

NORTH AND EAST PLANS PANEL

THURSDAY, 14TH MARCH, 2019

PRESENT: Councillor N Walshaw in the Chair

Councillors B Anderson, S Arif, D Collins,
M Dobson, R Grahame, D Jenkins, E Nash,
K Ritchie, S Seary and A Wenham

SITE VISITS

The following Members attended the two site visits: Councillors Walshaw, R Grahame, Ritchie, Wenham, Seary, Collins.

82 Appeals Against Refusal of Inspection of Documents

There were no appeals against refusal of inspection of documents.

83 Exempt Information - Possible Exclusion of the Press and Public

There were no exempt items.

84 Late Items

There were no late items.

85 Declarations of Disclosable Pecuniary Interests

There were no declarations of disclosable pecuniary interests.

However Cllr. R Grahame brought it to the attention of the Panel that the application at item 9 – 18/06249/RM Reserved matters application for the construction of 23 flats and associated car parking (an increase of 5 flats from permission Ref: 17/07114/RM) at the former Stanks Fire Station, Sherburn Road, Swarcliffe Leeds, LS14, was located within Crossgates and Whinmoor ward of which his wife Cllr. Pauleen Grahame was a ward member.

86 Apologies for Absence

Apologies were received from Cllr. Wilkinson, Cllr. B Anderson attended the meeting as his substitute.

87 Minutes - 7th February 2019

RESOLVED – The minutes of the meeting held on 7th February 2019 were approved as a correct record, subject to the following amendment:

Minute 77 – Apologies for absence

Apologies had been received from Cllr. Wilkinson. Cllr. Wadsworth attended the meeting as his substitute.

88 Matters arising

Draft minutes to be approved at the meeting
to be held on Thursday, 11th April, 2019

Under Minute 79 page 5 - 18/01973/FU – Detached classroom building and new decking area to the rear, at Leeds Montessori School and Day Nursery Wetherby Road, Roundhay, Cllr Grahame requested information in relation to the use of the private pathway in front of the row of houses which parents had been using to access the Montessori School. It had been suggested that the resident should seek legal advice in regard to this issue. Cllr. Grahame was of the view that the Council should look to assisting the resident so that this issue could be resolved.

The Chair informed the Panel that he would look into this matter and ascertain what legal and planning officers could suggest to assist.

89 18/07852/OT - OUTLINE PLANNING APPLICATION FOR THE DEVELOPMENT OF A NEW ENGINEERING AND TECHNOLOGY CAMPUS (USE CLASSES B1/B2/D1), WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS.LAND AT GATEWAY 45 NORTH AIRE VALLEY DRIVE CROSS GREEN LEEDS LS9 0PS

The report of the Chief Planning Officer set out an outline application for the development of a new engineering and technology campus (Use B1, B2, D1), with all matters reserved except for access of land at Gateway 45 North, Aire Valley Drive, Cross Green, Leeds LS9 0PS.

Members had visited the site earlier in the day. Photographs and plans were shown throughout the presentation. Apologies were given in relation to the fact that the layout plan had been omitted from the submitted report.

Members were advised that the application had been brought to Panel in light of strategic significance of the proposed development as it involves a new campus facility for the University of Leeds in which world-class research and development and the testing of high speed railway infrastructure and vehicles would be carried out.

The application site is to be developed by the University of Leeds as the Leeds Technology Campus (LETeC). The applicant had provided background and contextual information at 1.2 of the submitted report.

Members were informed of the following points:

- All matters are reserved for future consideration with the exception of access, which was to be achieved off Aire valley Drive and Aire Valley Road;
- The proposed facility would include two important components of an Infrastructure Test Facility and a Vehicle Test Facility;
- The proposal for LETeC comprises of a range of buildings and structures to accommodate research and testing facilities as well as ancillary offices and teaching spaces. The development would also include associated internal access roads, car parking, service yards, rail sidings and landscaping;
- The identified site lies adjacent to the proposed HS2 rolling stock depot, announced by the Government in July 2018. The site forms part

of a wider development site, Gateway 45, formerly the Temple Green development site and lies within the Leeds City Region Enterprise Zone.

Members were advised that the Environment Agency had no objection to the proposed scheme. It was noted that advice had been offered and was set out at 10.17 of the submitted report. It was suggested that CEMP and BEMP conditions be added.

Members discussed the proposals and were supportive of the scheme.

In response to questions and comments from the Members the following information was provided:

- The park and ride was successful with all 1000 spaces being used. Provision had been built into the scheme for another 300/400 spaces on land which had been set aside and did not include the land to be used for the campus;
- Parking would be available for staff. However, it would not operate as a traditional campus site with students only attending for special events, such as testing. It was therefore anticipated that students who would most likely be based in the city centre could utilise the park and ride;
- Grant funding for this application had been successful.

RESOLVED – To grant planning permission in accordance with the recommendation.

Additional conditions to address:

- Submission for approval of an environmental management plan during construction; and
- Submission for approval of a bio-diversity enhancement and management plan.

Under the provisions of Council Procedure Rule 16.5, Councillor Dobson required it to be recorded that he had abstained during the vote to grant permission as resolved by the Panel.

**90 18/07190/FU - DEMOLITION OF FORMER PUMP HOUSE;
CONSTRUCTION OF ONE RESIDENTIAL DWELLING (CLASS USE C3)
OLD PUMP HOUSE WIKE LANE BARDSEY LS17 9DE**

The report of the Chief Planning Officer requested Members consideration on an application for the demolition of former Pump House; construction of one residential dwelling (class use C3) at Old Pump House, Wike Lane, Bardsey, LS17 9DE.

Members had visited the site earlier in the day, photographs and plans were shown throughout the presentation.

Harewood Ward Members had requested that the application be brought to Plans Panel due to local concerns over the impact on the openness of the Green Belt and conflict with the Neighbourhood Plan.

Members were advised that it was acknowledged that this dwelling constituted inappropriate development within the Green Belt and causes some limited harm to the openness of the Green Belt. However, it was considered that there were very special circumstances, which were detailed within the submitted report.

The Panel were informed of the following points:

- The site is brownfield comprising of a redundant and dilapidated former Yorkshire Water Pump House building with associated ancillary structures;
- There is an established access track from Wike Lane to the site;
- It is proposed that the existing access track will have passing places, there will be some re-alignment of hedges to provide the required visibility and the access will be gated;
- The proposal is for a two storey dwelling of traditional design;
- 10 letters of objection had been received with concerns set out at point 6.3 of the submitted report;
- An objection had been received from CPRE;
- Bardsey Parish Council had submitted two letters of objection set out at point 6.6 of the report and East Keswick Parish Council had also objected as properties located nearest the site fall within East Keswick;
- 8 letters of support had been received with comments set out at 6.5 of the submitted report.

Members were advised of a number of typos and corrections to the report as follows:

- Para. 5.2 and para.10.15: Visibility splay should be 90m not 101m and private driveway width should be 3.3m not 3.0m.
- Condition 3: Should include Class E instead of F (also referenced at para. 10.8).
- Additional condition: Submission of details of materials
- Correction to heights of existing building and proposed dwelling (paras. 2.2 and 10.6)
 - Highest part of existing building is 7.1 (not 5.0m)
 - Eaves height of proposed dwelling is 4.4m (not 3.2m)
 - Ridge height is 5.6m (not 4m) and gable is 5.3m (not 3.8m)
- Typos at para 6.2: Should be 2019
- Para 8.5 Policy BE1 (high quality design) from NP should be referenced
- Typo Para. 10.5: penultimate sentence – should be para. 145 of NPPF (not 14g)

Members were also advised that two further letters of representation had been received and highlighted the following concerns:

- Poor positioning of the site notices;
- There will also be a larger area of landscape lost to the increased road size and to allow for hard landscaping around the dwelling;

- The way in which the objections are summarised undermines the planning process as it does not do justice to the details submitted by multiple objectors;
- The applicants have created the current state by removing the previous mature trees and shrubs in Spring 2018;
- To say that there will be more screening in place than existing, ignores the fact that the applicants themselves removed about 50% of the mature screening in Spring 2018. Furthermore, the building is in the middle of wide open fields and the reference to hedging is misleading as it does nothing at all to screen the site from the East Keswick properties along Moor Lane. Further hedging is also to be removed along Wike Lane to allow for visibility splays, making the aspect even more open.

Two parish councillors one from Bardsey and one from East Keswick were in attendance at the meeting. They informed the Panel of the following concerns:

- Inappropriate development for green belt;
- This area of green belt separates the villages of Bardsey and East Keswick, to build here would be detrimental to the green belt and the openness;
- The pump house and track have not been in use for over 50 years;
- The Neighbourhood Plan for Bardsey recognises the need to build housing but houses that are more manageable and affordable;
- The proposed materials are out of character with the locality;
- Both Neighbourhood Plans and both villages are opposed to this development.

The applicant and the agent attended the meeting and informed the Panel of the following points:

- There is a need for homes and this is a brownfield site;
- The special circumstances of this case were set out at 10.6 of the report;
- The ridge height had been reduced and would be of negligible impact to either East Keswick or Bardsey;
- The applicant has lived in Bardsey and their child attends school in East Keswick;
- Grandparents live in the area.

Members discussed at length the following points:

- The volume size of 134%, which exceeds guidance, concerns were noted that this may set a precedent for other developments in the area;
- Width of the driveway and proposed materials for it;
- Visibility splay and the maintenance of hedgerows;
- Removal of permitted development rights;
- Proposed materials for the dwelling.

It was noted that the energy supply would not be considered until the outcome of the Panel was known.

Members were provided with guidance and advice from officers in Planning, Legal and Highways.

RESOLVED – To grant planning permission in accordance with the recommendation.

Amend condition 3 to remove permitted development rights for outbuildings and structures (Class E) and to delete the reference to permitted development rights for areas of hardstanding (Class F).

Additional Conditions:

- Submission of details of external materials.
- Submission of details of surfacing materials for driveway / access

91 18/06249/RM - RESERVED MATTERS APPLICATION TO INCREASE THE NUMBER OF APARTMENTS FROM 18 TO 23 FORMER SITE OF STANKS FIRE STATION SHERBURN ROAD SWARCLIFFE LEEDS LS14 5DW

The report of the Chief Planning Officer for a reserved matters application to increase the number of apartments from 18 to 23 at the former site of Stanks Fire Station, Sherburn Road, Swarcliffe, was presented to the Plans Panel as Members had previously resolved to grant permission on the 7th June 2018 for the construction of 18 flats with associated car parking. (Ref: 17/17114RM) Minute 10 refers.

The proposal for the laying out of 23 flats was set out at point 2.0 of the submitted report.

Representations had been received from 3 ward councillors who are not supportive of the proposals their objections were set out at point 6.2 of the report. 1 letter of objection had also been received, the objectors concerns were set out at point 6.4 of the report.

7 letters expressing support for the proposals had been received and were summarised at point 6.3 of the submitted report.

Members were advised of the following points:

- 2017 permission work had started but has stopped in November 2018 pending the outcome of this meeting;
- TPO trees are still in situ;
- The 5 extra flats to be located within the roof space of the development already approved;
- An additional condition recommended for the reinstatement of redundant crossings and works to the new access to be agreed;
- Parking spaces to increase to 30 spaces.

Members were shown photographs, plans, comparison plans and floor layouts for proposed additional flats.

Cllr. Gruen addressed the Panel informing them of the following points:

- A previous application for 13 houses had been refused and had also been refused at appeal;
- Approval was given for 18 flats which in his view was over development of the site but he was prepared to give the benefit of doubt;
- An additional 5 flats would be a 30% increase of flats on this site;
- Proposed parking currently has spaces for 3 electric vehicles and 2 disabled parking bays, Cllr Gruen suggested that 33 spaces were required, as the adjoining roads were not wide enough for on street parking;
- The 3 ward members were not supportive of the proposal;
- The design and quality of flats should be the same across the city and the development should be sustainable;
- Additional bin storage was needed.

Mr Hurst the applicant attended the meeting and provided the Panel with the following information:

- All policy tests had been met for the 5 extra flats;
- No objections had been received from Highways in relation to parking;
- There is a demand for housing in this area;
- Negotiations had taken place with officers and the density was within policy;
- The development provided opportunities to make money and also provided homes for the people of the area;
- No dormers would be placed at the front of the buildings;
- Parking spaces have met Highways Policy tests;
- The extra flats were an after-thought to use space that would otherwise be wasted.

Members discussed at length the following points;

- Space standards;
- Quality of life of those residents in the flats;
- Noise issues;
- Accessibility of the flats;
- Bin storage;
- Specification of security locks;
- Housing mix.

Officers provided advice and guidance for Members in relation to the following:

- Provision of bin storage and access for refuse collection;
- Condition in place so that parking spaces remain unallocated;
- Compliance with emerging policy H9 relating to internal space standards;
- Emerging policy H10 in relation to accessibility.

At the conclusion of the discussions Cllr. Collins moved a motion to reject the recommendation as detailed in the report and defer for 1 cycle, to allow for examination to ensure that the additional flats were policy compliant under H10. The motion was seconded by Cllr. Dobson.

Members were advised that the Council could be open to appeal and challenge for non-determination.

On the motion being put to the vote, Cllr Collins motion fell.

RESOLVED – Approval granted in accordance with officer recommendation and subject to the prior completion of a legal agreement to deliver a contribution of circa £75K for greenspace enhancements and the provision of 4 affordable housing units.

Additional conditions:

- Reinstatement of redundant crossings and works to the new access to be agreed.
- Submission for approval of a management plan for the open space and grounds.

Under the provisions of Council Procedure Rule 16.5, Councillors B Anderson, M Dobson and S Seary required it be recorded that they had abstained from the vote.

92 17/05137/FU - ERECTION OF NINE HOUSES, LAYING OUT OF ACCESS ROAD WITH ANCILLARY CAR PARKING AND LANDSCAPING; DEMOLITION OF EXISTING BUNGALOW AND OUTBUILDINGS WELBURN COTTAGE DEIGHTON ROAD WETHERBY LS22 7QF

The report of the Chief Planning Officer set out an application for the erection of nine houses, laying out of access road with ancillary car parking and landscaping; demolition of existing bungalow and outbuildings at, Welburn Cottage, Deighton Road, Wetherby, LS22 7QF.

This application was originally reported to Plans Panel on the 6th September 2018. Minute 44 refers. The application was deferred for further discussions in relation to the spatial layout of the houses to the rear of the development and also bin storage for the whole scheme.

After the September meeting discussions took place between the applicant and local residents in the form of two public meetings, one of which was attended by officers. This application is a result of those meetings, although

recent objection letters received seem to indicate that residents' concerns had not been overcome.

Members had visited the site previously. Plans and photographs were shown throughout the presentation.

The revised plan proposed:

- A pair of semi-detached houses and a detached house instead of 3 detached dwellings;
- The visitor car parking spaces had been deleted and located to the rear of the development;
- Paths were now proposed for easy accessibility of bin storage;
- No changes to the terraced properties;
- Front wall to be retained; and
- Semi-detached properties to have integral garages to the side.

Two further letters of representation received from two people who had previously given representation, one of the two also represents other residents. Issues raised:

- Over development of the site;
- Terrace properties adds to sense of enclosure;
- Out of character with the area;
- Does not conform with Core Strategy;
- Bin collections;
- Wish all of the front wall to be retained, with gaps cut into it to provide access points to the terrace houses;
- Substandard footway should be retained;
- Loss of vegetation;
- Access and parking problems;
- Lack of clarity on the TRO and impact on surrounding properties;
- Commercial vans will have difficulty accessing site;
- Development is not meeting the needs of the local community;
- Terrace should be replaced by 4 semi-detached orientated inwardly with their rear gardens abutting the Deighton Road frontage.

Member's discussions included:

- Site still too cramped;
- The land at the side of the development required for visibility;
- Speed of traffic on Deighton Road, need for signs and cameras;
- Space within the terraced houses;
- Security locks to be compliant with standard;
- Front wall;
- Bin storage and access;
- Collection of refuse and access;
- Parking spaces.

Advice was provided by officers and included:

- Speed Indication Devices (SID's) had been installed along Deighton Road, this was separate to this application;
- Parking within the site;
- 5.5m carriageway, wide enough;
- Designated visitor spaces;
- Primary schools, bus stops, doctors, and Aldi within acceptable walking distance; and
- Front wall would have gated entrances.

RESOLVED – Planning permission granted in accordance with the officer recommendation.

Under the provisions of Council Procedure Rule 10.5, Councillors B Anderson, D Collins and S Seary required it to be recorded that they had abstained during the vote and Councillor Dobson voted against the decision to grant the permission as resolved by the Panel.

93 Date and Time of Next Meeting

The next meeting of North and East Plans Panel will be on Thursday 11th April 2019 at 1:30pm.