that development should respect important views and retain the distinctiveness of the areas varied architectural housing styles.

Supplementary Planning Guidance and Documents

34. The following SPGs and SPDs are relevant:
- Neighbourhoods for Living: A Guide for Residential Design in Leeds SPG
 - Guideline Distances from Development to Trees SPG
 - Street Design Guide SPD
 - Parking SPD
- Horsforth Design Statement SPD

National Planning Policy

35. The National Planning Policy Framework (NPPF) published in 2019 sets out the Government’s planning policies and contains policies on a range of issues including housing, sustainable development, green belt, conservation, the local economy and design.
36. One of the key principles at the heart of the Framework is a presumption in favour of Sustainable Development (this is set out in section 2 of the document).
37. The NPPF also aims to boost significantly the supply of housing and deliver a wide choice of high quality homes (section 5).
38. In respect of design, paragraph 124 states that “the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. 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.” At paragraph 130 it states that “permission should be refused for

development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”.

39. Guidance on ‘Technical housing standards – nationally described space standard’ was adopted in March 2015. This sets out minimum gross internal floor area requirements for residential developments.

MAIN ISSUES:

- Principle
- Visual amenity
- Residential / neighbouring amenity
- Highway safety / parking
- Representations

APPRAISAL:

Principle

40. The application site lies within an established residential area and is unallocated in the adopted Site Allocations Plan. Policy H2 of Leeds Core Strategy relates to residential development on unallocated sites. This policy contains 3 criteria:
1. the number of dwellings should not exceed the capacity of local infrastructure,
 2. the location should accord with accessibility standards, and
 3. Green Belt policy is satisfied.
41. The site is not within the Green Belt and the location does accord with accessibility standards detailing distances to local amenities, transport links, schools and employment. The scale and form of the development is such that it is not considered to put any undue pressure on local infrastructure including the highway network, schools and health services. The proposal is therefore considered to comply with policy H2 and is acceptable in principle subject to other material planning considerations.
42. In addition to the above, it should be noted that the NPPF specifically excludes domestic garden curtilages from the definition of previously developed land. As such, the site should be regarded as Greenfield. While this does not in itself preclude development, it does mean that there is no presumption in favour of its development. The Local Planning Authority therefore has a responsibility to make an assessment of relevant factors, for example, the impact of the proposal on the character of the area.

Visual amenity.

43. In this case, the impact on the character of the area is a key consideration. Current guidance on design matters aims to raise the standards of urban design and to create safe and distinctive places that have their own identity but respond to and reinforce local character.
44. There have been 2 previous planning applications on this site, both for a single detached dwelling. The first was submitted in 2016 (16/06761/OT) and was withdrawn due to concerns about the design and scale of the development and the impact this would have on the visual amenity of the locality, living conditions of future occupiers, neighbouring amenity and the potential harm to the health of existing trees.

45. The second application (18/06621/FU) was submitted in 2018. At this stage it was considered that the previous concerns relating to visual amenity of the locality, living conditions of future occupiers, neighbouring amenity and the potential harm to the health of existing trees were overcome. However, there were now concerns about the vehicular access and the application was refused on highway safety grounds (discussed in more detail below).
46. The current proposal is significantly different to the 2018 application, although the dwelling is located in a very similar position towards the centre of the site. The access has been moved further west and the attached garage omitted in favour of a detached car port structure. With regard to the design of the dwelling, the previous scheme was 2 storeys but the first floor was formed by rooms in the roof. The current proposal is a traditional 2 storey dwelling, to be constructed of render with a tiled roof. Street scene elevations have been submitted to show how the proposal will sit in relation to its neighbours. These have been key in understanding the visual impact of the proposal.
47. Although a generously sized dwelling, its overall size and proportions are of a domestic scale, and also reflective of nearby properties. The proposed dwelling is set back from the Hall Lane road frontage and space is retained around it such that there is sufficient spatial separation between it and its boundaries and the existing dwelling, The Gables. In this respect it meets the recommended distance to boundaries set out in Neighbourhoods for Living.
48. It is considered that the overall design approach (proportions, scale, form and detailing) is reflective of and sympathetic to the locality and that the proposed dwelling will sit comfortably with its neighbours and within the existing street scene and will not be out of character with the area or visually intrusive. The proposed materials (render and tile) are also highly appropriate to its setting.
49. The boundaries of the site are largely remaining as existing. There will be a need to divide the plot from The Gables and it is expected that this will be achieved via a mix of hedge and fencing. Conditions are recommended to agree the detail. The only other changes relate to the creation of 2 new openings in the brick wall forming the Hall Lane boundary to allow vehicle and pedestrian access to the new dwelling. An existing access into the site will be walled up. It is expected that bricks from the openings created can be used to achieve this and a condition is recommended.
50. There is quite a large area of hard standing proposed to the front / west of the dwelling to ensure sufficient space for parking and turning but, other than at the vehicle entry / exit point, this does not extend to the boundaries of the site. As such space is retained for soft landscaping to soften this area so that the hard surface does not become an overly dominant feature. The landscaping of this area is proposed to be conditioned.
51. There are 2 trees within the site and a number of others within the garden retained at The Gables. The proposed dwelling is 12.6m from the nearest tree within the site and 15.8m from the other. It is 13.5m from the nearest tree at The Gables. These distances exceed the recommended distances set out in the Council's Supplementary Planning Guidance 'Guideline Distances from Development to Trees' and as such it is not considered that there will be any adverse impact on these during construction or once the dwelling is occupied. A condition is recommended requiring protective fencing to be provided during construction.

52. As mentioned by some local residents, it is noted that over recent years a number of trees have already been removed from the site. Back in 2013, when the first pre-application enquiry was submitted for a dwelling on this site, Landscape colleagues were asked to consider a Tree Preservation Order. However, they did not consider the trees to be worthy of such protection. Notwithstanding this, the applicant has previously agreed to carry out some additional tree planting as part of the development. This will be agreed as part of the landscaping scheme to be conditioned, although it must be recognised that any new trees will need to be suitable species for a residential plot.
53. The location of both bin and cycle stores are shown on the proposed site plan and full details of what these will look like has been provided (timber garden store and screening). These are considered visually appropriate for the site and locality.
54. In light of the above it is therefore considered that the proposed development will not cause harm to the character and appearance of the application site or the existing street scene. As such the proposal complies with policies GP5, N23, N25 and LD1 of the Leeds Unitary Development Plan (Review 2006), with policies P10 and P12 of Leeds Core Strategy, with the objectives and policy BE1 of the Horsforth Neighbourhood Plan, with the guidance set out in Leeds City Council's Neighbourhoods for Living and Guideline Distances from Development to Trees Supplementary Planning Guidance and with the guidance set out in the National Planning Policy Framework.

Residential/Neighbouring amenity.

55. Given its design and location and the location and design of its neighbours it is considered that the proposed dwelling will not have any adverse impact on the living conditions of neighbouring properties as a result of overlooking, dominance or overshadowing.
56. As stated above, street scene elevations have been submitted to show how the proposal will sit in relation to its neighbours. These have been key in understanding the relationship with neighbours and any impact on their living conditions.
57. The proposed dwelling is situated across Hall Lane from numbers 168 and 170. The site is also at a lower level than these properties. The public highway measures 10.5m and there is 26m from the front of 168 Hall Lane to the side of the proposed dwelling (it is to be built side on to Hall Lane). This far exceeds the 12m minimum distance set out in Neighbourhoods for Living and will mean that there is no adverse impact on these neighbours as a result of dominance, loss of light/overshadowing or loss of privacy. With regard to privacy, the only openings in the side elevation facing towards these properties are a door and window serving a ground floor utility room.
58. Similarly, the sections also show the relationship with The Gables. The proposed dwelling is 11m from the boundary with this property. The Gables is also set a further 15m from the boundary on its side and is at a slightly higher level than the application site. Given these distances / this relationship it is not considered that there will be any adverse impact on the amenity of The Gables or future occupiers of the proposed dwelling as a result of dominance, loss of light/overshadowing or loss of privacy.
59. Concerns have been expressed by the occupiers of properties on the opposite side of Hall Lane that the proposal will block views from their homes. It is accepted that the proposed dwelling will be visible in views from these properties and that it is likely to block the view over the valley to the south from some of the windows in their front

elevations. However, impacts on views are not a material planning consideration and whilst this will be unfortunate it is not a matter on which the application can be assessed. In terms of impact on neighbouring living conditions, as discussed above, the matters considered relate to dominance, light and privacy.

60. The Council has recently adopted Core Strategy Policy H9 which sets out minimum space standards for new dwellings. This follows on from Government guidance on space standards in March 2015. With regard to the accommodation proposed, H9 sets a minimum gross internal floor area requirement for a 2 storey, 4 bedroom dwelling of 97m² for 5 people, 106m² for 6 people, 115m² for 7 people and 124m² for 8 people. The number of people relates to the number of bed spaces to be provided. The proposed dwelling has a floor area of 174m² and therefore exceeds the largest recommended minimum floor area.
61. H9 also sets minimum bedroom sizes of 11.5m² for a double bedroom and 7.5m² for a single bedroom. The bedrooms proposed measure 18m², 17.8m², 15.5m² and 11.2m², therefore meet / exceed minimum sizes.
62. It is expected that residential schemes provide external amenity space for future residents. With regard to individual dwellings this should equate to 2/3 of the gross floor area of the dwelling as set out in Neighbourhoods for Living. A dwelling of 174m² should therefore ideally have a private garden area of 116m². In this case the private garden area to the rear / east of the dwelling measures at least 200m². It also exceeds the minimum depth of 10.5m set out in Neighbourhoods for Living (it has a depth of at least 11m) and there are other areas of incidental garden space to the front and side.
63. Environmental Studies colleagues have advised that noise maps indicate that noise levels from the adjacent A65 Rawdon Road, without consideration given to glazing and ventilation, would result in an unsatisfactory internal noise environment. If approval were to be granted it is considered that this matter could be satisfactorily addressed via a condition requiring the submission and approval of a noise and ventilation package prior to the start of construction works on the dwelling.
64. In light of the above, it is therefore considered that the proposed development will not have any significant or adverse impact on neighbouring amenity and will provide a good living environment for future occupiers. As such the proposal complies with policies GP5 and BD5 of the UDP, with policies H9 and P10 of the Core Strategy and with the guidance set out in Leeds City Council's Neighbourhoods for Living Supplementary Planning Guidance.

Highway safety / parking

65. The site lies in a sustainable location near to local services and amenities and with good access to public transport.
66. 2 parking spaces are proposed along with space to turn within the site so that vehicles can exit in a forward direction. The parking spaces will have electric vehicle charging points and an open sided car port will be provided over them.
67. Cycle storage for 4 bikes will be provided within a garden store, meaning it will be enclosed, covered and lockable. A condition is proposed requiring this to be provided prior to the occupation of the dwelling.

68. As has already been mentioned, there have been 2 previous planning applications on this site, both for a single detached dwelling. Both of these proposed an access on to Hall Lane at the point where there is an existing gated access.
69. The first application in 2016 (16/06761/OT) was withdrawn due to concerns about the design and scale of the development and the impact this would have on the visual amenity of the locality, living conditions of future occupiers, neighbouring amenity and the potential harm to the health of existing trees. However, the access onto Hall Lane was considered acceptable to Highways.
70. The second application in 2018 (18/06621/FU) was considered to have overcome the previous concerns relating to visual amenity, living conditions and the potential harm to the trees. However, there were concerns about the vehicular access and the application was refused on highway safety grounds. The reason for this concern was that since the previous application (2016) there had been a change to Hall Lane as a row of parking bays had been installed immediately adjacent to the application site. The proposed access therefore could not be supported as the introduction of a vehicle crossing at the location identified would have had impaired visibility due to parked cars, which would have been detrimental to road safety, both pedestrian and vehicle safety.
71. The current proposal is still for an access off Hall Lane but it has now been moved 2m to the west, further away from the parking bays. Highways colleagues have given this proposal serious consideration and have been on site to look at the existing situation and take measurements. In light of this they consider that an access point in the proposed revised location will not have any adverse impact on pedestrian and vehicle safety in the vicinity and that appropriate visibility, parking and turning space can be provided.
72. Concerns have been expressed about the impact of the proposal on traffic in the area, especially given the proximity to the junction with the A65. Whilst it is accepted that this is a busy road and junction it is not considered that one additional dwelling will have any significant or adverse impact on traffic flows in the area and appropriate visibility towards this junction (as well as in the other direction) will be provided from the proposed access.
73. In light of the above, it is considered that the proposal raises no road safety concerns and complies with policies GP5 and T24 of the UDP, with policies T2 and EN8 of the Core Strategy and with the guidance set out in the Parking and Street Design Guide Supplementary Planning Documents.

Climate Emergency

74. The Council declared a climate emergency on the 27th March 2019 in response to the UN's report on Climate Change.
75. The Planning Act 2008, alongside the Climate Change Act 2008, sets out that climate mitigation and adaptation are central principles of plan-making. The NPPF makes clear at paragraph 148 and footnote 48 that the planning system should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions in line with the objectives of the Climate Change Act 2008.
76. As part of the Council's Best Council Plan 2020 to 2025, the Council seeks to promote a less wasteful, low carbon economy. The Council's Development Plan includes a number of planning policies which seek to meet this aim, as does the NPPF. These are material planning considerations in determining planning applications.

77. Leeds Core Strategy policies EN1 and EN2 relate to reducing carbon dioxide emissions and sustainable design and construction. However, this is for schemes of 10 dwellings or more. As this application relates to the construction of a single dwelling these policies are not applicable. However, EN8 is relevant to all developments and requires the provision of electric vehicle charging points. The applicant has agreed to this and a condition is proposed to ensure it is carried out. As such the proposal is acceptable in respect of climate change considerations.

Representations

78. It is considered that the key matters raised in the submitted representations have been addressed in the above appraisal.
79. One issue that has not been directly discussed is that the site is too small for a dwelling and the associated parking etc. The site area measures 666m². The footprint of the dwelling is 90m² and the total floor area of the dwelling is 174m². Whilst it is a substantial property, as has been set out above, it significantly exceeds minimum space standards and its private garden area also significantly exceeds the minimum requirement for a dwelling of its size. It can also provide the required parking and manoeuvring areas with space still available for soft landscaping. As such it is not considered that the site is too small for the dwelling proposed.

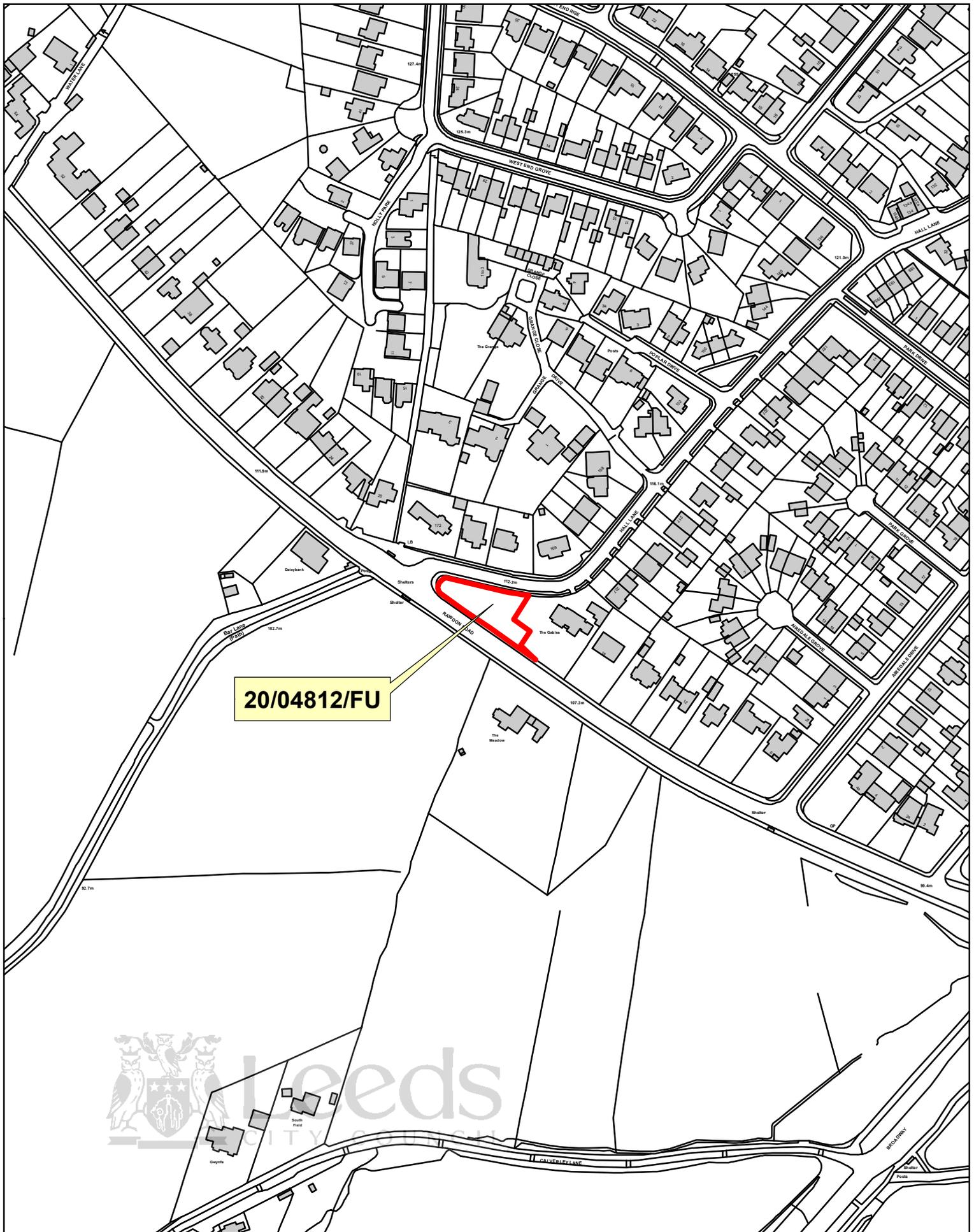
CONCLUSIONS:

80. The proposed development is considered to be visually appropriate to its residential setting and will provide a satisfactory living environment for future occupiers without adversely impacting on neighbouring living conditions. It will also not be detrimental to highway safety and will provide the required level of parking.
81. Overall, it is considered that the application complies with both local and national planning policies. Approval, subject to the conditions outlined at the beginning of this report, is therefore recommended.

Background Papers:

Application files.

Certificate of ownership: signed as applicant.

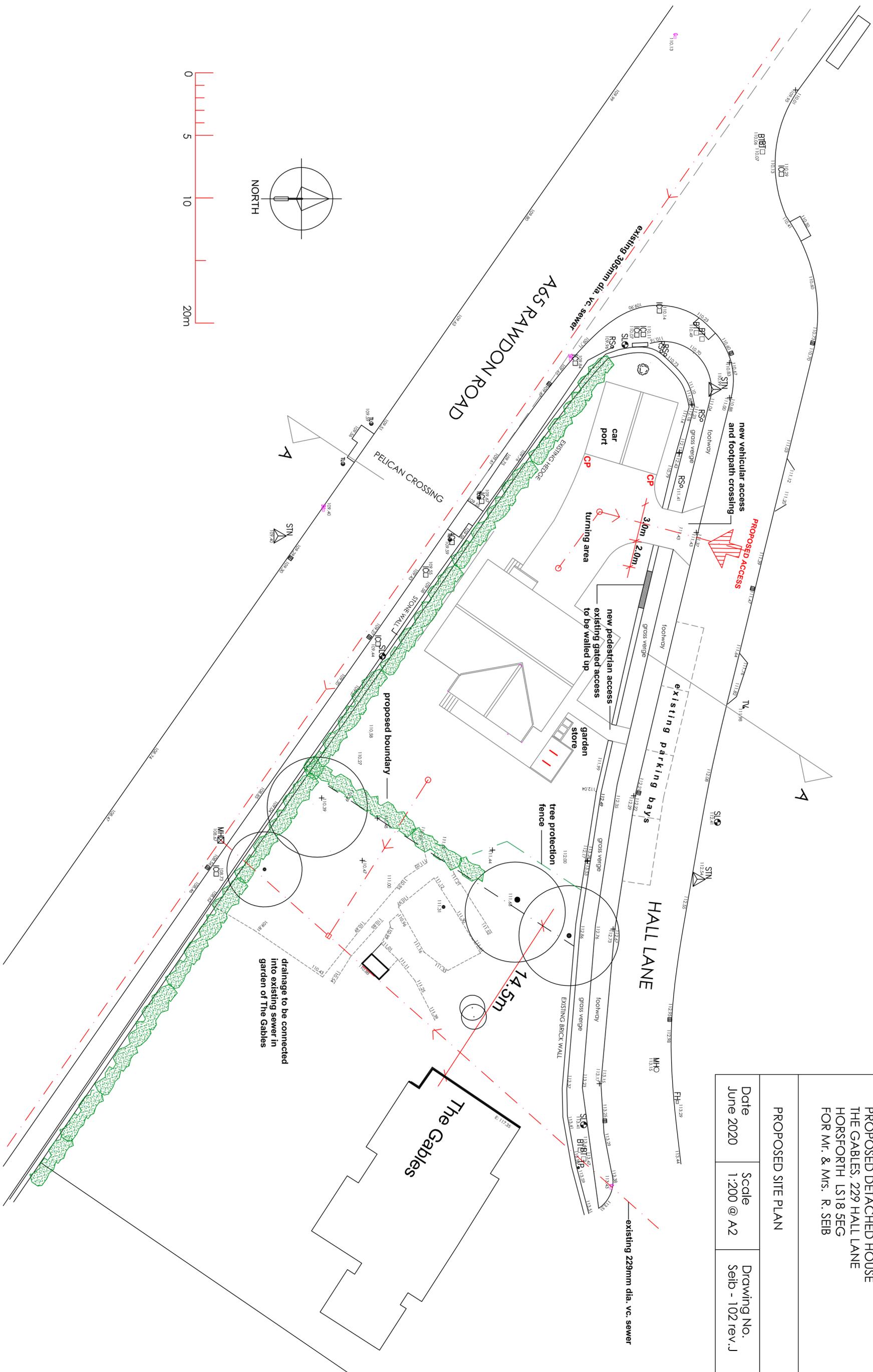


SOUTH AND WEST PLANS PANEL



all the existing trees are to be retained and are outside of the canopy and root protection extents.
 New drive crossing and highway changes to be in accordance with West Yorkshire Highways Department standards and specification.
 New drive to be formed using permeable paving

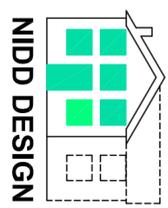
CP - garage to be fitted with 2no. electric vehicle charging points. EVCP to be 32Amp with type 2 Mennekes connections, mode 3 on a dedicated circuit
 secure cycle storage to be provided with Sheffield stands suitable to accommodate 4 cycles



PROPOSED DETACHED HOUSE
 THE GABLES, 229 HALL LANE
 HORSFORTH LS18 5EG
 FOR MR. & MRS. R. SEIB

PROPOSED SITE PLAN

Date	Scale	Drawing No.
June 2020	1:200 @ A2	Seib - 102 rev.J



14 PANNAL ASH CLOSE
 HARROGATE, HG2 9AE
 Tel: 01423 522166
 Email: nigel@NiddDesign.co.uk
 www.niddesign.co.uk

This page is intentionally left blank