

SOUTH AND WEST PLANS PANEL

THURSDAY, 7TH DECEMBER, 2017

PRESENT: Councillor C Gruen in the Chair

Councillors B Anderson, S Arif, J Bentley,
D Congreve, M Coulson, T Leadley,
D Ragan, C Towler, N Walshaw and
R Wood

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61 Declarations of Disclosable Pecuniary Interests

There were no declarations of disclosable pecuniary interests.

Councillor Coulson informed the Panel that he had been involved in discussions with regard to Agenda Item 7, Application 17/03186/FU – St Joseph’s Catholic Primary School, Mount Pleasant Road, Pudsey but would treat the application with an open mind and take full part in consideration of the application.

62 Apologies for Absence

Apologies for absence were submitted on behalf of Councillors P Davey and R Finnigan.

Councillors N Walshaw and T Leadley were in attendance as substitutes.

63 Minutes of the meeting held on 9 November 2017

RESOLVED – That the minutes of the meeting held on 9 November 2017 be confirmed as a correct record.

64 Update following Joint Plans Panel

It was reported that an authorisation had been sought through Asset Management for disposal of the Stank Hall Barn site. It was anticipated that the site would become available for sale in January or February 2018.

65 Application 17/03186/FU - St Joseph's Catholic Primary School, Mount Pleasant Road, Pudsey, LS28 7AZ

The report of the Chief Planning Officer presented an application for a 2.4 metre high perimeter fence at St Joseph's Catholic Primary School, Mount Pleasant Road, Pudsey, LS28 7AZ.

Members visited the site prior to the meeting and site plans and photographs were displayed and referred to throughout the discussion of the application.

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

- The proposals for the fencing had arisen following a safeguarding report carried out by the School.
- Further objections received – closeness of the fence to properties on St Joseph's Way; ownership of the strip of land between properties on St Joseph's Way and the school.
- It was reported that the strip of land between the school and St Joseph's Way was under the ownership of the Council. Work could not be carried out on this part of the fencing until agreement had been reached with the Council.
- The application was recommended for approval.

A local Ward Councillor addressed the Panel with objections on behalf of a local resident. These included the following:

- Effect on amenity of residents of St Joseph's Way due to visual impacts and loss of privacy. Previous alterations had raised the level of the outdoor play area.
- The fence would only be 5 feet away from the property at 2 St Joseph's Way and would be higher than their fencing.
- The fencing would lead to loss of light.
- The strip of land in between the school and properties was inaccessible so there was no need to move the fencing closer.
- There had been contact with the school regarding the proposals but it was felt that the views of the residents had not been considered.
- It was felt that a 2 metre high fence would be sufficient.

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

- The height of the proposed fence was a recognised standard for school boundaries.
- Moving the fence would close the gap where the strip of land was.
- There would be some planting of shrubs.
- Concern regarding the proximity of the fence to residential properties.

RESOLVED – That the application be approved as per the Officer recommendation and conditions outlined in the report.

66 Application 17/04308 - Land off Bradford Road, East Ardsley

The report of the Chief Planning Officer presented a reserved matters application for 299 dwellings at land off Bradford Road, East Ardsley.

The application had been deferred at the previous meeting for further negotiations with the applicant with regards to the layout of the development, siting of affordable housing and to seek greater compliance with space standards.

Panel Members had visited the site prior to the November meeting and site plans and photographs were displayed and referred to throughout the discussion of the application.

The following was highlighted:

- Members were asked to note a representation that had been made by the Public Rights of Way team regarding public footpaths across the site.
- Revisions had been made to the layout since the November meeting. Affordable housing had been moved to a more central area and more widely spread. There had been offers made from several registered providers to manage this. There had also been an increase in sizes of the 2 and 3 bedroom affordable housing units.
- There had been some pockets of open space included to the northern side of the site. The main open space remained to the south of the site which maintained the separation between East and West Ardsley and views of the Grade II listed church building.
- The application was recommended for approval.

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

- Concern that there was still no open space in the centre of the site though it was acknowledged that improvements had been made to the affordable housing spread and size of properties.
- Concern regarding the loss of greenbelt land during examination of the UDP.

RESOLVED – That the application be approved as per the officer recommendation and conditions outlined in the report.

67 Application 17/02739/FU - Brooklands Residential Home, 16 Harper Lane, Yeadon, Leeds

The report of the Chief Planning Officer presented an application for the change of use, extensions, partial demolition and alterations to former residential care home to form eight flats.

Members attended a site visit prior to the meeting and site plans and photographs were displayed and referred to throughout the discussion of the application.

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

- There would be four one bedroom flats and four two bedroom flats.
- The entrance would be widened for improved vehicular access.
- Floor layout plans were shown.
- Arrangements for parking in the site were explained.
- There would be a reduction in mass compared to the current building which would improve amenity to existing neighbours.
- The application was recommended for refusal.

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

- A suggestion for fencing at the south side of the site.
- The care home had 24 bedrooms.
- Car parking – space sizes met guidance and spaces would be allocated to residents.

RESOLVED – That the application be approved as per the officer recommendation and the conditions outlined in the report. Also the following conditions:

- Provision of obscure glazing to south facing landing window at 1st floor.
- Investigation of contamination, remediation works, importation of soil and removal of asbestos
- Additional boundary fencing
- Provision of lighting
- Management and allocation of car parking spaces.

Condition 16 to be removed.

68 Application 17/05294/FU - 4 Brentwood Terrace, Armley, LS12

The application was withdrawn prior to the meeting.

69 Date and Time of Next Meeting

Thursday, 11 January 2018 at 1.00 p.m.