

## **NORTH AND EAST PLANS PANEL**

**THURSDAY, 15TH APRIL, 2021**

**PRESENT:** Councillor K Ritchie in the Chair

Councillors D Collins, D Jenkins, E Nash,  
N Sharpe, M Midgley, T Smith, B Anderson  
and K Brooks

### **CHAIRS OPENING COMMENTS**

The Chair welcomed everyone to the remote meeting of the North and East Plans Panel.

The Chair requested that the meeting hold a minute silence to remember HRH Prince Philip, Duke of Edinburgh who had died on 9<sup>th</sup> April. He also passed on sincere condolences from the Panel to Her Majesty, The Queen and her family.

The Chair explained that internet connectivity may be an issue for some participants and suggested it may be appropriate to appoint a Deputy Chair who could assume the Chair should he lose connectivity.

The Chair proposed that Councillor Elizabeth Nash be nominated as the Deputy Chair, the proposal was seconded, upon being put to the vote the motion was passed.

The Chair invited the Legal Adviser to the Panel, Matt Hills to provide information on pre-election Purdah. The Panel were advised of the following:

As a result of elections being called for the 6 May, currently we are in the pre-election 'purdah' period.

The Chair has asked me to advise members that the purpose of the purdah period is not to prevent the Council carrying out its normal business, but it is to prevent the business conducted by the Council being used, or having the potential to be perceived as being used, to secure any electoral advantage.

As such, please treat this a normal Plans Panel meeting but be mindful of debate that amounts to or could reasonably be perceived to amount to electioneering.

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

There were no appeals against refusal of inspection of documents.

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

There were no exempt items.

**79 Late Items**

There were no late items.

**80 Declarations of Disclosable Pecuniary Interests**

There were no declarations of disclosable pecuniary interests. However, the following declarations of other interests were noted:

20/05669/RM – Application for reserved matters approval (appearance, landscaping, layout, and scale) for 163 dwellings pursuant to planning permission 15/05484/OT at Land off Church Lane, Mickelfield, Leeds. Cllr Midgley informed the meeting that she was one of the local ward councillors for Kippax and Methley. Her ward colleagues had been in consultation with the developers, but she had not taken part on the consultation process, so she was looking at this application with an open mind.

Also in relation to the above application Cllr Trish Smith declared that her son was a Co-Director of Avant Homes, but with no involvement in this region. Further, she had not discussed this application with him and came to the meeting with an open mind.

Cllr Jenkins asked that he be recused from item 8 - 20/08315/FU – Installation of a hard surfaced Pump Track for use by BMX's and other bicycles Rein Park, The Rein and Kentmere Approach, Seacroft, Leeds, LS14, due to the fact that he is a Ward Councillor for Killingbeck and Seacroft and did not have an impartial view. During this item Cllr Jenkins turned off his camera as is the protocol with remote meetings and took no part in the debate.

**81 Apologies for Absence**

Apologies were received from Cllr Almass. Cllr Brooks attended the meeting as his substitute.

**82 Minutes - 18th March 2021**

**RESOLVED** – That the minutes of the 18<sup>th</sup> March 2021 be approved as a correct record.

**83 Matters arising**

In relation to Minute 72 – Matters arising

Members had requested information in relation to the development at Mount St Marys Church, Church Road, Richmond Hill, Leeds, LS9 8LA. The Group Manager, David Newbury informed the Plans Panel that planning officers were still investigating these matters, but was able to update on what was known so far.

With regard to the wall the applicant had said that they would take responsibility for that. Turning to the steps these are not within the ownership of the council. Ultimately, this means that the land owner is responsible for the steps. Previous planning applications dating back to 1998 indicate that the

steps are owned by St Mary's School but Land Registry records were being searched to confirm this. It was noted that the Panel would be updated as and when more information was available.

**84 19/07608/RM - Reserved Matters application for residential development (C3) for 129 dwellings at land at Leeds Road, Collingham, Wetherby, Leeds.**

The report of the Chief Planning Officer presented a reserved matters application for residential development (C3) for 129 dwellings at Leeds Road, Collingham, Wetherby, Leeds.

Members were advised that further information had been received from the Environment Agency in relation to flood mitigation, with concerns raised on the sustainability for the development for its lifetime.

Officers requested that Members defer consideration of this application until they had been able to check the information and make the proper assessments with colleagues in Flood Risk Management.

Members were informed that should the further information lead to a significant revision of the scheme, officers would provide revised publicity with wider consultation.

**RESOLVED** – That the application be deferred to check the information provided by the Environment Agency and assess flood risk mitigation.

**85 20/08315/FU – Installation of a hard surfaced Pump Track for use by BMX's and other bicycles Rein Park, The Rein and Kentmere Approach, Seacroft, Leeds, LS14**

The report of the Chief Planning Officer requested Members consideration on an application for the installation of a hard surfaced Pump Track for use by BMX's and other bicycles at Rein Park, The Rein and Kentmere Approach, Seacroft, Leeds, LS14.

The Panel was shown slides and photographs throughout the presentation.

Members were informed of the following points:

- A pump track requires people to create momentum by going up and down mounds;
- This application had been brought to Panel due to the sensitivity of the proposal;
- The pump track would be located at the southern end of Rein Park, to the rear of properties located on The Rein and Kentmere Approach;
- Access to the park was via 'A' frames. It was noted that Parks and Countryside are currently reviewing access at parks, looking at access for all but also looking at safety. Members were advised that in future the 'A' may be made wider to allow access for all;
- The start of the pump track would be located close to the Multi-Use Games Area (MUGA) in the park. Members were advised of the

location of a CCTV camera which is linked to Leeds Watch and would provide coverage of the proposed track and existing park area;

- The track would be made of crushed limestone with tarmac to the corners, the jumps and bumps would be in the downward part of the track. The bumps would be made of earth and would of the standard recommended to Olympic BMX cycle tracks.
- The track would be located at a minimum of 20 metres from the nearest property on The Rein. No external lighting would be provided, which would mean that the use of the track would mainly be in daylight hours;
- As part of the proposal, additional tree planting would be located to the east and western boundaries, with full details of this planting required by condition;
- It was acknowledged that a number of representations had been received in relation to the proposed pump track, with the main concerns being that the track would cause more anti-social behaviour and be used by motorcycles and quads. It was noted that the style of the track would require low speed and control to be able to manoeuvre the jumps. Those using motorcycles and quads would require more open space to gain speed;
- The highest aspect of the track would 2 metres and would be located on the corner sections;
- The Panel were shown photographs of the pump track at Fearnville.

Miss Edwards a resident of The Rein was in attendance at the meeting and presented her concerns as follows:

- The pump track is too big for the park;
- Too close to houses;
- Quads and motorcycles could use this track and do use the park currently;
- Will attract more anti-social behaviour. Youths gather on the park and there have been fights, some with knives, and bikes have been stolen;
- There is already a pump track located at Fearnville which is only half a mile away;
- The pump track is too niche and male orientated, the park should be for everyone.

Mr Woodcock, the applicants' agent attended the meeting and provided the following information:

- The pump track had been developed in consultation with the LS14 Trust, looking at potential improvements to Rein Park. The consultation began in July 2019, since then there had been an interactive conversation with over 300 people of all ages from the local community. There had been an open session at Kentmere Community Centre, sessions in the Park, sessions at Bishop Young Academy, the Youth Café at the LS14 Trust, a questionnaire had also been sent to local residents;
- During the conversation, it was noted that the community wanted Rein Park to be improved to include; sport and health, youth provision, a

play area, bike track/skate park, improved infrastructure, a food offering and a focus on nature;

- Members were advised that there is currently an application in for the proposed new play area which includes new toddler facilities, junior play and trim trail equipment;
- Within the park there is already a MUGA , sports pitch, performance area, as well as a picnic area and footpaths for dog walking and exercising;
- Consultation on the location of the pump track had been undertaken with local Councillors, residents and the LS14 Trust;
- It was noted that the location was 20 metres from the boundary line not from the houses, with trees planted to screen the track from the houses;
- In addressing concerns about anti-social behaviour Mr Woodcock said that it was well documented that pump tracks provided something for young people to do to relieve boredom and stopped them carrying out their frustration damaging equipment in parks;
- The CCTV camera captures a good proportion of the pump track area including the upper area near the MUGA.

Member's discussions included:

- Funding for the new pump track;
- Discussions and comments from local Ward Members;
- Feedback from all consultation that had been undertaken and that all comments had been taken into consideration;
- Access to the park in relation to emergency services;
- It was noted that the track did not cross any footpaths;
- It was also noted that West Yorkshire Police had been supportive of the scheme, as it would deter anti-social behaviour. There was also surveillance from the CCTV which had been installed for some time;
- Future projects to assist children and young people to take ownership and pride in the pump track.

Members recognised the concerns raised in relation to anti-social behaviour, but were of the view that the pump track would alleviate boredom, and welcomed this proposal.

**RESOLVED** – To grant permission subject to the conditions specified in the submitted report

**86 20/05669/RM – Application for reserved matters approval (appearance, landscaping, layout, and scale) for 150 dwellings pursuant to planning permission 15/05484/OT at Land off Church Lane, Micklefield, Leeds.**

The report of the Chief Planning Officer presented an application for reserved matters approval (appearance, landscaping, layout, and scale) for 150 dwellings pursuant to planning permission 15/05484/OT at Land off Church Lane, Micklefield, Leeds.

This application had been presented to the Plans Panel on 18<sup>th</sup> March 2021, but was deferred due to concerns in relation to the density on the site.

Members were advised of the following points:

- The applicant had agreed to reduce the number of units from 163 units to 150 units;
- Members were shown revised layout plans. Members heard that new site notices had been posted and consultation was ongoing with the local ward members and the community with the deadline for comments being 15<sup>th</sup> April. Acknowledgment of the revised plans had been received from Cllr Lewis with Cllr Harland included in the acknowledgement. It was noted that no comments had been made. The Parish Council had also acknowledged the revised plans and were positive about the changes that had been made but had flagged an issue which related to the link route through to Churchville Terrace, which had been moved slightly, and an objection had been received from the resident at 27 Churchville Terrace as the new link route utilised his driveway. This had been an omission and it was now proposed to widen the defer and delegate recommendation to allow for this issue to be revisited. Essentially the route would be moved westwards so that there was no direct impact on neighbours driveway;
- Chimneys had been added to all the houses along Church Lane frontage;
- Affordable houses had been reduced by 2 units but was still within policy;
- The same amount of green space would be available. There had been an over provision before the revision to reduce the density;
- Community Infrastructure Levy had been reduced to £835,339.34.

There were no speakers for this item on this occasion.

Responding to questions from Members, officers provided the following information:

- The consultation period for the site notices was due to close on the evening of the 15<sup>th</sup> April. It was noted that should any significant new issues which had not been heard before be raised, these would be reported back to the Plans Panel;
- The housing mix had been discussed at the meeting held in March, and it had been noted that the applicant had been in discussion with a registered provider in the area. The mix of Affordable housing was based on the need within the area;
  - 6 x 3 Bed units;
  - 13 x 2 Bed units;
  - 4 x 1 bed apartments;
- Conditions 3 and 4 in relation to permitted rights development related to the properties along the southern boundary. Should owners wish to extend these properties in the future they would have to seek permission through a planning application. It was noted that none of these properties were affordable units;

- It was noted that the recommendation would be slightly modified to allow for the inclusion a revised plan to address with the link route through to Churchville Terrace.

Members' discussions included:

- Members appreciated that the developers had agreed to reduce the number of dwellings on the site;
- The plan was much improved for the residents in the area;

The Chair was of the view that it was right for the Members to raise concerns about the density and the contribution that they had made to this development.

**RESOLVED** – To defer and delegate reserved matters approval to the Chief Planning Officer, subject to expiry of the revised publicity period and no significant new issues being raised and an acceptable revised plan being provided in respect to Churchville Terrace link and subject to the conditions specified in the submitted report.

## **87 Date and Time of Next Meeting**

The next meeting of North and East Plans Panel will be on Thursday 27<sup>th</sup> May 2021, at 1:30pm.

### **CHAIRS CLOSING COMMENTS**

The Chair thanked Members for their contributions to the planning process throughout the year, which he said were thoughtful and incisive, with through debate.

He went on to thank officers including administration officers had worked hard in the background, particularly this year with the remote meetings.

He thanked all the planning officers, technical officers and legal advisers for their advice and support. He said a thank you to Adam Ward who is moving to South and West Plans Panel. He welcomed Ryan Platten to North and East Plans Panel.

He thanked the Group Manager David Newbury for his advice and expertise which he had valued.

The Chair wished everyone well for the future, with a hope to see them in the new municipal year.

*The meeting concluded at 15:20*