

SOUTH AND WEST PLANS PANEL

THURSDAY, 9TH JANUARY, 2025

PRESENT: Councillor P Wray in the Chair

Councillors N Manaka, A Rontree, S Firth,
M France-Mir, Z Hussain, A Parnham,
P Stables, R. Stephenson and J Garvani

SITE VISITS

Councillors Manaka, Wray, Parnham and Garvani attended the site visit held prior to the meeting.

63 Appeals Against Refusal of Inspection of Documents

There were no appeals.

64 Exempt Information - Possible Exclusion of the Press and Public

There were no exempt items from publication.

It was picked up that further to Agenda Item 7 (22/06370/FU – Former Weetwood Police Station, 300 Otley Road) the District Valuer Report was marked as exempt from publication. Further to this and to the South and West Plans Panel meeting held Thursday, 31st October 2024, the planning officer explained that the watermark on the report could not be removed, and it was confirmed that the report was not exempt from publication.

65 Late Items

There were no formal late items.

66 Declarations of Interests

No interests were raised.

67 Apologies for Absence

Apologies of absence were received on behalf of Councillors B Anderson and R Jones. Councillors R Stephenson and J Garvani attended as substitutes.

68 Minutes of the Previous Meeting

RESOLVED – That the minutes of the previous meeting held on Thursday, 28th November 2024, be approved as an accurate record.

69 22/06370/FU - Demolition of the existing buildings and construction of a new building for residential use (Use Class C3), provision of internal

Draft minutes to be approved at the meeting
to be held on Thursday, 6th February, 2025

roads for vehicular and pedestrian access and servicing, car parking, landscaping, a substation, new pedestrian infrastructure and modifications to existing vehicular and pedestrian access at the Former Weetwood Police Station, 300 Otley Road, W

Further to the South and West Plans Panel meeting held Thursday, 31st October 2024, the report of the Chief Planning Officer set out an application seeking planning permission for the demolition of the existing buildings and construction of a new building for residential use (Use Class C3), provision of internal roads for vehicular and pedestrian access and servicing, car parking, landscaping, a substation, new pedestrian infrastructure and modifications to existing vehicular and pedestrian access at the Former Weetwood Police Station, 300 Otley Road, Weetwood Leeds. The report recommended to the Panel that the matter be deferred and delegated to the Chief Planning Officer for approval, subject to the conditions, and subject to the resolution of the technical details, as set out within the submitted report and appendices.

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

It was noted that no new representations have been received further to the publicity date expiring on 6th November 2024.

Speaking rights were not permitted on this application.

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

- It was confirmed that the applicant will withdraw their offer of the £700,000 off-site affordable housing contribution if the application is refused and determined at an appeal hearing. Members of the Panel did not appreciate this discourteous gesture and commented that removal of sums should not be used as a threat to the local authority.
- It was confirmed that there is a covenant on the properties that they cannot be sold for a specific period, or there will be a financial penalty.
- It was acknowledged that whilst this scheme is one of the first in the outer areas, it is not the first scheme of this nature and there has been a number in the city centre. Members commented on the possibility of updating the policy for build to rent schemes in the outer areas.
- Clarity was provided on the process of undertaking a planning valuation and how rental growth is measured. It was confirmed that a district valuers report is valid for 3-6 months.
- The success of overage clause agreements was discussed. It was noted that if rental value increases in the future and increased profits are evidenced, the overage clause assists the local authority in receiving more money back. It was also confirmed that the financial situation will be valued 6 months before completion of the development. Assurances were provided that the overage clause provided a safety net for the local authority.

- It was confirmed that alternative schemes were considered in its early planning stages, and it was concluded that as a market scheme, it was not an option.
- It was confirmed that the applicant purchased and owns the land.
- Comments referred to the off-site affordable housing contribution not being adequate, and the risk posed to the local authority by the late-stage overage clause review mechanism in receiving further payment. Albeit comments acknowledged that the overage clause is a well-established process, that has been successful with other applications.

A motion was put forward to move the officer recommendations, as per the submitted report. This was moved and seconded, and it was **RESOLVED** – To defer and delegate approval to the Chief Planning Officer subject to the conditions and the completion of a S106 agreement as per the submitted report.

70 23/03717/FU -Change of use of former children's home to form 30 dwellings (C3 Use Class); alterations including part demolition, part two storey part three storey extensions, EV car parking, cycle parking, junction and access alterations and landscaping works at the Former St Margaret's Children's Home, 29 Moor Road, Headingley, LS6 4BG

The report of the Chief Planning Officer set out an application seeking planning permission for the change of use of former children's home to form 30 dwellings (C3 Use Class); alterations including part demolition, part two storey extension part three storey extensions, EV car parking, cycle parking, junction and access alterations and landscaping works at the Former St Margaret's Children's Home, 29 Moor Road, Headingley, LS6 4BG. The report recommended to the Panel that the matter be deferred and delegated to the Chief Planning Officer for approval, subject to the conditions, and subject to the resolution of the technical details, as set out within the submitted report and appendices.

Panel Members (referenced above) had attended a site visit prior to the meeting.

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

An Objector to the application attended the meeting. A representative of Far Headingley Village Society addressed the Panel. Following this, Mr Foster responded to a Panel Members question and confirmed that the applicant has not approached him regarding proposals for the site.

The applicant's representatives of the application attended the meeting. Mr Campbell addressed the Panel. Following this, Mr Campbell provided responses to the questions raised by Panel Members, which in summary, related to the following:

- The thought process behind the design element of the use of red brick.

- Confirmation that no other place on the site is suitable for parking other than what is proposed.

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

- Clarity on the distances of the windows and main rooms. In which they were all greater than meeting the boundary requirement.
- Clarity on the Biodiversity Net Gain requirement. It was confirmed that there is a net loss for on-site provision, however, a sum is proposed as well as new planting and enhancements across the site.
- Discussion focused on the location of parking spaces, and how this looks from a street scene perspective. It was also confirmed that there is greenspace to the front of the building.
- Further to comments regarding the use of red brick, it was noted that it is not un-common to use both brick and stone in a development of this nature and it was considered that stone coloured brick is not favourable.
- A discussion will take place with the applicant to ensure sufficient signage regarding parking and turning areas for refuse vehicles is clear. This will be secured by a planning condition.

A motion was put forward to move the officer recommendations, as per the submitted report. This was moved and seconded, and it was unanimously **RESOLVED** – To defer and delegate approval to the Chief Planning Officer subject to the conditions and the completion of a S106 agreement as per the submitted report.

71 Date and time of the next meeting

RESOLVED – To note that the date and time of the next meeting is scheduled for Thursday, 6th February 2025 at 1.30pm.

The meeting concluded at 15:00.