

PLANS PANEL (WEST)

THURSDAY, 13TH SEPTEMBER, 2012

PRESENT: Councillor J Harper in the Chair

Councillors M Coulson, J Hardy, T Leadley,
P Wadsworth, C Gruen, C Towler,
J Bentley and R Wood

41 Declarations of Disclosable Pecuniary and Other Interests

There were no declarations of disclosable pecuniary or other interests.

42 Apologies for Absence

Apologies for absence were submitted on behalf of Councillors J Akhtar and J Walker.

43 Minutes - 16 August 2012

RESOLVED – That the minutes of the meeting held on 16 August 2012 be confirmed as a correct record.

44 Application 12/03264/FU - 3 Spring Road, Leeds, LS6 1AD

The report of the Chief Planning Officer introduced an application for the change of use of the former Crisis Centre at 3 Spring Road, Leeds to a 12 bed house in multiple occupation (HMO).

The application had been referred to Plans Panel following letter of objection from a local Ward Councillor, local MP and the Leeds HMO Lobby.

Members were shown photographs of the building and surrounding areas.

Further issues highlighted in relation to the application included the following:

- Objections to the application included highway safety, parking and the impact of increased activity to neighbours.
- The property did not have any off street parking. As the Crisis Centre had up to 17 members of staff present it was viewed that the proposals would not have a detrimental impact on parking in the area.
- It was recognised that there would be a significant number of residents but not that this would increase activity as the property in comparison the Crisis Centre.
- With regards to policy on HMOs, this application did not create a loss of family accommodation.

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

- The Crisis Centre was open until 9.00 p.m. on an evening but was also open for 24 hour call outs.
- Some members felt that the property would be more suited to conversion into family apartments.
- It was not thought that the property was used as family accommodation prior to becoming used as a crisis centre.
- There were good local transport links nearby.
- Potential for using part of the grounds of the property for off street parking.
- The property was in the Headingley Conservation Area.

RESOLVED – That approval be deferred and delegated to the Chief Planning Officer subject to officers negotiating the provision of any car parking within the grounds and the addition of conditions to cover bin and cycle storage.

45 Application 12/03473/FU - 35 Claremont Drive, Headingley, LS6 4ED

The report of the Chief Planning Officer presented an application for the change of use of a former children's home to a 7 bed house in multiple occupation (HMO) at 35 Claremont Drive, Leeds.

The application had been referred to Plans Panel following letters of representation from a local Ward Councillor, the Leeds HMO Lobby and local residents. Objections to the proposal focussed on the grounds of the loss of a property suitable for family housing, highway safety, lack of off street parking, impact on balanced communities and the potential for an increase in anti-social behaviour.

Members were shown photographs of the property and surrounding area.

Further issues highlighted in relation to the application included the following:

- The children's home typically had 9 children and 3 staff resident.
- There had not been any objections received from highways.
- There was room for up to 4 cars to park on the property.
- As the property was not currently in family use, it did not conflict with policy to change the use to that of a HMO.

An objector to the application addressed the meeting. Reference was made to noise disturbance from the property and parties that had been held outdoors. It was felt that similar problems would continue should the property be used as a HMO. There had also been problems with refuse not being able to be collected from the property. It was felt that the property could be converted into family flats or apartments. The Panel was also informed of other HMO properties in the area.

The applicants representative addressed the meeting and raised the following issues:

- The change of use did not contravene policy
- The proposals would not reduce the quality or quantity of housing in the area
- The property was unsuitable for use as a single household
- The proposals would offer less intensive use of the property
- There was satisfactory off road parking
- The area was well connected to employment and education opportunities.
- Reference was made to previous applications for HMOs that had been refused and subsequently overturned on appeal.
- Should there be complaints about residents at the property, the management company responsible would investigate.

In response to Members' comments and questions, the following issues were discussed:

- The property was not currently used as a children's centre and did have some tenants.
- Some members felt the opportunity to create housing for families would be lost should this application be approved.
- The company that managed the children's centre would retain the property and oversee the letting, security and maintenance.

RESOLVED – That approval be deferred and delegated to the Chief Planning Officer subject to the conditions specified and subject to no further representations raising new material planning considerations being received prior to the expiry of the publicity period (14th September 2012)

46 Preapp/12/00192 - Rumplecroft, Otley

The report of the Chief Planning Officer introduced a pre-application presentation for a housing site at Rumplecroft, Otley. Some Members attended a site visit prior to the meeting.

The following issues from the report were highlighted:

- The site was a Phase 3 housing allocated site in the Unitary Development Plan (UDP).
- The site was located on a slope and this presented a number of challenges. There was also a challenge regarding access to the site.
- Members views were sought on how the scheme may be developed and how it dealt with changes in level on the site.

The applicant was invited to address the meeting and showed 3 different layouts that had been considered. The following issues were highlighted:

- Consultation had been held with local residents and was ongoing.
- A loop road around the development had been considered, but this was not possible due to gradients.
- Removal of existing vegetation.
- Access issues – how to get access to the site from St David's, it was felt that having access from St David's would not create a 'rat run'.

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

- Members generally indicated a preference for the layout in the third diagram shown.
- Highways were willing to support a scheme that had access from St David's should necessary improvements be made.
- A preference for two access points to the site was made.
- There would be significant landscape planting and an ecological appraisal.
- It was felt that the majority of traffic would use the Meagill Rise entrance to the site.
- All properties developed on the site would have disabled access in line with building regulations.
- The need consider innovative design principles due to the challenge of the sloping site.

RESOLVED – That the report be noted.

47 Preapp/12/00835 - Tile Lane, Adel

The report of the Chief Planning Officer introduced a pre-application presentation for a proposed replacement secure unit at land off Tile Lane, Adel. Some Members had attended a site visit prior to the meeting.

Members were shown photographs of the site and Issues highlighted from the report included the following:

- The proposed unit would see a reduction to a 24 bed unit from a 36 bed unit.
- The replacement unit would be a single storey building.
- The new unit would be closer to residential properties but still more than 42 metres away from the nearest.
- Access for construction traffic
- Car parking.

Representatives of the applicant addressed the meeting. The following issues were raised:

- There had been good feedback from public consultation events with the vast majority of comments being supportive.

- The current unit had been deemed no longer fit for purpose and had been criticised following an Ofsted inspection – this had been due to bedrooms being too small, not having en suite facilities and living areas being on an upper floor. The classroom facilities were also no longer capable of meeting curriculum requirements.
- The proposed facility would have 6 blocks – 3 residential, administration, school and sports.
- There would be increased car parking available.
- Landscaping works and removal of trees.

The following issues were discussed in relation to the proposals:

- Potential noise disturbance.
- Landscaping should be enhanced to screen the unit from residential properties.
- Concern regarding the orientation of courtyards – it was explained that this would prevent visible access to occupants of the unit.

RESOLVED – That the report be noted.

48 Pre-application Presentation - Kirkstall District Centre, Commercial Road, Kirkstall

The report of the Chief Planning Officer introduced a pre-application presentation for a proposed retail supermarket at Kirkstall District Centre, Commercial Road, Kirkstall.

Members were reminded of previous proposals for the site and it was reported that this was a considerably different design and there had been significant changes to the size, scale and massing proposed.

The applicant's representatives addressed the meeting. The following issues were highlighted:

- Members were shown detailed plans of the proposals.
- Key challenges included the already congested road network and the slope of the site.
- The proposals would create 400 jobs.
- Consultation had taken place with the local community, planning officers and Ward Councillors.
- The proposals included some individual shop units and a community space.
- Local residents wanted to see the site regenerated.
- There had been significant changes to access and the building design.
- Improvements had been made to pedestrian access within the proposals.
- The site size had been reduced by 15% from the previously proposed scheme.
- Improved layout for service deliveries.

- Traffic and pedestrian proposals - Widening of Kirkstall Hill and improvements to Morris Lane junction; improvements to Beecroft Street, introduction of traffic light controlled junctions, pedestrian crossings and bus shelters.
- Re-siting of the Post Office Workers Club.
- Materials to be used in the proposed development.
- There would be further public exhibitions and it was hoped to submit an application in October 2012.

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

- Comments from Members generally supported the scheme and it was felt the new proposals were far better and improved.
- It was confirmed that traffic signals would be linked up to maximise traffic flow.
- Some concern remained regarding pedestrian access but the improvements including the introduction of pedestrian crossings were welcomed.
- Improved location of the separate shop units.

RESOLVED – That the report be noted.

49 Date and Time of Next Meeting

Thursday, 11 October at 1.30 p.m.