



PLANS PANEL (WEST)

Meeting to be held in Civic Hall, Leeds on
Thursday, 26th April, 2012
at 1.30 pm

n.b. There will be no site visits prior to the meeting

MEMBERSHIP

Councillors

N Taggart (Chair)	B Chastney	P Wadsworth	T Leadley
J Akhtar	J Matthews	R Wood	
M Coulson			
K Groves			
J Hardy			
J Harper			

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 25 of the Access to Information Procedure Rules (in the event of an Appeal the press and public will be excluded)</p> <p>(*In accordance with Procedure Rule 25, written notice of an appeal must be received by the Chief Democratic Services Officer 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 those 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</p>	

Item No	Ward	Item Not Open		Page No
3			<p>LATE ITEMS</p> <p>To identify items which may 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 INTEREST</p> <p>To declare any personal/prejudicial interest for the purpose of Section 81 (3) of the Local Government Act 2000 and paragraphs 8 to 12 of the Members Code of Conduct</p>	
5			<p>APOLOGIES FOR ABSENCE</p> <p>To receive any apologies for absence</p>	
6			<p>MINUTES - 29 MARCH 2012</p> <p>To approve as a correct record, the minutes of the meeting held on 29 March 2012</p>	
7	Guiseley and Rawdon;		<p>APPLICATION 12/00654/FU - 50 OTLEY ROAD, GUISELEY, LS20</p> <p>To receive and consider the attached report of the Chief Planning Officer regarding an application for change of use from retail sales shop (Class A1) to hot food takeaway (Class A5) with storage to flat over.</p>	1 - 6
8	Bramley and Stanningley;		<p>APPLICATION 12/00564/FU - 230 STANNINGLEY ROAD, BRAMLEY, LS13</p> <p>To receive and consider the attached report of the Chief Planning Officer regarding an application for the change of use of ground floor and first floor workshops to offices and first floor extension.</p>	7 - 14

Item No	Ward	Item Not Open		Page No
9	Pudsey;		<p data-bbox="675 181 1358 286">APPLICATIONS 12/00014/FU & 12/00598/LI - FORMER PUDSEY GRANGFIELD SCHOOL, MOUNT PLEASANT ROAD, PUDSEY, LS28</p> <p data-bbox="675 331 1390 544">To receive and consider the attached report of the Chief Planning Officer regarding applications for the change of use of a former school including extensions to 49 flats and listed building application for internal and external alteration, partial demolition and extensions.</p> <p data-bbox="675 618 1233 647">DATE AND TIME OF NEXT MEETING</p> <p data-bbox="675 692 1370 759">To note the date and time of the next meeting as Thursday, 24 May 2012 at 1.30 p.m.</p>	15 - 30
10				



Originator: Patrick Bean
Tel: 0113 3952109

Report of the Chief Planning Officer

PLANS PANEL WEST

Date: 26th April 2012

Subject: APPLICATION 12/00654/FU - CHANGE OF USE FROM RETAIL SALES SHOP (A1) WITH FLAT OVER TO HOT FOOD TAKE AWAY (A5) WITH STORAGE AT 50 OTLEY ROAD, GUISELEY LS20 8AH.

APPLICANT	DATE VALID	TARGET DATE
Northside Developments Ltd	13 th February 2012	9 th April 2012

Electoral Wards Affected:

Guiseley & Rawdon

Yes Ward Members consulted (referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

REFUSE for the following reasons:

- 1) The Local Planning Authority considers that the proposed hot food take away would cause a significant loss of amenity for occupiers of the first floor unit above by reason of visual intrusion of the flue, cooking odours, operation at unsocial hours, congregating of customers, noise and general disturbance. The proposal is therefore contrary to policies GP5 and SF15 of the Leeds UDP Review (2006).
- 2) The Local Planning Authority considers that the proposal would be detrimental to the vitality and viability of the Primary Shopping Frontage as it would result in over 50% of the frontage being in non-retail use and as such would be contrary to policies GP5 and SF7 of the UDP Review (2006).
- 3) The Local Planning Authority considers that the proposal would be detrimental to the vitality of the local centre due to the loss of day time opening to the ground floor, and the loss of living accommodation above in favour of the creation of an unproductive dead space. The proposal is therefore contrary to policy GP5 of the Leeds UDP Review (2006).

1.0 INTRODUCTION:

1.1 This application has been brought to the Panel at the request of Councillor Graham Latty.

2.0 PROPOSAL:

2.1 The proposal is the change of use of a shop to a hot food take away.

3.0 SITE AND SURROUNDINGS:

3.1 The site is an existing shop unit located on Otley Road in Guiseley. The unit is currently vacant.

3.2 The site is located within the Guiseley Town Centre boundary as well as the Guiseley Towngate Conservation Area. The parade is identified as a Primary Shopping Frontage, and includes a total of five units. Presently three of these are in retail use.

4.0 RELEVANT PLANNING HISTORY:

4.1 11/04823/FU - Change of use from class A1 – retail sales shop to class A5 – hot food take away including new flue to rear – refused

4.2 11/03480/FU - Change of use of shop to financial and professional services - approved

5.0 HISTORY OF NEGOTIATIONS:

5.1 The application has been the subject of previous applications as above.

6.0 PUBLIC/LOCAL RESPONSE:

6.1 The application has been publicised by means of site notices; no representations have been received.

6.2 Correspondence has been received from Councillor Graham Latty. While neither expressly objecting or supporting the application, the Councillor has requested that the matter be referred to Panel for consideration.

7.0 CONSULTATIONS RESPONSES:

7.1 Highways – no objections

7.2 Licensing - According to the application the premises would operate until 24:00 Monday to Saturday and 23:30 on Sunday and Bank Holidays. The applicant will therefore have to make an application for the grant of a premises licence in accordance with the Licensing Act 2003 for the Provision of Late Night Refreshment.

The sale or supply of hot food and beverages after 23:00 would be illegal without such a licence. I would also be mindful of possible noise nuisance/public nuisance caused by customers using the premises and the possibility of litter being caused by discarded food containers.

- 7.3 Environmental Health - If planning permission is to be granted this Department would recommend conditions are imposed in order to protect the amenity of the existing residential area regarding noise, delivery hours and provision of a grease trap.

8.0 PLANNING POLICIES:

- 8.1 As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 this application has to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan consists of the Regional Spatial Strategy for Yorkshire and the Humber adopted in May 2008 and the Leeds Unitary Development Plan Review (2006).

- 8.2 The most relevant Policies in the adopted Leeds Unitary Development Plan are outlined below.

Policy GP5 refers to detailed planning considerations and states that development proposals should seek to avoid loss of amenity.

Policy S2 refers to the protection of the vitality and viability of town centres.

Policy SF7 refers to primary shopping frontages. The policy stipulates a 30% total threshold for non-retail frontage length, or 20% continuous frontage.

Policy SF15 sets out four specific criteria for hot food take aways. These refer to residential amenity, highway safety, character and appearance and protection of shopping frontages.

Policies T2 and T24 seek to maintain adequate vehicle access and levels of vehicle parking provision with no undue detriment to other highway users.

- 8.3 National Planning Policy Guidance:

The National Planning Policy Framework came into effect on 27th March 2012, and replaces the advice provided in Planning Policy Guidance Notes and Statements. The aim of this document is to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

Section 2 of the NPPF is entitled 'ensuring the vitality of town centres'. This requires Local Planning Authorities to pursue policies to support the viability and vitality of town centres. More specifically it requires LPA's to define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and to set policies that make clear which uses will be permitted in such locations. The NPPF also requires LPA's to recognise that residential development can play an important role in ensuring the vitality of centres.

Emerging Core Strategy

The Publication Draft of the Core Strategy was issued for public consultation on 28th February 2012 with the consultation period closing on 12th April 2012. Following consideration of any representations received, the Council intends to submit the draft Core Strategy for examination. The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall

future of the district. As the Core Strategy is in its pre submission stages only limited weight can be afforded to any relevant policies at this point in time.

9.0 MAIN ISSUES:

9.1 The following main issues have been identified:

- Impact on the vitality and viability of the local centre
- Neighbour amenity
- Highway safety

10.0 APPRAISAL:

- 10.1 This application is almost identical to application 11/04823/FU which was recently refused consent under delegated powers. The difference between the current application and the previous one is the addition of an annotation to the plan which reads “former flat over to be used for storage for business”. Other than this, the submitted plans are the same. The issues raised by the current application are therefore the same.
- 10.2 Policy SF15 outlines four criteria for the consideration of hot food take aways.
- 10.3 The first concerns residential amenity. There is presently a flat above the unit. Notwithstanding the annotation regarding the proposed change in use of this flat, the submitted plans still show that the first floor would be accessed via an existing separate external staircase which is situated to the rear of the premises. The use of this unit for storage would therefore not be particularly practical as moving goods between the ground and first floor would involve carrying them externally from one floor to the other. The ground and first floors are currently separate planning units which operate independently, and this would continue to be the case as the proposal includes no internal works to connect the two units together.
- 10.4 The potential loss of the first floor flat would be detrimental to the vitality of the local centre. Residential occupation of town centres is something which generally should be encouraged as it brings life, vitality and a degree of security to areas which often suffer from being uninhabited. This is particularly noticeable overnight when such areas can become unwelcoming, due in part to a lack of natural surveillance. The replacement of an existing flat with nothing more than an unproductive storage space would only serve to exacerbate this effect.
- 10.5 The application proposes opening hours until midnight most days of the week, and it is considered that the proposal would have an unacceptable impact upon the amenity of residential occupiers by reason of cooking smells, noise and general disturbance caused by congregating of customers etc, particularly late at night. Additionally the application proposes a large flue to the rear elevation which would be adjacent to the existing external staircase used to access the first floor. This would be likely to be visually intrusive for occupiers of the first floor unit..
- 10.6 The property is centrally located in a sustainable location, and there is public parking provision both to the rear and opposite the site. The proposal does not therefore raise highway safety concerns.
- 10.7 The building is located within the Guiseley Conservation Area. The proposal does not involve external alterations other than the addition of a flue to the rear. This is

proposed to be attached to the rear elevation at ground floor level and would terminate above the eaves. It would be of galvanised construction but would be painted black. Overall it is considered that the addition of the flue would have a small impact upon the character of the street scene and wider Conservation Area

- 10.8 The site is located within a Primary Shopping Frontage identified in the UDP. A survey of the existing parade reveals that approximately 14m out of 36m, or around 39% of units are currently in non-A1 use. The proposal would increase this figure to 53% of the parade (19m) in non-retail use.
- 10.9 Policy SF7 indicates that proposals to change to non-retail may be acceptable where the proportion of non-retail does not exceed 30%. Clearly this threshold has already been significantly exceeded and the proposal would exacerbate this. The short parade in which the property is located currently includes a betting office and a building society, and the proposal would tip the balance further away from retail as it would result in three out of five units being in non-retail usage. These would be adjacent to each other, hence there would be 53% of the continuous frontage in non-retail usage, exceeding the 20% target expressed in SF7.
- 10.10 In terms of the entire Primary Shopping Frontage, which runs all the way up to and including the post office on Oxford Road, a survey of the existing parade reveals that only approximately 56m out of 81m, or around 70% of units are currently in A1 use. The proposal would therefore exceed the 30% threshold expressed in SF7 in respect of the wider centre also.
- 10.11 While change of use consent has previously been granted for change of use of the unit to an A2 use, this is considered preferable to the current proposal. An A2 use is more akin to an A1 use in that activity would take place during the day. A hot food takeaway would typically expect to be an evening only use with no activity taking place during the day to generate activity in the parade. During day time hours the unit would be likely to be closed. The property has a roller shutter, which would present an unattractive facade to the daytime street scene. The impact of such a use is therefore considered to be greater than an A2 use in terms of its effect on the vitality and viability of the local centre.

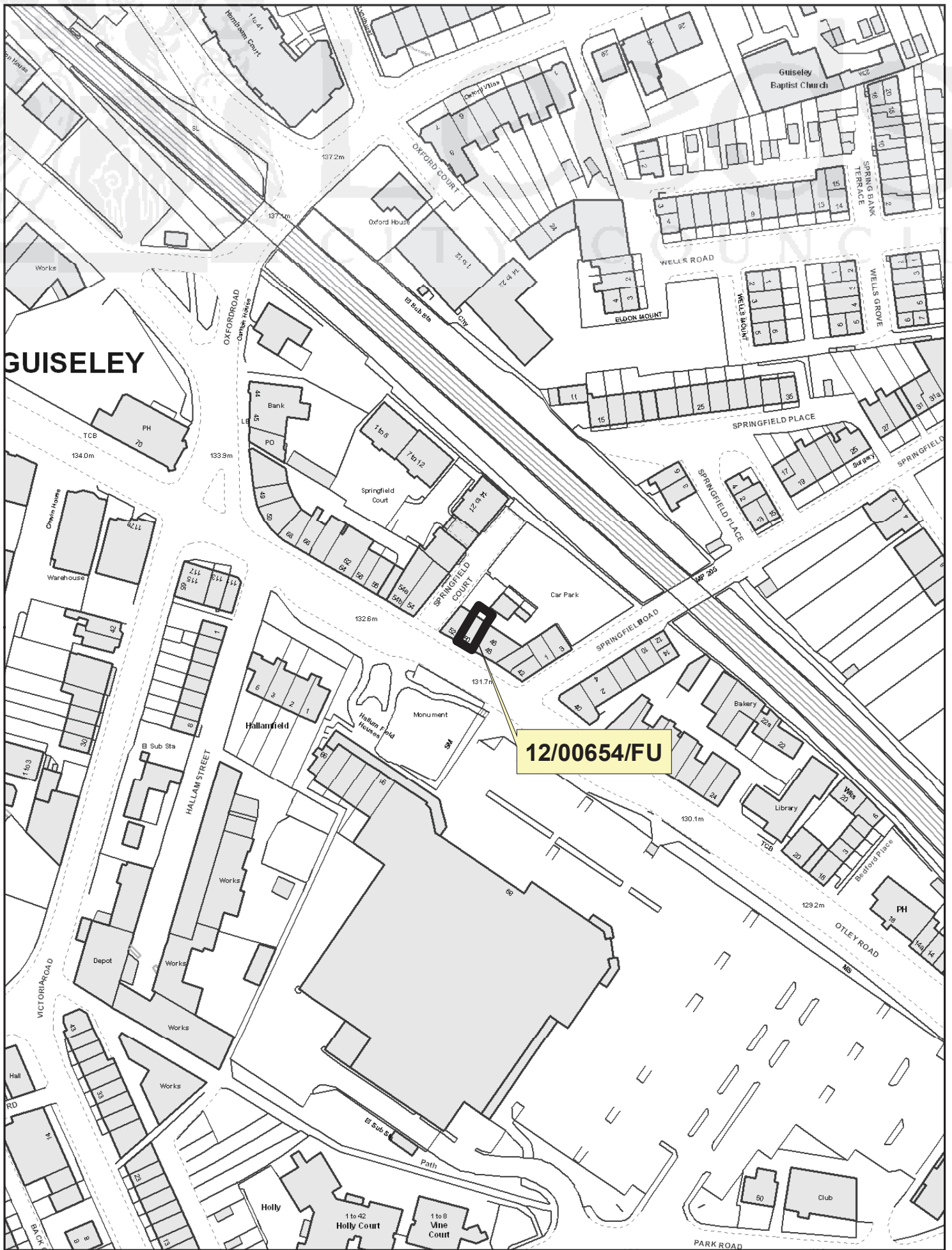
11.0 CONCLUSION:

- 11.1 After careful consideration of all relevant planning matters it is considered that the proposed development is unacceptable and does not comply with the planning policies set out in the Leeds Unitary Development Plan Review (2006), supplementary planning guidance and national planning guidance. The proposal is therefore recommended for refusal.

Background Papers:

Application file;

Certificate of Ownership.



GUISELEY

12/00654/FU

WEST PLANS PANEL





Originator: Richard Edwards
Tel: 0113 39 52107

Report of the Chief Planning Officer

PLANS PANEL WEST

Date: 26th April 2012

Subject: PLANNING APPLICATION 12/00564/FU – Change of use of ground floor and first floor workshops to offices and first floor extension at 230 Stanningley Road, Bramley, Leeds LS13 3BA

APPLICANT

Mr E. A. Hanley

DATE VALID

24th February 2012

TARGET DATE

20th April 2012

Electoral Wards Affected:

Bramley & Stanningley
Armley

N

Ward Members consulted
(Referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

APPROVE planning permission subject to conditions

- 1/. Time limit of three years
- 2/. Development to be carried out in accordance with approved plans
- 3/. Walling and roofing materials and fenestration to match existing
- 4/. Reason for full approval:

In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the National Planning Policy Framework, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), the Regional Spatial Strategy 2008 (RSS) and The Development Plan, the Leeds Unitary Development Plan Review 2006 (UDPR).

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

1.0 INTRODUCTION

1.1 This application for full planning permission for the extension and conversion of existing workshops to offices is brought before members because the applicant is a serving Ward Member. The proposed development is considered acceptable in terms of its impact on highway safety and visual amenity, and is therefore recommended for approval subject to conditions.

2.0 PROPOSAL

- 2.1 This application is a 'like-for-like' resubmission of previous approval 07/06598/FU, which has now lapsed and cannot thus be implemented. It is proposed to erect a small first floor extension above the ground floor toilet block and entrance lobby, and change the use of the ground and first floor workshop, store and canteen to form an enlarged office space and training room.
- 2.2 The new first floor extension will be constructed with roofing and walling materials to match the existing buildings on site. Two new 'Velux' type lights will be installed in the new roof and will match those to the existing building. Other elevational changes are proposed on the eastern side of the courtyard which comprise the creation of a new fire escape door and the replacement of an existing door with a window. An internal staircase will be repositioned to make more efficient use of the available floorspace.
- 2.3 The proposal will result in the conversion of existing workshops to offices and a 48m² extension giving a total of 341m² on this site. The offices will be used for administrative purposes by the National Society for the Prevention of Cruelty to Children (NSPCC) who already occupy space within this complex of buildings.

3.0 SITE AND SURROUNDINGS:

- 3.1 The site comprises an attractive group of Victorian stone buildings with modern tiled roofs grouped around a sloping stone cobbled courtyard off Stanningley Road, Bramley. The buildings are currently in mixed B1 uses as workshops and offices. There are a number of industrial / commercial uses to the rear including a red-brick printing works. There are dwellings to the west of Bath Street, set well back from Stanningley Road.
- 3.2 This part of the busy Stanningley Road corridor is essentially commercial in character interspersed with some residential accommodation. There are approximately 7 unmarked parking spaces to the courtyard and a further 17 allocated spaces in a shared car parking area off Railsfield Mount to the east. The building is not Listed but does fall within the boundaries of the Bramley Conservation Area.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 The application was originally approved in January 2008 subject to conditions to control the external materials. Prior to this there were a number of changes of use of this and other parts of the site between offices, workshop and showroom uses.
- 4.2 A recent application (ref: 11/05055/FU) from the occupiers of the larger factory premises to the rear proposed an extension which would have created 293m² of additional floorspace with no corresponding increase in car parking provision. It was objected to by the Highways Officer on the basis that it could increase demand for on-street parking and ultimately withdrawn pending investigation into possible solutions including provision of an updated Travel Plan for the site.
- 4.3 12/01224/ADV – One non-illuminated sign (pending consideration at time of writing)
- 12/00917/FU – Installation of condenser unit (pending consideration at time of writing)
- 11/05055/FU - First floor extension to form office space with ground floor alterations to printers (withdrawn by agent letter 26th January 2012)
- 08/03106/FU – Alterations and part new raised roof to form first floor office to workshop and reconfiguration of existing off-street car park (approved 23rd January 2009)
- 07/06598/FU – Erection of first floor extension above ground floor toilet block and change of use of ground and first floor workshops, store and canteen to form to form enlarged office space and training room (approved 2nd January 2008)
- 24/129/96/FU – change of use and alterations of covered parking area to offices (approved 29 July 1996).
- 24/396/93/FU – change of use of covered parking area to store and covered parking area with 10 additional off-site spaces (approved 26 July 1994).
- H24/100/90/ - change of use involving alteration of works to works, offices and showroom with 10 covered car parking bays (approved 2 May 1990).
- H24/254/85/ - change of use of offices to showroom (approved 28 October 1985).

5.0 PUBLIC/ LOCAL RESPONSE:

- 5.1 A General site notice (affecting the character of a Conservation Area) was posted on 9th March 2012 and a Press notice published in the Leeds Weekly News on 8th March 2012.
- 5.2 One letter of representation has been received from the adjacent firm of printers, raising the following issues in objection to the application.
- Renovations have been carried out prior to the application being submitted;
 - Highways objected to their recent application on the basis of lack of parking provision forcing its withdrawal, however have not opposed this proposal despite also being deficient in parking provision terms;

- Suggests that this disparity may be the result of Officers giving preferential treatment to an application submitted by a serving Member for works on a building he owns.

6.0 CONSULTATION RESPONSES:

6.1 Highways – no objections to the proposal on the following grounds:

- the increase in new floorspace is modest and will not generate significant additional parking demand
- although the proposal does not comply with UDP guidance in terms of parking, it involves existing light industrial floorspace which can be used for other purposes within the B1 use class without the need for planning permission.
- It is not therefore anticipated that the proposal will exacerbate or introduce issues of additional parking demand compared to the current use of the site.

7.0 PLANNING POLICIES:

Local Planning Policies:

7.1 The Leeds Unitary Development Plan Review (UDP) was adopted in 2001 and the most recent review completed in 2006. The most relevant Policies in the adopted UDP are listed below: -

- Policy GP5 seeks to ensure all detailed planning considerations are resolved as part of the application process including highway safety and the protection of local residents amenities.
- Policy BD6 seeks to ensure that extensions respect the scale, form, detailing and materials of the existing building to which they are attached.
- Policy T2 states that new development should be capable of being served by existing or programmed highways networks, be accessible by sustainable modes of transport and not create or materially add to problems of highways safety or capacity.
- Policy BC7 states that all new developments in Conservation Areas should be carried out in traditional, local materials.
- Policy N19 stipulates that all new buildings and extensions within Conservation Areas should preserve or enhance the character and appearance of that area.

7.2 The Publication Draft of the Core Strategy was issued for public consultation on 28th February 2012 with the consultation period closing on 12th April 2012. Following consideration of any representations received, the Council intends to submit the draft Core Strategy for examination. The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. As the Core Strategy is in its pre submission stages only limited weight can be afforded to any relevant policies at this point in time.

National Planning Policy

7.3 The Coalition Government's National Planning Policy Framework came into force on 27th March 2012, replacing 44 Planning Policy Statements / Guidance Notes and Letters to Chief Planning Officers. Of particular potential relevance to this application are Chapter 1 ('Building a strong competitive economy'), Chapter 4 ('Promoting sustainable transport') and Chapter 12 ('Conserving and enhancing the historic environment').

7.4 Bramley Town Conservation Area Statement and Management Plan – approved as a material planning consideration on 11th May 2009. The site lies within Character Area 2 of the Conservation Area and is identified as a positive structure.

8.0 MAIN ISSUES:

8.1 Having considered this application and representation, it is the considered view that the main issues for consideration are:

- 1/. Principle of Development
- 2/. Visual Amenity / Impact on the Character and Appearance of Conservation Area
- 3/. Highways and Parking Considerations
- 4/. Representations

9.0 APPRAISAL

9.1 The application involves the change of use of workshops (B1 light industrial) to offices which fall within the same use class. The proposed offices are ancillary to existing offices within the complex also occupied by the NSPCC. The principle of the use was accepted under the previous application 07/06598/FU and given that there have been no significant changes to the underlying policy framework during the interim, does not therefore warrant further consideration here.

9.2 As such the main issue for consideration is the impact of the extension and other physical alterations to the building, which is an attractive albeit much altered cluster of mid-C19th former workshops arranged around a cobbled courtyard, backing on to a larger complex of later brick factory buildings. The proposed extension above the existing entry lobby and toilet block is of minimal scale and will only be visible from within the courtyard and from Stanningley Road (this part of the building is screened from the north, west and east by the existing buildings); it is considered acceptable in terms of its scale, form, materials and design and will not result in harm to visual amenity.

9.3 The remainder of the alterations involve insertion of new windows and roof lights including the conversion of a number of doors to windows. The new windows will be formed of hardwood to match the existing, and the apertures will feature stone heads and sills with surrounding stonework made good. Subject to a condition to ensure that new stonework and roofing materials match the existing (as applied to the previous consent) the proposals are considered compliant with policies GP5, BD6, BC7 and N19 and accord with the objectives of the Bramley Town Conservation Area Appraisal and Management Plan.

9.4 Separate applications have been lodged by the NSPCC for a single external air conditioning condenser to the outside wall and for non-illuminated letter signage. These will be considered separately on their merits.

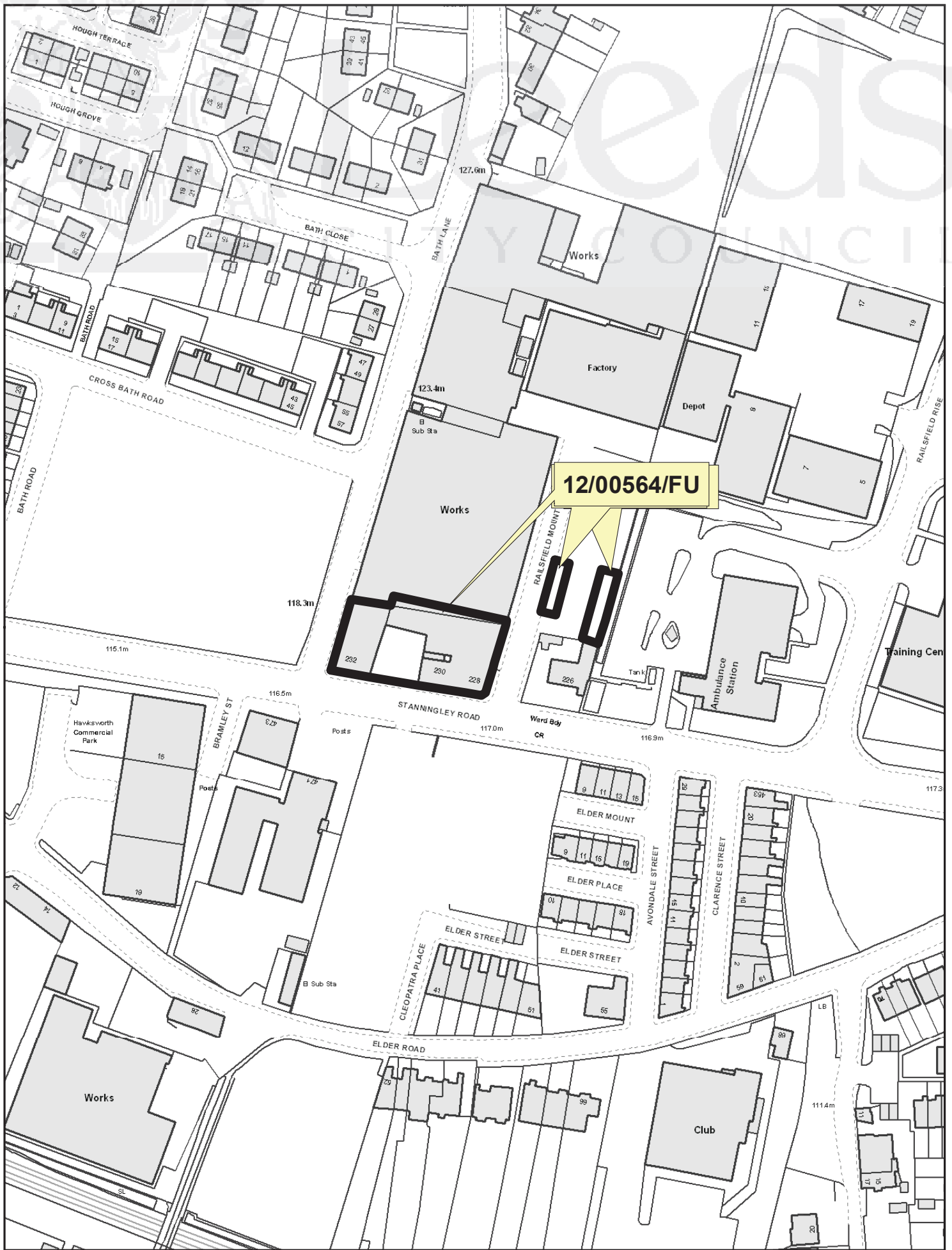
- 9.5 Although the proposed parking provision of 24 spaces is substandard when assessed against the UDP recommendation of 38, it is considered acceptable due to the history of previous approval for the scheme, the fact that the change from workshops to offices takes place within the same use class (B1) and is therefore exempt from control, and because surrounding junctions are protected from the effects of on-street parking by TROs. The extension is small in terms of floorspace (48m²) and will not be used as general office space but as a training / meeting room. As such the Highways Officer has no objection to the proposals.
- 9.6 A written objection has been received from the operator of the larger printing factory unit which backs onto the application premises. In this concern is expressed regarding the perceived disparity in the Highways responses to two applications on the adjacent sites, separated by a timeframe of only a few months and considered by the same Highways officer. In contrast to the 'on-balance' support given to this application, the Highways officer objected to a proposed extension of 293m² to the printing works on the basis that it would introduce potential demand for on-street parking which could not be accommodated on the surrounding highway network. Ultimately a solution could not be found within the timescale and the application was withdrawn and not proceeded with. However the suggested inconsistency in responses can be explained by clear differences in the scale of the two applications and the likely parking generation of each.

10.0 CONCLUSION

- 10.1 To conclude, the proposed extension and fenestration amendments are not considered to result in harm to the character and appearance of the building or its Conservation Area context, nor is the slight increase in net floorspace considered likely to introduce or significantly exacerbate issues of highway safety. The scheme is therefore recommended for approval, subject to the same conditions as were applied to the previous permission which has now lapsed.

Background Papers

Application Files 12/00564/FU and 07/06598/FU



WEST PLANS PANEL

This page is intentionally left blank



Leeds
CITY COUNCIL

Originator: Ian Cyhanko

Tel: (0113) 24 74461

Report of the Chief Planning Officer

PLANS PANEL WEST

Date: 26th April 2012

Subject: FORMER PUDSEY GRANGFIELD SCHOOL, MOUNT PLEASANT ROAD, PUDSEY, LS28 7ND

12/00014/FU CHANGE OF USE OF FORMER SCHOOL INCLUDING EXTENSIONS TO FORM 49 FLATS

12/00598/LI LISTED BUILDING APPLICATION FOR INTERNAL AND EXTERNAL ALTERATIONS, PARTIAL DEMOLITION AND EXTENSIONS TO FORM 49 FLATS

APPLICANT	DATE VALID	TARGET DATE
Sk Imports	12/00014/FU - 3 rd January 2012	3 rd April 2012
	12/00598/LI - 18 th February 2012	14 th April 2012

Electoral Wards Affected:

**Pudsey
Calverley and Farsley**

Yes Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: To defer and delegate the decision to the Chief Planning Officer subject to the specified conditions and following securing £30,000 via an agreement under section 106 of the planning act to fund an appropriate parking permit scheme for existing residents on the surrounding streets.

1.0 INTRODUCTION:

- 1.1 This report has been brought back to Plans Panel to update Members following the resolution at Plans Panel on 29th March to defer the application to allow the applicant to consider further the parking concerns of the Plans Panel. A copy of the original report is appended for information. It should be noted that the conditions listed on the previous report are still relevant and will be attached to the approval.
- 1.2 Panel Members indicated that they would be mindful to approve the application in-line with Officer Recommendation subject to the applicants funding residents parking permits on the adjacent residential streets or the addition of 4 off street parking spaces to the proposal and that following discussions with the applicant officers should return the application to Panel for consideration and decision by Panel Members.

2.0 APPRAISAL

- 2.1 Since the last Panel meeting, discussions have taken place with the applicants whom have been reluctant to amend the on site parking as this could only be achieved by reducing the number of units provided. Highway Officers have however, devised a revised residents parking permit scheme which has been costed at £30,000, including all legal fees etc. Members will recall at last Panel a scheme had been suggested which was costed at £35,000 and that the applicant at that time had offered at Panel to fund half of the proposal (£17,500) because of viability issues related primarily to the condition and listed status of the building. The applicant has however, now agreed in writing to fund the scheme costed at £30,000. The extent of this scheme has been agreed with the Pudsey Ward members (application site lies within the Pudsey Ward) and the Calverley and Farsley Ward members (the ward which will be directly affected by the residents permit scheme).
- 1.3 As the applicant has now agreed to fund the parking permit scheme, Members are now requested to defer and delegate the final decision to approve the applications to the Chief Planning Officer subject to securing the Residents Permit Scheme via an agreement under Section 106 of the Planning Act and the conditions specified in the previous report plus any others considered necessary. The relevant Ward Members have been consulted and are in support of this approach as they are keen to see this building brought back into beneficial use as soon as possible. Officers are also keen to progress with this scheme, in order to allow the applicant to commence the restoration of this listed building at the earliest possible opportunity.

2.0 CONCLUSION

- 2.1 Members of Panel are asked note the contents of this report and agree the revised recommendation to defer and delegate final approval.



Report of the Chief Planning Officer

PLANS PANEL WEST

Date: 29th March 2012

Subject: FORMER PUDSEY GRANGFIELD SCHOOL, MOUNT PLEASANT ROAD, PUDSEY, LS28 7ND

12/00014/FU CHANGE OF USE OF FORMER SCHOOL INCLUDING EXTENSIONS TO FORM 49 FLATS

12/00598/LI LISTED BUILDING APPLICATION FOR INTERNAL AND EXTERNAL ALTERATIONS, PARTIAL DEMOLITION AND EXTENSIONS TO FORM 49 FLATS

APPLICANT	DATE VALID	TARGET DATE
Sk Imports	12/00014/FU - 3 rd January 2012	3 rd April 2012
	12/00598/LI - 18 th February 2012	14 th April 2012

Electoral Wards Affected:

**Pudsey
Calverley and Farsley**

Yes Ward Members consulted (referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: Approve both Planning and Listed Building applications subject to the following conditions:

Planning Application 12/00014/FU

- 1. 3 year time limit;**
- 2. In accordance with the approved plans;**

3. New Stone to match existing building in colour, size and texture
4. Matching slate to be used on new extensions and repairs
5. New window openings to be recessed to match existing windows
6. Full details of all new openings and design/ arrangement of all windows
7. Area used by vehicles laid out, surfaced and drained;
8. Parking spaces to remain unallocated
9. Car park to be completed prior to opening and retained thereafter
10. Details of cycle and motorcycle parking;
11. Methods to be employed to prevent mud, grit and dirt being carried onto the public highway;
12. Details of surface materials;
13. Construction only to be carried out 08:00 – 18:00 hours Monday to Friday and 08:00 and 13:00 on Saturdays;
14. Lighting Scheme;
15. Landscape scheme to be submitted and approved;
16. Landscape maintenance and implementation;
17. Replacement planting within 5 years;
18. Protection of trees through the construction period
19. Rear and side Boundary details;
20. Details of surface water run off to be submitted to, and approved
21. No development within 3m of either side of main sewer on side
22. Details of Bat roosting features to be submitted to, and implemented
23. Contaminated Land Information to be submitted to the LPA
24. Amended Remediation Statement
25. Verification Reports

In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), the Leeds Unitary Development Plan 2001 (UDP) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policies GP5, GP7, GP11, GP12, BD6, N12, N13, N14, N15, N17, N25, N29, ARC6, T2, T2D, T5, T6, T7A, T7B, LD1,

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

Listed Building Application

1. 3 year time limit;
2. In accordance with the approved plans;
3. New Stone to match existing building in colour, size and texture
4. New window openings to be recessed to match existing windows
5. New window openings to be recessed to match existing windows
6. Full details of all new openings and design/ arrangement of all

windows

7. Architectural and Archaeological recording to be carried out

In granting Listed Building Consent the City Council has taken into account all material matters relating to the building's special architectural or historic interest, including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), the Regional Spatial Strategy 2008 (RSS) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

N14, N15, N16, N17, N29 and ARC6

On balance, the City Council considers the proposal would not give rise to any unjustified consequences for the special architectural or historic interest of the listed building.

1.0 INTRODUCTION:

- 1.1 These applications has been made following pre-application meetings and discussions with the Local Planning Authority and following a public exhibition held by the developers.
- 1.2 They are brought before Plans Panel due to the significance of the development and at the request of Local Members.

2.0 PROPOSAL:

- 2.1 The proposal is for conversion and extension of the former school building into 49 flats. The proposal includes the demolition of two rear 1960's extensions, and the construction of two replacement extensions. These proposed extensions project out a further 6m from the rear of the building, (when compared to the extensions they seek to replace) and are 2 and 3 storeys in height, which match height, materials, and design of the original school building. The proposal also seeks to replace all of the windows with new slim line aluminium frames.
- 2.2 The proposal is arranged with 7 flats on the lower ground floor, 21 flats on the ground floor, and 21 flats on the first floor. Some of the flats on the first floor are duplexes, set over two levels with accommodation within the roof space on mezzanine levels. The proposal includes ten 1-bedroom flats, thirty five 2-bedroom flats, and four 3-bedroom flats.

- 2.3 The proposal utilises the existing floors within the building with one exception. It is proposed to horizontally sub-divide the former school hall, which lies to the rear of the building to provide 2 levels of accommodation. Two flats are proposed on this new level.
- 2.4 The proposal includes a formal garden area which lies to the rear of the building, this lies between the two rear projecting wings. A total of 70 car parking spaces are proposed, the parking area is located to the rear of the building and equates to parking provision of 143%.
- 2.5 The applications have been supported by the following documents.
- Design and Access Statement
 - Ecological Assessment
 - Arboricultural Impact Analysis
 - Bat Emergence Survey
 - Phase 1 Desktop Report
 - Heritage Statement
 - Financial Viability Appraisal

3.0 SITE AND SURROUNDINGS

- 3.1 The application consists of a former school, which is grade II listed. The building is stone built, and has a symmetrical appearance and two rear wings, which gives the building a U shape. The building was constructed in 1911, with a slate pitched roof. The building is 2 storey's in height with an additional basement level and attic level. The basement level is above ground level towards the northern side of the building, due to the slope of the site which slopes upwards towards the south.
- 3.2 The front façade has 15 bays, with domed towers to the outer bays which lie at each end of the building. The building is considered to be attractive and contains much detailing which includes stone mullion windows, quoins, pilasters, and a gabled parapet. The listed description of the building describes the architecture of the building as 'Vernacular Revival style with Classical detailing'.
- 3.3 The building is vacant at present, having been empty since the school vacated the premises in 2009 into a new modern building which lies adjacent to the site, to the east. Internally the school has been altered substantially since its construction with modern partitions, floor coverings and suspended ceilings. The internal décor is relatively plain and does not contain much architectural detailing. The internal décor has also suffered massive damage from water ingress caused by the theft of lead and slate tiles from the roof. The building at present is considered to be in a derelict and dangerous state.
- 3.4 To the south of the host listed building, lies a separate detached building which was formally the science block of the school. This building appears to have been constructed in the 1960's and is 2 storey's in height with a flat roof. This building lies outside the red line boundary of this application. Vehicular

access to this block is however made through the rear of this site, and the proposed plans retain this access. The applicants are marketing this building at present as a separate development opportunity.

- 3.5 The site lies to north of Pudsey Town Centre, on a road which offers access between Pudsey town centre and Stanningley By-Pass and the settlements of Stanningley and Farsley. The site lies in a predominately residential area, stone terraced properties lie opposite the site to the west, and lie to the north, purpose built flats lie to the south (beyond the science block) and the new school building lies to the east. The property has a large rear enclosed parking area. The site also lies within Pudsey Conservation Area. A number of protected trees lie to the front of the building, along the Richardshaw Lane frontage.

4.0 Relevant Planning History:

- 4.1 These applications are re-submissions of two previous applications (11/3545/FU and 11/03546/LI) which were also for the conversion and extension of the building into 49 flats. These applications were withdrawn by the applicant on 25th November 2011 and 19th January 2012 respectively, due to the lack of financial viability appraisal to support the non provision of affordable housing and green space contributions.
- 4.2 There is an array of previous applications for relatively minor alterations and extensions to the existing building, whilst in use as a school. None of these previous applications have any relevance to this application.

5.0 HISTORY OF NEGOTIATIONS

- 5.1 The application has been subject to a pre-application discussions over the last year. Most discussions has centred around striking a balance between the level of parking offered and amount of external landscaping and amenity space, and the exact details of the internal conversion works.

6.0 PRE-APPLICATION COMMUNITY INVOLVEMENT

- 6.1 The developers held a public meeting on 4th November 2011 at the new Pudsey Grangefield School to inform local residents and Members of the previous application, and to gain their views on the proposals.
- 6.2 Two ward Members Councillor Richard Lewis, Councillor Josephine Jarosz attended, as well as Councillor Andrew Carter from the Calverley and Farsley Ward which lies opposite the site. Approximately 12 local residents also attended the meeting.
- 6.3 The feedback from the meeting was that people were generally very supportive of the proposal to re-use the building, however the main issue of

concern was parking. People were concerned over the level, or perceived lack of parking proposed, and the likelihood this would lead to a greater demand for on street parking on adjacent streets. The parking provision on the site was raised from 65 to 70 spaces following this consultation exercise.

7.0 PUBLIC/LOCAL RESPONSE

- 7.1 The application was publicised by 8 site notices which were posted around the site on 20th January 2012. An advert was also placed in the local press on 26th January 2012.
- 7.2 To date 2 of the local ward Members have commented on the application, Councillor Lewis and Councillor Coulson. Comments made support the re-use of the building but raise concerns regarding the level of parking proposed.
- 7.3 Councillor Carter whose Calverley and Farsley ward lies directly opposite the development, has requested that residents only parking is introduced on the streets opposite, and the extensions to the building are removed, to increase on site parking provision, as the level of parking proposed is insufficient.
- 7.4 To date, one letter of representation has been received from a local resident. The points raised are highlighted below.
- support the re-use of the building as the conversion of the school building appears sensitive
 - level of parking not adequate, and will lead to overflow parking on nearby streets
 - parking permits should be issued to local residents

8.0 CONSULTATION RESPONSES

Statutory:

8.1 Highways

No objections subject to conditions, on balance given the conversion nature of the application the parking ratio of 143% is considered to be acceptable.

Non-statutory:

8.2 Mains Drainage

No objections subject to conditions

Yorkshire Water

No objections subject to conditions

Access Liaison Officer

Object, level access could be achieved into the lower ground floor

West Yorkshire Police

Consideration should be given to the controlled access into the building and location of mail boxes. The location of the cycle and motor cycle parking should be re-located away from the gate.

Landscape Officer

No objection subject to conditions relating to tree protection.

Metro

Bus only travel cards should be provide for each resident, this will total £20,616.75

Transport Policy

No comment the proposal is under the threshold of 50 units

Environmental Health

No objections subject to conditions which relate to hours of construction

West Yorkshire Ecology Team

No reply

Nature Conservation

The Bat Survey suggests there is no significant roost. Bat roost features should be incorporated into the development and conditioned on the approval of the application.

Street Scene Services

No objection

Local Plans

The proposal generates a requirement for a Commuted sum of £113,134.45 towards public open space, following the policy requirements of N2 and N4.

9 PLANNING POLICIES

9.1 National planning policy and guidance includes:

PPS1	Delivering Sustainable Development
PPS5	Planning and the Historic Environment
PPG13	Transport

9.2 Development Plan Leeds Unitary Development Plan Review 2006

GP5	All relevant planning considerations
GP7	Planning obligations
GP11	Sustainability
GP12	Sustainability
BD6	Alterations and Extensions
N12	Urban design
N13	Design and new buildings
N14	Listed buildings and preservation

N15	Listed buildings and change of use
N16	Extensions to listed buildings
N17	Listed buildings character and appearance
N25	Boundary treatments
N29	Archaeology
ARC6	Archaeology
T2	Transport provision for development
T2D	Public transport provision for development
T5	Pedestrian and cycle provision
T6	Provision for the disabled
T7A	Cycle parking
T7B	Motorcycle parking
LD1	Landscaping

9.3 Emerging Core Strategy

The Publication Draft of the Core Strategy was issued for public consultation on 28th February 2012 with the consultation period closing on 12th April 2012. Following consideration of any representations received, the Council intends to submit the draft Core Strategy for examination. The Core Strategy set sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. As the Core Strategy is in its pre submission stages only limited weight can be afforded to any relevant policies at this point in time

10.0 MAIN ISSUES

- Principle of development
- Impact of the proposal on the special character of the listed building
- Amenity Considerations
- Viability Issues
- Highways/ Parking
- Nature Conservation
- Landscaping/ Trees

11.0 APPRAISAL

Principle of Development

11.1 The proposal is concerned with the conversion of a derelict, vacant former school, which is a grade II listed building into residential accommodation. The site lies unallocated within the Leeds UDP, but within the boundary of Pudsey Conservation Area. There are no specific policies which are concerned with the re-use of school buildings. In terms of PPS3, it is considered the proposal is acceptable as it provides new additional housing within an existing building, which is served well by existing services and infrastructure, and is located in a sustainable location in close proximity to Pudsey town centre. The proposal also conforms with the surrounding land uses.

11.2 Although the proposal may be acceptable in land use terms, the re-use of a

listed building has to be considered against PPS5 and the local adopted policies which are concerned with listed buildings. In accordance with national policy PPS5, and Leeds UDP Review policies, there is a presumption in favour of the preservation of listed buildings. The scheme results in the retention and restoration of the original school building and the demolition of previous extensions, which were considered to be poorly designed additions to the host building, and new replacement extensions.

- 11.3 The best use will usually be the use for which the building was originally designed, and the continuation or reinstatement of that use should certainly be the first option when the future of a listed building is considered. The fact the former school use has ceased and moved into adjacent new modern premises, and the fact the building has been sold by the Local Authority as it was declared surplus to requirements, does make it very unlikely that a new school use for the building would be forthcoming, and thus options for the re-use have to be explored, which best preserve the building.
- 11.4 It is also unlikely that alternative uses for the building could be found which did not involve alterations due to the size/ arrangements of the rooms, as the building was purpose built as a school, and which did not conflict with other planning policies which would result in out of centre retail/ office/ leisure development. The application is therefore considered to be acceptable in principle, subject to an assessment against all other normal development control considerations with special regard being given the architectural merit and features of the listed host building.

Impact on the Special Character of the Listed Host Building and the Character of Pudsey Conservation Area

- 11.5 The submitted Heritage Statement, and PPS5 Assessment, put forward an assessment of the nature, extent and importance of the significance of the heritage assets of the building. Detailed justification for the alterations of various elements has been submitted in accordance with PPS5, setting out the nature of the interest and the significance of the interest, which has been assessed and agreed by the Council's specialist conservation and archaeology advisors.
- 11.6 An internal inspection of the building has occurred, and although the building externally is grand and imposing, the interior is relatively plain and contains few architectural features of merit. The building internally has been altered over the years and been fitted out with modern replacements windows in parts and tiled suspended ceilings. The only areas of merit and interest which exist in their original form are two entrances foyers which lie at either side of the building along the Richardshaw Lane elevation.
- 11.7 It is worth noting the interior, and general condition of the building has rapidly deteriorated since the building was vacated. Thieves have stolen lead and slates from the roof and the building has suffered significant levels of water ingress which has caused considerable and irreparable damage internally to the building to fixtures such as architraves and cornicing and the original parquet floor covering. Large sections of the building are unprotected and are

open to the external elements. Windows have also been smashed and copper and wire have also been stolen from the building.

- 11.8 Officers have no objections to the internal alterations proposed as the most significant features such as the foyers are retained, the conversion will secure the long term future of the building and preserve its exterior. The proposed extensions are considered to be well designed which match the original building in terms of materials, alignment, design and scale. The proposed extensions are considered to be quality additions to the host building when compared to the existing single storey extensions they seek to replace. The existing extensions appear to have been constructed in the 1960's and are single storey with flat roofs.
- 11.9 It is worth noting the proposed extensions are located to the rear of the building. The imposing frontage along Richardshaw Lane will remain largely unchanged, with the exception of new windows frames, which are to be inserted into the existing stone mullions. Conservation officers have raised no objection to the replacement windows due to the variation of the existing window frames within the building which include some upvc windows, and the condition of the timber window frames. The fact the windows frames are located within stone mullions, lessen their visual impact, particularly if they are to finished in a dark grey color. It is worth noting that grey aluminum frames were used at Old School Lofts, which is a similar sized former school in Armley which was converted into residential apartments in the 1990's. This scheme is considered to be a success and a good example for a school conversion into flats.
- 11.10 It is considered the application is the only realistic proposal which would be forthcoming in the future, due to the revenue returns from a residential use, which will ensure the building is preserved, and which would halt its further deterioration. For these reasons also it is considered the proposal would enhance the character of the Conservation Area the building lies within. The building at present looks in a serious state of disrepair with a derelict and vandalised appearance, which has an negative impact on the character and appearance of the Conservation Area, particularly when considering its special architectural merit.

Amenity Considerations

- 11.11 It is considered the proposal would offer a good adequate level of amenity to its future occupiers. All of the flats are considered to be large, with regard to the internal accommodation they provide. This is due to the conversion nature of the building, and the depth of the building due to its previous school use. All flats have open outlooks into the site grounds, with some units benefiting from double and triple aspects.
- 11.12 The scheme also benefits from an east facing formal garden area which is situated between the two rear projecting wings. This will offer future residents an element of external amenity space. The front, west facing side of the building which fronts onto Richardshaw Lane also includes a landscaped area in and amongst the protected trees. Conversion schemes of this nature are

always constrained by the availability of external space, however in this instance, given the size of the development (49 flats) it is considered a good level of amenity space is proposed.

- 11.13 It is also not considered that the proposal would have an adverse impact on the living conditions of adjacent occupiers. It is considered the proposed use as 49 flats is less intensive than the previous school use, which would have resulted in a significant level of traffic to the site at the peak am and pm times.
- 11.14 Similarly it is not considered the proposal would result any additional over-looking or loss of privacy onto adjacent properties. The proposed rear extensions are located in-line with the side northern and southern elevations of the building, and bear no nearer to properties located opposite. The northern elevation of the building lies 21m away from the boundary of the rear gardens of the properties opposite on Croft House Court. The rear eastern elevation lies approximately 25m away from the boundary with the new Pudsey Grangefield School. The southern elevation of the building lies 7.5m from the boundary with the disused science block site, and the front western elevation lies 33m away from the terraced properties located opposite across Richardshaw Lane.

Highways/ Parking

- 11.15 The main issue which has been highlighted by local residents and Members is the level of parking proposed. The scheme proposes 70 spaces for 49 flats, which results in a ratio of 143%. The number of parking spaces have been increased from 65 (an additional 5 spaces) from the previous withdrawn scheme. Given the location of the site and the proximity to Pudsey Town Centre, and Bus Station which is approximately a 3 minute walk away, the level of parking proposed is considered to be acceptable and in-line with UDP guidance.
- 11.16 As stated previously in the report the scheme is constrained by the fact it is concerned with the conversion of an existing building, the requirement for adequate levels of parking has to be balanced with the need to ensure an appropriate setting around the listed building with regard to landscaping etc. It is considered the 70 spaces proposed is the maximum amount of parking this site can adequately accommodate.
- 11.17 It has been suggested that the level of parking could be increased if the two rear extensions were omitted from the application. The applicants have dismissed this, stating the scheme would not be economically viable if the extensions which accommodate a total of 8 units were lost from the scheme. Asset Management appraisal of the financial viability supports this assertion.
- 11.18 It was been suggested by Councilor Carter that the existing streets located opposite (which lie within the Calverley ward) Somerset Road, Brunswick Road and Pembroke Road all suffer from very high levels of on street parking and the residents of these streets would benefit from parking permits, to ensure no overspill from this development. Highways Officers accept there are high levels of on street parking on these streets and consider issuing

parking permits would be beneficial to the existing residents of these streets as it would ensure no overspill occurs from the development proposed onto these adjacent streets.

- 11.19 Highways have stated the cost of a permit scheme to cover Somerset Road, Back Brunswick Road, Brunswick Road, Larkfield Road, Pembroke Road, Pembroke Drive, Higher Grange Road and Thorpe Road is circa £35,000 to include all signing, lining, legal costs and staff fees. The applicants have declined to fund these works, citing affordability and viability issues. Highways have confirmed they do not object to the application in the absence of providing parking permits, and the application could not be refused on such grounds, as the level of parking offered within the development is acceptable and follows UDP guidelines.

Viability Issues

- 11.20 The application has been supported by a full financial appraisal to support the application in the absence of any provision towards affordable housing, green space or sustainable transport measures, i.e Metro cards etc. Surveyors in Asset Management have reviewed this, and have confirmed the conclusion of this appraisal. They conclude that even with no planning gain contributions the scheme is described as 'high risk' in financial terms and now is likely to have a negative land value due to the high costs involved with a conversion of a listed building. In view of this, and given the over-riding need to preserve and repair the listed building Officers accept the nil provision of affordable housing, green space and contributions towards Metro Cards and further parking surveys etc. On balance it is considered the need to repair and preserve this grade II listed building outweighs any harm caused by the nil provision of planning gain contributions.

Nature Conservation

- 11.21 The application was supported by a Bat Survey, emergence surveys have been undertaken during the optimum summer period. Sufficient surveyors were in place to cover all parts of the building. Only a relatively low level of bat activity was recorded and no bats were seen to emerge from the building which suggests the absence of a significant roost. Bat roosting features should be incorporated into the development as recommended in paragraph 4.1 of the July report, this will be conditioned on the approval of the application.

Landscaping/ Trees

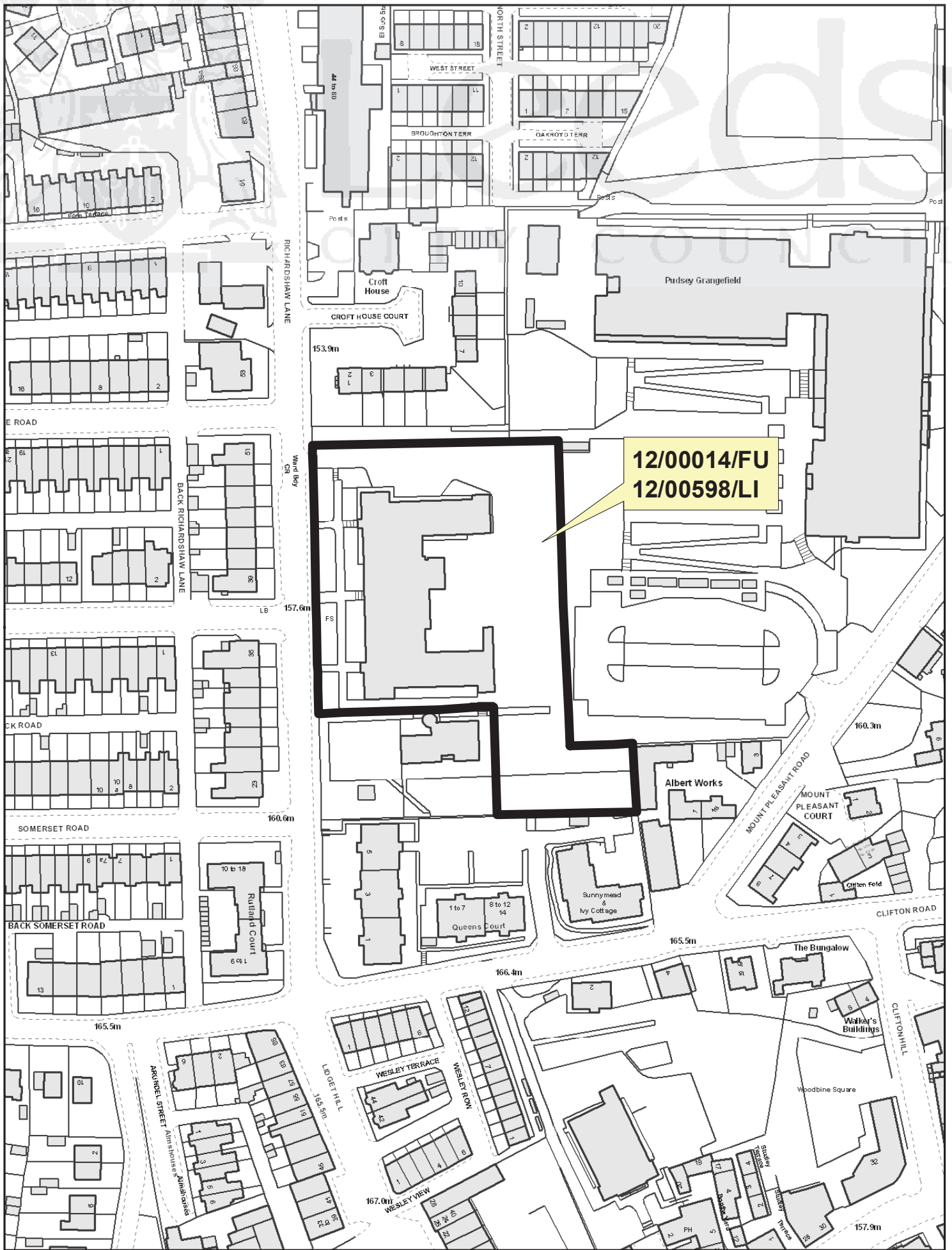
- 11.22 The entire existing rear and side curtilage areas of the property are solely hard surfaced and the proposal increases the availability and amount of soft landscaping on the site. Full landscaping details will also be conditioned on the approval of the application along with implementation and maintenance details. It is important to note that all of the protected trees which lie within the front curtilage area, along Richardshaw Lane are to be retained, and a condition will be placed on the approval of this application for tree protection measures.

12.0 CONCLUSION

- 12.1 It is considered the proposal of providing a new use and new investment into a derelict, rapidly deteriorating listed building, which will secure its restoration, should be actively encouraged. The scheme is considered to be sensitive to the architectural design and merits of the building, and would preserve the exterior of the building, which is a landmark within the street scene and within this locality. For these reasons also the development would enhance the character of Pudsey Conservation Area. On balance it is considered the benefits of the proposal outweigh any concern relating to overspill parking, as it is considered the parking ratio of 143% is acceptable for a residential development of this nature.
- 12.2 Therefore approval of applications 12/0014/FU for change of use of former school including extensions to form 49 flats and 12/00598/LI for the associated Listed Building Consents is recommended.

Backgrounds Papers

Files 11/03545/FU and 11/03546/LI



12/00014/FU
12/00598/LI

WEST PLANS PANEL