

NORTH AND EAST PLANS PANEL

Meeting to be held in Civic Hall, Leeds on Thursday, 19th October, 2017 at 1.30 pm

MEMBERSHIP

Councillors

C Dobson R Grahame S Hamilton S McKenna E Nash K Ritchie N Walshaw (Chair) B Cleasby

J Procter P Wadsworth G Wilkinson

Agenda compiled by: Debbie Oldham Governance Services Civic Hall

Tel: 0113 3788656

AGENDA

Item No	Ward	Item Not Open		Page No
			SITE VISIT LETTER	
1			APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS	
			To consider any appeals in accordance with Procedure Rule 15.2 of the Access to Information Rules (in the event of an Appeal the press and public will be excluded)	
			(*In accordance with Procedure Rule 15.2, written notice of an appeal must be received by the Head of Governance Services at least 24 hours before the meeting)	
2			EXEMPT INFORMATION - POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC	
			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.	
			2 To consider whether or not to accept the officers recommendation in respect of the above information.	
			3 If so, to formally pass the following resolution:-	
			RESOLVED – That the press and public be excluded from the meeting during consideration of the following parts of the agenda designated as containing exempt information on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the press and public were present there would be disclosure to them of exempt information, as follows:-	

Item No	Ward	Item Not Open		Page No
3			LATE ITEMS	
			To identify items which have been admitted to the agenda by the Chair for consideration	
			(The special circumstances shall be specified in the minutes)	
4			DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS	
			To disclose or draw attention to any disclosable pecuniary interests for the purposes of Section 31 of the Localism Act 2011 and paragraphs 13-16 of the Members' Code of Conduct.	
5			APOLOGIES FOR ABSENCE	
			To receive apologies for absence (If any).	
6			MINUTES OF THE PREVIOUS MEETING	3 - 18
			To consider and approve the minutes of the previous meeting held on 14 th September 2017.	
			(Copy attached)	

Item No	Ward	Item Not Open		Page No
7	Cross Gates and Whinmoor		APPLICATION NO. 16/05185/FU - SUGGESTED REASONS TO CONTEST AN APPEAL AGAINST NON-DETERMINATION IN RESPECT OF AN APPLICATION FOR THE CHANGE OF USE OF GROUND FLOOR FROM DOCTORS SURGERY/PHARMACY TO PUBLIC BAR (A4), TWO STOREY REAR EXTENSION; REAR BEER GARDEN AREA, EXTERNAL ALTERATIONS INCLUDING NEW DOORS AND WINDOWS, CONDENSER AND EXTRACTION EQUIPMENT TO ROOFSPACE; NEW FENCING AND PARKING TO REAR, 39 AUSTHORPE ROAD, LEEDS LS15 8BA	19 - 22
			To consider a report by the Chief Planning Officer which sets out the suggested reasons to contest an appeal against non-determination in respect of an application for the change of use of ground floor from doctors surgery/pharmacy to Public Bar (A4), two storey rear extension; rear beer garden area, external alterations including new doors and windows, condenser and extraction equipment to roofspace; new fencing and parking to rear, 39 Austhorpe Road, Leeds LS15 8BA	
			(Report attached)	
8	Wetherby		APPLICATION NO. 17/05065/FU - RETENTION OF BRICK SUBSTATION HOUSING AT SPOFFORTH HILL, WETHERBY.	23 - 30
			To consider a report by the Chief Planning Officer which sets out details of an application which seeks the retention of brick substation housing at Spofforth Hill, Wetherby.	
			(Report attached)	

APPLICATION NO.17/00307/FU - DEMOLITION OF EXISTING BUILDINGS, DEVELOPMENT OF 241 DWELLINGS AND PROVISION OF OPEN SPACE, LANDSCAPING AND DRAINAGE WORKS AT THE FORMER STOCKS BLOCKS SITE, OFF NINELANDS LANE, GARFORTH. LEEDS 25 To consider a report by the Chief Planning Officer which sets out details of an application which seeks the demolition of existing buildings, development of 241 dwellings and provision of open space, landscaping and drainage works at the former Stocks Blocks site, off Ninelands Lane, Garforth. Leeds 25 (Report attached) APPLICATION NO. 17/04543/FU - CHANGE OF USE FROM SINGLE DWELLING HOUSE (C3) TO SMALL HMO (C4) AT 21 NICKLEBY ROAD, BURMANTOFTS, LEEDS, LS9 7QX To consider a report by the Chief Planning Officer which sets out details of an application for the change of use from single dwelling house (C3) to small HMO (C4) at 21 Nickleby Road, Burmantofts, Leeds, LS9 7QX (Report attached) APPLICATION NO. 17/01773/FU - CONSTRUCTION OF DETACHED TWO STOREY HOUSE AND DETACHED DOUBLE GARAGE INCLUDING DEMOLITION AND REPLACEMENT OF EXISTING GARAGE AT, 48 MAIN STREET, THORNER, LS14 3BU To consider a report by the Chief Planning Officer which sets out details of an application for the construction of detached two storey house and detached double garage including demolition and replacement of existing garage at, 48 Main Street, Thorner, LS14 3BU (Report attached)	Item No	Ward	Item Not Open		Page No
which sets out details of an application which seeks the demolition of existing buildings, development of 241 dwellings and provision of open space, landscaping and drainage works at the former Stocks Blocks site, off Ninelands Lane, Garforth. Leeds 25 (Report attached) APPLICATION NO. 17/04543/FU - CHANGE OF USE FROM SINGLE DWELLING HOUSE (C3) TO SMALL HMO (C4) AT 21 NICKLEBY ROAD, BURMANTOFTS, LEEDS, LS9 7QX To consider a report by the Chief Planning Officer which sets out details of an application for the change of use from single dwelling house (C3) to small HMO (C4) at 21 Nickleby Road, Burmantofts, Leeds, LS9 7QX (Report attached) APPLICATION NO. 17/01773/FU - CONSTRUCTION OF DETACHED TWO STOREY HOUSE AND DETACHED DOUBLE GARAGE INCLUDING DEMOLITION AND REPLACEMENT OF EXISTING GARAGE AT, 48 MAIN STREET, THORNER, LS14 3BU To consider a report by the Chief Planning Officer which sets out details of an application for the construction of detached two storey house and detached double garage including demolition and replacement of existing garage at, 48 Main Street, Thorner, LS14 3BU	9			OF EXISTING BUILDINGS, DEVELOPMENT OF 241 DWELLINGS AND PROVISION OF OPEN SPACE, LANDSCAPING AND DRAINAGE WORKS AT THE FORMER STOCKS BLOCKS SITE, OFF NINELANDS LANE, GARFORTH.	
Burmantofts and Richmond Hill APPLICATION NO. 17/04543/FU - CHANGE OF USE FROM SINGLE DWELLING HOUSE (C3) TO SMALL HMO (C4) AT 21 NICKLEBY ROAD, BURMANTOFTS, LEEDS, LS9 7QX To consider a report by the Chief Planning Officer which sets out details of an application for the change of use from single dwelling house (C3) to small HMO (C4) at 21 Nickleby Road, Burmantofts, Leeds, LS9 7QX (Report attached) APPLICATION NO. 17/01773/FU - CONSTRUCTION OF DETACHED TWO STOREY HOUSE AND DETACHED TWO STOREY HOUSE AND DETACHED DOUBLE GARAGE INCLUDING DEMOLITION AND REPLACEMENT OF EXISTING GARAGE AT, 48 MAIN STREET, THORNER, LS14 3BU To consider a report by the Chief Planning Officer which sets out details of an application for the construction of detached two storey house and detached double garage including demolition and replacement of existing garage at, 48 Main Street, Thorner, LS14 3BU				which sets out details of an application which seeks the demolition of existing buildings, development of 241 dwellings and provision of open space, landscaping and drainage works at the former Stocks Blocks site, off Ninelands Lane,	
and Richmond Hill USE FROM SINGLE DWELLING HOUSE (C3) TO SMALL HMO (C4) AT 21 NICKLEBY ROAD, BURMANTOFTS, LEEDS, LS9 7QX To consider a report by the Chief Planning Officer which sets out details of an application for the change of use from single dwelling house (C3) to small HMO (C4) at 21 Nickleby Road, Burmantofts, Leeds, LS9 7QX (Report attached) APPLICATION NO. 17/01773/FU - CONSTRUCTION OF DETACHED TWO STOREY HOUSE AND DETACHED DOUBLE GARAGE INCLUDING DEMOLITION AND REPLACEMENT OF EXISTING GARAGE AT, 48 MAIN STREET, THORNER, LS14 3BU To consider a report by the Chief Planning Officer which sets out details of an application for the construction of detached two storey house and detached double garage including demolition and replacement of existing garage at, 48 Main Street, Thorner, LS14 3BU				(Report attached)	
which sets out details of an application for the change of use from single dwelling house (C3) to small HMO (C4) at 21 Nickleby Road, Burmantofts, Leeds, LS9 7QX (Report attached) APPLICATION NO. 17/01773/FU - CONSTRUCTION OF DETACHED TWO STOREY HOUSE AND DETACHED DOUBLE GARAGE INCLUDING DEMOLITION AND REPLACEMENT OF EXISTING GARAGE AT, 48 MAIN STREET, THORNER, LS14 3BU To consider a report by the Chief Planning Officer which sets out details of an application for the construction of detached two storey house and detached double garage including demolition and replacement of existing garage at, 48 Main Street, Thorner, LS14 3BU	10	and Richmond		USE FROM SINGLE DWELLING HOUSE (C3) TO SMALL HMO (C4) AT 21 NICKLEBY ROAD,	
APPLICATION NO. 17/01773/FU - CONSTRUCTION OF DETACHED TWO STOREY HOUSE AND DETACHED DOUBLE GARAGE INCLUDING DEMOLITION AND REPLACEMENT OF EXISTING GARAGE AT, 48 MAIN STREET, THORNER, LS14 3BU To consider a report by the Chief Planning Officer which sets out details of an application for the construction of detached two storey house and detached double garage including demolition and replacement of existing garage at, 48 Main Street, Thorner, LS14 3BU				which sets out details of an application for the change of use from single dwelling house (C3) to small HMO (C4) at 21 Nickleby Road, Burmantofts,	
CONSTRUCTION OF DETACHED TWO STOREY HOUSE AND DETACHED DOUBLE GARAGE INCLUDING DEMOLITION AND REPLACEMENT OF EXISTING GARAGE AT, 48 MAIN STREET, THORNER, LS14 3BU To consider a report by the Chief Planning Officer which sets out details of an application for the construction of detached two storey house and detached double garage including demolition and replacement of existing garage at, 48 Main Street, Thorner, LS14 3BU				(Report attached)	
which sets out details of an application for the construction of detached two storey house and detached double garage including demolition and replacement of existing garage at, 48 Main Street, Thorner, LS14 3BU	11	Harewood		CONSTRUCTION OF DETACHED TWO STOREY HOUSE AND DETACHED DOUBLE GARAGE INCLUDING DEMOLITION AND REPLACEMENT OF EXISTING GARAGE AT, 48 MAIN STREET,	_
(Report attached)				which sets out details of an application for the construction of detached two storey house and detached double garage including demolition and replacement of existing garage at, 48 Main Street,	
				(Report attached)	

Item No	Ward	Item Not Open		Page No
12	Harewood		APPLICATION NO. 17/03449/FU - REPLACEMENT DETACHED HOUSE WITH DETACHED DOUBLE GARAGE TO FRONT; ALTERATIONS TO VEHICLE ACCESS AND HARDSTANDING AT DARROCH, MARGARET AVENUE, BARDSEY, LEEDS 17.	81 - 94
			To consider a report by the Chief Planning Officer which sets out details of an application for a replacement detached house with detached double garage to front; alterations to vehicle access and hardstanding at Darroch, Margaret Avenue, Bardsey, Leeds 17.	
			(Report attached)	
13	Harewood		APPLICATION NO. 17/02735/FU - REPLACEMENT AGRICULTURAL BUILDING AND RETROSPECTIVE APPLICATION FOR ALTERATIONS TO EXISTING AGRICULTURAL TRACK - MOOR LODGE FARM, BLACKMOOR LANE, BARDSEY, LEEDS, LS17 9DZ	95 - 108
			To consider a report by the Chief Planning Officer which sets out details of an application for a replacement agricultural building and retrospective application for alterations to existing agricultural track - Moor Lodge Farm, Blackmoor Lane, Bardsey, Leeds, LS17 9DZ	
			(Report attached)	
14	Chapel Allerton		APPLICATION NO.17/01896/FU - CHANGE OF USE FROM BANK (A2) TO A BAR/RESTAURANT (A3/A4) AT YORKSHIRE BANK, 53-55 HARROGATE ROAD, MOORTOWN, LEEDS, LS7 3PY.	109 - 120
			To consider a report by the Chief Planning Officer which sets out details of an application for the change of use from bank (A2) to a bar/restaurant (A3/A4) at Yorkshire Bank, 53-55 Harrogate Road, Moortown, Leeds, LS7 3PY.	
			(Report attached)	

Item No	Ward	Item Not Open		Page No
15			DATE AND TIME OF NEXT MEETING To note the next meeting of the North and East Plans Panel will be on Thursday 16th November 2017 at 1.30pm in the Civic Hall, Leeds.	

Third Party Recording

Recording of this meeting is allowed to enable those not present to see or hear the proceedings either as they take place (or later) and to enable the reporting of those proceedings. A copy of the recording protocol is available from the contacts named on the front of this agenda.

Use of Recordings by Third Parties- code of practice

- a) Any published recording should be accompanied by a statement of when and where the recording was made, the context of the discussion that took place, and a clear identification of the main speakers and their role or title.
- b) Those making recordings must not edit the recording in a way that could lead to misinterpretation or misrepresentation of the proceedings or comments made by attendees. In particular there should be no internal editing of published extracts; recordings may start at any point and end at any point but the material between those points must be complete.