



SOUTH AND WEST PLANS PANEL

Meeting to be held remotely on
Thursday, 4th June, 2020
at 1.30 pm

MEMBERSHIP

Councillors

B Anderson
K Brooks
C Campbell
C Gruen (Chair)
S Hamilton
J Heselwood
D Ragan
J Shemilt
P Wray
R Finnigan

Note to observers of the meeting:

To remotely observe this meeting, please click on the 'View the Webcast' link which will feature on the meeting's webpage (linked below) ahead of the meeting. The webcast will become available at the commencement of the meeting.

<https://democracy.leeds.gov.uk/ieListDocuments.aspx?CId=950&MId=9991&Ver=4>

**Agenda compiled by:
Andy Booth
Governance Services
Civic Hall
Tel: 0113 37 88665**

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 15.2 of the Access to Information Rules (in the event of an Appeal the press and public will be excluded)</p> <p>(*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)</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 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:-</p> <p>No exempt items or information have been identified on the agenda</p>	

Item No	Ward	Item Not Open		Page No
3			<p>LATE ITEMS</p> <p>To identify items which 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 DISCLOSABLE PECUNIARY INTERESTS</p> <p>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.</p>	
5			<p>APOLOGIES FOR ABSENCE</p>	
6			<p>MINUTES - 13 FEBRUARY 2020</p> <p>To confirm as a correct record, the minutes of the meeting held on 13 February 2020.</p>	5 - 16
7	Adel and Wharfedale		<p>APPLICATION 18/04343/RM – RESERVED MATTERS APPLICATION FOR RESIDENTIAL DEVELOPMENT AT CHURCH LANE, ADEL.</p> <p>To receive and consider the attached report of the Chief Planning Officer regarding a reserved matters application for residential development (Use Class C3) for 99 dwellings and land reserved for primary school with construction of vehicular access from Otley Road to the North West and Ash Road to the South, areas of open space, landscaping at Church Lane, Adel.</p>	17 - 44
8			<p>DATE AND TIME OF NEXT MEETING</p> <p>To be confirmed</p>	

Item No	Ward	Item Not Open		Page No
			<p data-bbox="675 181 1015 215"><u>Third Party Recording</u></p> <p data-bbox="675 255 1382 472">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.</p> <p data-bbox="675 512 1310 584">Use of Recordings by Third Parties– code of practice</p> <ul style="list-style-type: none"> <li data-bbox="724 624 1382 853">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. <li data-bbox="724 860 1394 1167">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. 	

SOUTH AND WEST PLANS PANEL

THURSDAY, 13TH FEBRUARY, 2020

PRESENT: Councillor C Gruen in the Chair

Councillors B Anderson, K Brooks,
C Campbell, S Hamilton, J Heselwood,
P Wray and D Blackburn

63 Declarations of Disclosable Pecuniary Interests

There were no declarations of disclosable pecuniary interests.

With regard to Agenda Item 9, Application 19/05843/FU – Unit 12, Moorfield Business Park, Moorfield Close, Yeadon; Councillor Campbell informed the Panel that he would be speaking in objection to the application and would not be taking part in the voting for this item.

With regard to Agenda Item 10, Application 19/02597/FU – Land off Moseley Wood Gardens, Cookridge; Councillor Anderson informed the Panel that he would be speaking in objection to the application and would not be taking part in the voting for this item.

64 Apologies for Absence

Apologies for absence were submitted on behalf of Councillors R Finnigan and D Ragan.

Councillors D Blackburn and M Shahzad were in attendance as substitutes.

65 Minutes - 16 January 2020

RESOLVED – That the minutes of the meeting held on 16 January 2020 be confirmed as a correct record.

66 Application 19/04309/FU - 47 Westover Road, Bramley, Leeds, LS13 3PB

The report of the Chief Planning Officer presented an application for alterations to basement level to form a new bay window and two light wells to side and rear at 47 Westover Road, Bramley, Leeds.

The application had been considered at the Panel meeting held in January 2020 when it had been deferred to allow Members opportunity to visit the site.

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

The following was highlighted:

- There had been a further written representation from a local Ward Councillor reiterating previous comments about the application facilitating the use of the property as a HMO.
- Further to concerns regarding the impact of the property becoming an HMO Members were reminded that the use of the property as a 6 bedroom HMO was allowed without.
- The basement of the property could be used for residential purposes without the application.
- The key issue for consideration was the impact of the light wells on the character and appearance of the building and of the conservation area.
- Approval would improve amenity for residents and the application was recommended for approval.

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

- Planning permission would be required to increase the property to a 7 bedroom HMO.
- Concern regarding the amount of light that the actual light wells would let in. The windows proposed replicated those that were already there.
- A condition could be added to remove permitted development rights.

RESOLVED – That the application be approved in accordance with the officer recommendation and conditions outlined in the report.

67 Application 19/03367/FU - Land off Moorhouse Avenue and Old Lane, Beeston, Leeds

The report of the Chief Planning Officer referred to an application for 41 dwellings and 8 apartments (Use Class C3) with associated internal access, car parking and landscaping at land off Moorhouse Avenue and Old Lane, Beeston, Leeds.

The application had been considered at the previous meeting when it had been deferred to allow officers to bring the application back to seek detailed reasons for refusal.

Following the last meeting, Officers had formulated reasons for refusal due to the lack of affordable housing, greenspace and small garden sizes. The applicant was now in discussion with a registered social landlord to deliver a 100% affordable housing scheme on the site. This would include greenspace contributions and towards bus stop improvements.

It was now recommended that the application be deferred for a three month period to develop a revised scheme and if not then refusal be deferred.

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

- The applicant had an extension of time agreed till the end of March. Following this there was potential for the sale of the land to fall through.
- A fresh application would extend time limits due to issues such as re-advertising of the application.
- There had been some further progress on layout and landscaping.
- Further to questions regarding viability, the applicant's representative addressed the Panel. The scheme would now be delivered on behalf of a housing association who would be eligible for grant funding. Further consideration would be given to garden sizes and the scheme would be policy compliant in relation to affordable housing and the greenspace contribution. The applicant would work with Ward Councillors with regard to delivery of the off-site greenspace contribution.
- Members were supportive of a 100% affordable housing scheme.

RESOLVED – That the refusal be deferred for a 3 month period to allow the applicants time to revise the application (partnered with a social registered landlord, to provide a 100% affordable housing scheme). Should such negotiations prove unsuccessful, delegate the refusal of the application to officers for the following reasons:

- 1) The offered commuted sum of £135,000 is insufficient to provide both an adequate commuted sum for the provision of green space and an affordable housing contribution. The proposal would be contrary to policy H5 of the adopted Core Strategy or both policies H5 and G4 of the adopted Core Strategy
- 2) Local Planning Authority considers that the proposal constitutes over-development of the site, due to the lack of on-site green space and small private (rear) garden areas which would offer the future occupiers a poor level of amenity on plots 5, 6, 7, 45 and 46. The proposal is therefore considered to be contrary to Policy P10 and G4 of the Core Strategy and saved policies GP5 and BD5 of the Leeds Unitary Development Plan and the adopted SPG 'Neighbourhoods for Living – A Residential Design Guide'.

68 Application 19/05843/FU - Unit 12, Moorfield Business Park, Moorfield Close, Yeadon

The report of the Chief Planning Officer presented an application for the change of use of offices (B1) to a dental practice (D1) at Unit 12, Moorfield Business Park, Moorfield Close, Yeadon.

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 application had been referred to Panel at the request of a local Ward Councillor.
- The application related to the ground floor of an existing office unit.

- Details of additional parking and bicycle storage.
- There would be 5 full time staff.
- There was 22 parking spaces on site which would leave 15 spaces for the dentist's surgery.
- The proposals complied with policy with regards to change of use.
- The proposals were policy compliant with regards to car parking.
- Landscaping – trees would remain, there would be some hedging lost but this was balanced with the addition of bicycle storage for sustainable travel.
- The application was recommended for approval.

A local Ward Councillor addressed the Panel with objections to the application. These included the following:

- Change of use – this was a different type of use compared to others on the site.
- Parking – parts of the site were heavily parked up and there was concern that people would park on nearby residential streets.
- Confusion as to whether the application was policy compliant with regard to car parking and concern regarding the loss of greenspace for additional parking spaces and potential damage it would cause to an existing tree.
- In response to questions it was reported that Ward Councillors did get complaints regarding parking on nearby streets. There were also concerns regarding the loss of greenspace and the impact on policies relating to climate change.

The applicant's representative addressed the Panel. The following was highlighted:

- Parking – discussions with Highways had stated that 12 spaces were acceptable with regards to the operation of the practice.
- The site was office and industrial and there was residential in the area.
- The applicant would not have applied for the site if it was thought not to be suitable.
- There would be electric vehicle charging points and storage for 10 bicycles.
- Environmental impacts – there would be small changes to landscaping and protection for the roots of trees could be achieved through conditions to the application.
- In response to questions, the following as discussed:
 - There had been an assessment with regards to the tree.
 - There would be signage for patient's parking spaces and patients would be notified of arrangements when booking appointments.
 - There was pedestrian access and public transport links. This had been considered as part of the NHS bid for the practice. The applicant would be willing to make improvements for more direct pedestrian access.
 - The proposals for cycle storage had been suggested by Highways. The applicant felt that so many was not necessary.

- The tandem parking spaces would be for the use of staff.
- The electrical charging point was included at the request of highways. The Highways Officer reported that this was in accordance with policy and that with regards to cycle storage this would only be one space to three members of staff.

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

- There was no requirement for a biodiversity gain.
- Concerns regarding pedestrian and public transport access – it was reported that a condition could be made for pedestrian access from High Street.
- Further to concerns on loss of greenspace, it was reported that cycle storage could be reduced and additional planting could be introduced.
- The applicant would be willing to have a reduced number of parking spaces.
- Concern that pedestrian access was not suitable for wheelchair users.
- Monitoring and enforcement of parking – it was suggested that a condition could be added to the application for the submission of a travel plan.

A motion was made to defer and delegate the approval with additional conditions relating to the following:

- Pedestrian access that was DDA compliant
- Landscaping
- Reduction of the proposed cycle storage
- Removal of the tandem parking spaces
- Submission of a travel plan

RESOLVED – That the application be approved in principle with decision deferred and delegated to the Chief Planning Officer subject to the following:

- Additional condition to secure pedestrian access through wall from High Street and ensuring path DDA compliant in surfacing etc.
- Submission of plan showing additional landscaping to South East corner of greenspace.
- Submission of revised plan showing removal of 2 Tandem parking spaces.
- Submission of Plan showing Cycle store reduced to 5 spaces maximum.
- Personal permission to applicants Expert Orthodontics Ltd to ensure use cannot be more intensive.
- Condition requiring submission of Travel Plan.

69 Application 19/02597/FU - Land off Moseley Wood Gardens, Cookridge, Leeds 16 and Application 19/02598/FU - Land off Cookridge Drive, Cookridge, Leeds

Draft minutes to be approved at the meeting to be held on Thursday, 19th March, 2020

The reports of the Chief Planning Officer presented the following:

- An application for 61 dwellings with associated infrastructure including public open space and landscaping (access through Phase 1 from Moseley Wood Rise) at land off Moseley Gardens, Cookridge, Leeds.
- An application for a new vehicular access from Cookridge Drive to Phase 2 of Moseley Green development at land off Cookridge Drive, Cookridge, Leeds

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

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

Application 19/02597/FU:

- Phase 1 of the Moseley Green development was partially complete.
- A proposed layout was displayed.
- There would be a formal public open space to the west of the site and further greenspaces to the northern and southern boundaries.
- There had been objections relating to drainage and flood risk submitted in relation to Phase 1 proposals previously. The proposals would be similar to those at Phase 1 and the measures had worked successfully on that phase.
- There would be a mix of detached and semi-detached properties with one block of three.
- There would be 21 affordable housing units.
- Additional representations had been received but had been covered in previous representations.
- Principle of development of the site had been established through the Site Allocation Plan and the proposals would contribute to delivery of the housing supply.
- The developer had held consultations with the local community.
- There was no planning policy requirement for a second vehicular access.
- There would be improved bus stops and a sustainable travel contribution
- The affordable housing offer met policy requirements.
- House and garden sizes were policy compliant
- There would be a loss of 3 trees but 47 new trees would be planted
- The development would be compliant with Policies EN1 and EN2
- There was an acceptable drainage solution
- The application was recommended for approval.

Application 19/02598/FU

- The proposal for a second vehicular access would mean the loss of woodland.

- The loss of woodland and wildlife habitat outweighed the need for a second vehicular access.
- The application was recommended for refusal.

A local Ward Councillor addressed the Panel with concerns and objections to the application. These included the following:

- It was acknowledge that there was a good working relationship with the developer.
- Reassurance as sought that there would be hedging/fencing to the pathway at the back of Cookridge Drive.
- Was there enough tree planting.
- Concern regarding the proposed park and ride facility for the parkway station. Should there be limitations on parking?
- Road surface on Moseley Wood Gardens – This would not be resurfaced till works were completed. The developer had offered to contribute towards to repairs prior to this.
- A request for Ward Councillors to be involved in the development of the construction management plan.
- In response to questions, the following was discussed:
 - Ward Councillors had already had discussions with the developer regarding involvement in the construction management plan and would like this to be a condition to the application.
 - The proposals for flood management were felt to be suitable.

The applicant's representative addressed the Panel. The following was discussed:

- The second access was not supported by the developer.
- There was an adequate walking/cycle connection.
- There would be a considerable Community Infrastructure Levy contribution.
- In response to questions, the following was highlighted:
 - There would be hedging/fencing to the walkway and would be happy for this to be a condition of the application.
 - Tree planting – this was addressed by landscaping conditions.
 - The developer had no objection to repairs to Moseley Wood gardens but would require an updated survey of the road condition.
 - Ward Councillors would be invited for future discussion on the construction management plan proposals.
 - The house types would maintain the blend from Phase One of the development.

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

- The proposed Parkway Station was at a very early stage and the pedestrian route was not specific. There were no proposals regarding the management of parking at this stage and it would be unreasonable to impose a condition on the developer with regard to this.
- Concern regarding the layout and distribution of affordable housing units – it was felt that an appropriate balance had been made and further amendments to the layout could have an impact on other issues including garden sizes.
- Members broadly welcomed the scheme and the fact that it met policy requirements and also agreed with the refusal of a second access.

RESOLVED –

(1) Application 19/026597/FU

That the application be deferred and delegated to the Chief Planning Officer subject to the conditions outlined in the report and the completion of a Section 106 agreement to cover:

- 1) Affordable housing provision – 8 intermediate and 13 social rented houses
- 2) Management and future maintenance of green space areas
- 3) Travel plan and management fee (£3,000)
- 4) Bus stop contribution of £10,000 towards bus stop 11740
- 5) Sustainable travel contribution of £30,530.30
- 6) Additional measures to Biodiversity Enhancement Management Plan for woodland area to the north
- 7) Local employment during the construction phase

(2) Application 19/02598/FU

That the application be refused in accordance with the officer recommendation.

70 Preapp/19/00257 - Carlton Hill, Sheepscar, Leeds, LS7 1JA

The report of the Chief Planning Officer presented a pre-application for a new 604 bed purpose built student accommodation and associated external works and landscaping at Carlton Hill.

Members visited the site prior to the meeting and site plans and photographs were displayed and referred to throughout the presentation.

The following was highlighted:

- The proposals were for replacement of the existing student accommodation at the site.
- The proposals would provide affordable quality accommodation for students and had the full support of the University of Leeds.

- The whole site would be redeveloped and existing buildings would be replaced.
- The proposed new building would be 15 storeys at the south of the site and 6 storeys at the north.
- Vehicular access would be from Carlton Hill.
- There would be courtyard areas and roof top terraces.
- Existing pedestrian access would be retained.
- There had been significant negotiations between planning officers and the developer. The original scheme had presented a 23 storey building.

The applicant's representatives addressed the Panel. The following was highlighted:

- It was hoped to have the development ready for the beginning of the 2022/23 academic year.
- The proposals had been designed with the interests of student wellbeing.
- There had been negotiation with planning officers regarding the positioning of the proposed buildings within the site and the relationship with the adjacent primary school.
- Wind and shading analysis work had been carried out.
- There were unique design elements which included a fully landscaped courtyard and sky gardens.
- There were sustainable features – the building was fully powered by electric and there would be use of photovoltaics.
- Bedrooms would be oversized at 20% over the minimum standards.
- The applicant had worked closely with the University of Leeds during the development of the proposals.
- The applicant provided accommodation for over 3,000 students in Leeds.
- The accommodation was intended for undergraduate students.
- There would be no onsite parking other than disabled spaces and it would be a pedestrian site.

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

- Social spaces would include a large foyer, lounges, kitchens and sky gardens. There would be space for social events.
- Kitchens would have washing facilities. There would not be a specific laundry.
- Other communal facilities would include a small gym and event spaces.
- The site would remain open and be used as a thoroughfare.
- The shading analysis had shown that there would be no overshadowing during the summer months and during the winter there would only be shading of the bottom half of the school playing fields.
- The site would be covered by a monitored CCTV system and there would be a 24 hour security presence.

- Building materials – it was intended to use reconstituted stone with glazing and panels to give a sophisticated but simple effect.
- There would be pick up and drop off points within the site and managed arrangements would be in place for arrivals and departures at the beginning and end of term.
- There were no plans for any blue infrastructure within the landscaping.
- In response to questions outlined in the report, the following was discussed:
 - Members considered the proposed use of the site for student accommodation as acceptable.
 - Members agreed that the living conditions within the student accommodation would be acceptable.
 - Members considered that the proposed mass and form of the development and its relationship with the surrounding area was acceptable. It was expressed that shadowing should be minimal.
 - It was considered that the development should deliver improvements to the pedestrian environment in the area beyond the immediate periphery of the site and that there should be improvements to the pedestrian crossing on the ring road.

RESOLVED – That the presentation and discussion be noted.

71 Preapp 19/00645 - Land North of Clay Pit Lane, Sheepscar, Leeds

The report of the Chief Planning Officer presented a pre-application presentation for a residential development at land north of Clay Pit Lane, Sheepscar, Leeds.

The site was currently subject to an appeal against the non-determination of a previous application that had been considered by the Panel in December 2019 when there were concerns regarding the loss of the mound of , over dominant out of character development, extensive tree loss and the build to rent model.

The pre-application to be presented was the result of further negotiations with the applicant and response to previous concerns of the Panel.

Members were informed of the following amendments to the report:

- Space standards – the applicant confirmed that minimum standard requirements would be met.
- The affordable housing requirement would be 7% or 20% at discount market rent value.
- The applicant had confirmed that there would be 12.5% affordable housing.
- The Section 106 agreement would be a minimum of 12.5% affordable with 20% for the first two years rising to 50% if market conditions permitted subject to viability.

The applicant's representative addressed the Panel. The following was highlighted:

- The footprint of the proposed building on the site had been reduced by 36%. This would enable a 50% retention of the bund and reduced tree loss. There would also be an enhanced green buffer to Clay Pit Lane.
- The scale and massing of the proposals were in comparison to nearby buildings.
- All units would meet minimum space standards.
- Wind tunnel testing had been carried out.
- Affordable housing would be provided through a registered social landlord.
- It was hoped to start any development in August 2020 with completion in 2022.

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

- The proposals were an improvement on the previous presentation.
- Semi-mature trees would be preferred for replacement tree planting.
- Concern regarding the design - it was reported that there was still further work to do on the design and the final design would be as high quality as possible.
- Concern that the building was still too large.
- There would be public consultation.
- In response to questions outlined in the report, the following was discussed:
 - Concerns about the design, height and relationship to other properties.
 - Members were comfortable with the affordable housing offer.
 - Concern remained with loss of trees and partial loss of the bund.
 - More information was requested regarding sustainability with regard to climate change and social-economic benefits.

RESOLVED – That the presentation and discussion be noted.

72 Date and Time of Next Meeting

Thursday, 19 March 2020 at 1.30 p.m.

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Originator:	Carol Cunningham
Tel:	0113 378 7964

Report of the Chief Planning Officer

PLANS PANEL SOUTH AND WEST

Date: 4th June 2020

Subject: **Application 18/04343/RM** – Reserved matters application for residential development (Use Class C3) for 99 dwellings and land reserved for primary school with construction of vehicular access from Otley Road, to the North West and Ash Road to the South, areas of open space, landscaping, – at Church Lane, Adel.

APPLICANT
David Wilson Homes

DATE VALID
6th July 2018

TARGET DATE
31st March 2020

Electoral Wards Affected:

Adel and Wharfedale

Yes Ward Members consulted

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: GRANT PERMISSION subject to the specified conditions:

1. Reserve matters approval
2. Development in line with approved plans
3. Electric charging points
4. Climate change measures
5. Finished floor levels

1.0 INTRODUCTION:

- 1.1 A position statement was presented to Plans Panel on 5th September 2019 when Members also undertook a site visit. Members raised concerns at that Plans Panel regarding the following matters.

- 1.2 - Proposed housing mix not being policy complaint and reflecting the need in the area
- The internal size of properties not meeting policy H9 and the Nationaly Described House Standards
 - Affordable housing needs to be ‘pepper potted’ throughout the site
 - Gardens must be policy complaint including space about dwellings
 - Design of house type’s poor, lacking character and not responding to the context
 - Members requested better understanding of the pumping station over a balancing pond which would be better for bio-diversity
 - In terms of PROW support the western section but would prefer a softer treatment on the eastern side but still allowing for pram/wheelchair access
 - In terms of highway issues requested that school should have bus turnaround within the site and not rely on street parking for parent drop off and collection
 - Requested more landscaping to the periphery of the site particularly to the south and remain unconvinced that there is a case for a pumping station and its location east of the Beck
 - Application needs to be more ambitious regarding climate changes with solar panels, charging points and to look at the whole site in relation to carbon footprint.
- 1.3 Since this Panel, revised plans have been submitted to address Member and officer concerns which are now brought to you for a decision.
- 1.4 A Panel report for this scheme was previously published in March 2020 but the Panel on the 19th March 2020 was postponed due to the Covid19 Pandemic. This report is now presented for member’s consideration as the Council meetings have resumed.

2.0 PROPOSAL

- 2.1 The application is a Reserved Matters application following outline approval for up to 100 dwellings. The outline consent also involved land be reserved for a school along with school playing fields which do not form part of this reserved matters application. The site is allocated within the SAP under reference HG2-18 for 104 dwellings.
- 2.2 During the processing of the planning application, in response to comments received from Officers, members and the community, the scheme has changed numerous times with the latest set of plans subject to this report being submitted in January 2020. These revised plans show a layout which has 99 dwellings. The Table below shows the break down between Affordable and Market units (the figures in brackets are the breakdown when the position statement was submitted to Plans Panel in September 2019).

Number of bedrooms	Affordable units	Market units	Total
2	23 (16)	7 (0)	30 (16)
3	13 (19)	12 (15)	25 (34)
4	0 (0)	24 (28)	24 (28)
5	0 (0)	20 (22)	20 (22)
Total	35 (35)	64 (65)	99 (100)

- 2.3 All of these properties will be two storey and constructed from either red brick or reconstituted stone with mainly grey roofs but some properties with red roofs. A third of these properties will have solar panels within the proposed roofs. There will be a mixture of designs on the properties with features such as bay windows, gables, contrasting head and cills plus different designs of porches. The layout and design

of the development is presented as four complementary character areas. These are the entrance, Church Villas to the upper part of the site, Willow Lane for the centre of the site and St Johns Walk south of the site, including the PROW.

- 2.4 The access to the development is the same as the outline scheme with a new junction on the Otley Road to the North of the site. Within the site there is a main spine road which goes through the site and links to the existing residential development to the South of the site by a pedestrian and cyclist access. There is a loop road around the upper part of the site north of the school land and a number of cul-de-sacs South of the school land off the main spine road. Residential development will be on either side of the existing PROW with the majority of the properties having their front elevations and gardens onto this PROW. There will be a grassed area on either side of the path separating the houses from the path.
- 2.5 The residential development is located on the Western side of the existing Beck with the eastern side of the Beck proposed for public green space, landscaping and biodiversity areas, except for the land reserved for the school playing fields (already approved at outline stage) and a new pumping station.
- 2.6 This pumping station is located to the Northern part of the site on the Eastern side of the Beck. The pumping station itself consists of a range of small structures no higher than 2 metres in height which will be surrounded by a 1m high fence and then a hedge with landscaping. There will also be a large underground surface water storage tank which will be covered with grass. There will be an access road across the Beck from the development to the pumping station which will be constructed from Grasscrete. Grasscrete consists of a porous grid paviour system which allows for grass to grow through the grids offering stability and improving visual appearance.
- 2.7 The existing band of landscaping to the south of the site will remain and there will be a new belt of landscaping to the north of the site, between the new development and the agricultural land beyond, which are located on green belt.

3.0 SITE AND SURROUNDINGS:

- 3.1 The site is currently open fields located to the East of Otley Road and sandwiched between Otley Road and Church Lane. The land slopes down from Otley Road towards the Beck which is situated in the middle of the fields between Otley Road and Church Lane. The land then slopes back up to Church Lane although the fields which form a boundary with Church Lane are not included in the application site. There are a small number of houses to the west of the site off Otley Road in an area known as Adel Willows and the back gardens for these properties have their boundary with the application site. To the South of this application site is a recently constructed residential development known as Centurion Fields and beyond this the main urban area of Adel. On the other side of Otley Road are further residential properties. This side also includes a public house and a small parade of shops including a small supermarket. To the north of the site are open fields which are in green belt. On the other side of Church Lane is a grade 1 listed church known as St John the Baptist's Church. This church is one of the finest examples of twelfth-century church buildings in the country. The setting of this church and associated conservation area retain a strong rural character and this enables an appreciation of the early origins and historically isolated position and therefore makes a positive contribution to the significance of both heritage assets. The site is outside of the Conservation Area with the boundary of the Conservation Area being Church Lane itself. Some of the

trees on the site are covered by a Tree Preservation Order, mainly the groups of trees which form the boundaries on the site.

3.2 The site is allocated for housing within the adopted Site Allocations Plan (reference HG2-18) with an indicative capacity of 104 units under policy HG2.

4.0 RELEVANT PLANNING HISTORY:

4.1 14/01660/OT – Outline Application for residential development was refused on 9th October 2014 after a City Plans Panel decision on the same day. The application was refused for the following reasons:-

1. The site would be premature and contrary to policy N34 of the UDP and fails to meet the interim housing delivery policy
2. The applicant has failed to demonstrate that the proposals can be accommodated safely and satisfactory on the local highway network in relation to the impact on the proposed NGT junction designs
3. The applicant has failed to demonstrate that the proposals can be accommodated safely and satisfactory on the local highway network
4. The proposed signalised junction on the A660 will delay movements and increase accidents on the A660.
5. The absence of a signed s106 agreement

4.2 16/06222/OT - Outline Application for residential development (Use Class C3) for up to 100 dwellings and land reserved for primary school with construction of vehicular access from Otley Road, to the north west and Ash Road to the south, areas of open space, landscaping, ecology treatments and associated works. This was approved by South and West Plans Panel on the 20th April 2017 subject to a S106 agreement and conditions and was granted planning permission on the 20th November 2017.

4.3 The s106 agreement that related to the outline consent included the following:

- 35% affordable housing
- On site greenspace in line with policy G4
- £20,000 for two new bus shelters
- Off site highway works to improve junction Church Lane/Farrer Lane/Otley Road
- Off site highway contribution of £100,000
- Retain land for school and school playing fields
- Sustainable travel fund £481.25 per dwelling
- Travel plan

4.3 A position statement for this application was presented to Plans Panel on the 5th September 2019.

5.0 HISTORY OF NEGOTIATIONS:

5.1 There were no pre application discussions in relation to the application. The application was submitted in August 2018 and since this time officers have been negotiating with the applicant in relation to a number of matters which include housing mix, national space standards, affordable housing, design, layout, highways, conservation, landscaping, ecology and PROW. The applicant submitted the latest plans for consideration in January 2020.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 The application has been advertised as a major application through press and site notices. There have been eight occasions when the plans have been revised and the application has been re-advertised via communication with the original contributors with the plans for consideration today being re-consulted on in January 2020.
- 6.2 The original consultation in August 2018 received objections from Cllrs B and C Anderson, Adel Neighbourhood Forum and 149 contributors with one letter of support.
- 6.3 Further consultations have also each time received objections from Cllrs B and C Anderson, Adel Neighbourhood Forum and the following number of objections

September 2018 – 71 objections
October 2018 – 41 objections
January 2019 – 41 objections
May 2019 – 45 objections
October 2019 – 17 objections
December 2019 – 68 objections
January 2020 – 16 objections

The issues that have been raised by all of these objections involve

Principle of development

- Greenfield site
- Loss of agricultural land and opportunity for food production
- Development on green belt
- Number of properties higher than the SAP allocation of 85 so development too cramped and not in keeping with Adel
- Adel seen its fair share of development recently

Housing Mix

- Housing mix unacceptable for Adel
- Need smaller houses especially bungalows (should be 10% of the site)
- No two beds houses for sale and no 4 plus bed houses allocated for affordable units
- No provision for policy H8, Housing for Independent Living

Design

- The layout is unattractive, cramped, lacking in greenspace and lacking in finesse.
- The developer should be looking at the development in Boston Spa as a good starting point
- The proposed show houses should be within the development and not in the biodiversity area at the entrance to the site
- Houses within existing buffer to Centurion Fields
- The Design and access statement (DAS) plays down the sloping nature of the site and persists on trying to present the site as a flat site
- Some of the room sizes are too small
- Design is still 'identikit' standard which are not appropriate for the area

- Concerned about plot 1 which should have gate lodge design but it will suffer with noise and pollution from the Otley Road with its driveway close to the entrance junction
- Affordable housing needs to be distributed throughout the site
- Red brick inappropriate the site should be all stone
- There are no apartments in the layout as requested by planning officer
- The submitted Character area statement details 4 character areas with no evidence of the significant distinction between the 4 areas
- Plot 1 is most visible part of the proposed development with the character area statement stating it is a 'gate lodge feature' when it is a standard house and looks nothing like a 'gate lodge'

Pumping station

- Opposed to pumping station on eastern side of the Beck and its impact on the Grade 1 Listed Church ... should be relocated to the western side
- Two ponds on outline application removed
- Disagree with conservation officers comments that impact on the church will be 'minimal'

Traffic

- Internal layout leaves little room to move around and parking will be extremely difficult
- Access to and from the site on Otley Road is unacceptable especially if you add the school
- Will involve rat running on the Kingsley's and Gainsborough's
- Any traffic from Centurion Fields is unacceptable as the roads are inadequate for construction traffic
- The site is not well served by public transport
- Construction compound should not be east of the Beck
- Highways works should be completed prior to building work commencing
- Should be sufficient parking for visitors
- Narrowing off footpath on Otley Road will put pedestrians at risk being closer to the busy road
- Loss of bus stops currently in optimal spot for local people
- No allowance in the layout for drop off for school
- Ash Road no longer an access so increases pressure on Otley Road access point
- Garages too small for cars
- Concerned regarding emergency access into Centurion Fields and if this will lead to rat running

Trees, landscaping and wildlife

- Impact on trees including removal
- Impact on wildlife
- Inadequate shelter planting
- No facilities to aid hedgehogs such as hedges and gaps in the bottom of proposed fences, hedgehog's houses and ponds in each garden for water
- A wildflower meadow is required to aid bees, butterflies etc
- No shelter belt around Adel Willows
- Assessment of bats is insufficient
- The information submitted with the Biodiversity Management Plan is out of date

- Using herbicides for wildflower patches which is unacceptable
- The buffer for Centurion Fields never been completed so no faith that this site will be any better in terms of compliance with the approved plans
- Should be more greenspace in the developed areas of the site
- The biodiversity areas to the east will be unpressured and could be damaged by the public having access
- There should be hedgehog access to gardens
- Impact on bat foraging

Climate emergency

- All the houses should have solar energy
- Each house should have electric charge point and solar panels
- Traffic pollution
- No green power generation plans
- No mention of water butts
- Gardens too small to grow fruit, vegetables and children to play

School

- The school playing fields and fencing should not be allowed
- The school should be built first to ensure residents are not disturbed by the school construction.
- Remain concerned regarding the location of the school as too far inside the site and should be at the entrance

Other matters

- Impact on the ancient path through the site
- Existing steps and stiles should remain as these are heritage assets
- No proper survey for archaeology has been undertaken especially in relation to the potential for a Roman Road on the site
- Lack of GPs and other facilities within Adel
- No consultation with Ward Members or the Neighbourhood Forum
- Destroying Adel to satisfy housing targets
- Parts of the development is within 5m of the watercourse
- Impact on schools which are full
- Noise levels for occupiers is unacceptable as too close to Otley Road
- The path on the eastern side should remain undisturbed but recognise it needs to be ungraded for access to all so as part of the work the medieval stone work should be preserved in situ which will involve diversion at some points from the original route
- The only existing GP surgery in Adel is scheduled for closure and will move to the sister practice in Alwoodley.

The one letter of support states

- The objections are not representative of the whole community whose children and grandchildren require good quality development

Images of the proposed development were published in March 2020 with objections from Cllrs B and C Anderson and two residents concerned regarding the impact of plot 1 in terms of visual impact plus noise and pollution to this property, design being unacceptable and not in line with Adel

The Panel Papers were made public in March 2020 before lockdown when Plans Panel on the 17th March was postponed

Comments have been received regarding the panel report which include

Alex Sobel MP objects to the development and further supports comments made by Adel Neighbourhood Forum, many residents do not feel that the previous objections have been taken into account and the new plans don't differ much from the original plans and the previous objections from residents have been ignored. I urge you to consider the documents submitted by ANF and Cllr Barry Anderson on behalf of residents.

Councillors Barry and Caroline Anderson have commented on the following

- Accept that housing will happen on this site but do not accept 99 and there are plenty of windfall sites to make up the shortfall of 14/15 if they amend the scheme to 85 which was the original number in the SAP
- Housing mix does not comply with SHMA carried out some years ago
- Not all the properties comply with policy H9
- The garden sizes are minima not aspirational for the area
- The design of the houses is not what we feel plans panel actually meant
- No detailed evidence regarding the need for a pumping station
- No reference made to views from PROW
- Not enough car parking spaces for the school and how do we know the bus turnaround is deliverable
- Plans Panel critical of developments that don't improve the landscaping from a Climate Change perspective so are you sure Plans Panel would agree with this
- Are you sure Plans Panel don't want more ambitious climate change changes
- Still not had detailed analysis from the planner on the revisions and changes to the plans since last Plans Panel
- Do Plans Panel agree that this site isn't semi rural and should be dealt with as being urban
- No mention of family affordables and bungalows which have been forgotten by planners
- No reason why developer cannot use same tiles as Centurion Fields to provide additional climate change mitigation measures
- Officers have expressed the view that the development would benefit from a main road through the site being a tree lined boulevard
- How will pedestrian and cyclists access to the south of the site be controlled to stop motorcyclists but ensure disabled access
- How will landscaping on the site be controlled and implemented as belt north of Centurion Fields has not been enforced
- Panel should be advised that Adel doctors surgery is consulting on its potential closure and moving to Alwoodley
- Nothing in the report as to why officers have not been ambitious in getting a top quality development that will enhance the area
- Report dismissed residents comment that red brick is inappropriate and development should all be in stone
- The report is very choosy as to what Heritage England has said and should be made clear that previously they supported the Inspectors direction of no built development east of the Beck and the pumping station is built development
- Flood risk management are investigating flooding at Adel Mill which need to be completed before the application is determined

- Panel should also look at 'Lake Bramhope' on the Miller Homes site and the problems it has caused
- The report does not address the Council's Concerns on Climate Change Emergency
- Why no 4 bedroomed properties in the affordable housing mix
- Certain officers wanted apartments and bungalows and now officers are saying they didn't say that
- The report does not set the case law justifying the statement where something at outline should not be included in reserved matters when other things at outline can be changed ie the pumping station.
- Whilst the report states the gardens are of an appropriate size this doesn't mean they are in keeping with the area not that they support a development of this quality or that they comply with Climate Change initiatives.
- Plans Panel have previously said attenuation ponds should be a feature of development and this is not reflected in the report
- Members and officers have worked together at Moseley Wood Bottom and this lead to an development greater than minimum standards why can this scheme have the same considerations
- Five spaces is not enough for a school of 400 pupils
- No comments from refuse collection service
- Proposed tree planting does not make up for loss of carbon capture within the mature trees being sacrificed.
- Climate change sections do not clearly set out Council's Climate Emergency declaration and whether scheme is in compliance and how it will be measured and complied with
- One third of the houses will not have solar energy its only 10 houses the planning officer has confused the markings on the plans
- What is the energy rating of the properties and will the energy initiatives be future proofed for residents
- How will the greenspace to the east of the Beck be protected from future development and hence the required greenspace for the scheme lost.
- Is it useable green space rather than useable allocated green space
- No mention in report of briefing to Ward Members regarding school here and in Bramhope
- Realistically how can you build a school once housing in place due to school location
- Have traffic engineers been properly consulted and their views taken into consideration
- Cllr Mulherin argued against a site in her Ward that it had taken too much development why can't this be the case for Adel
- Officer error not attaching a condition for the requirement of policy H8 so why should residents suffer
- Need proper consultation on location of compound
- Officer have previously stated that school should be built first
- Why can't the location of the school be reconsidered
- In terms of gate house the comment that other houses in Adel are closer to roads doesn't make it right as they were built before traffic was heavy

Adel Neighbourhood Forum

The report is shameless lobbying on behalf of the development and omits important input from consultees such as Historic England and it ignores, downplays or distorts many valid and well-argued written representations, the report is depriving members of a balanced picture of planning issues and written representations. We will not

accept 900 years of history being blighted just because planning officers are being pressed to meet housing targets or stand up to an unchanged proposal.

In terms of the Plans Panel report Adel Neighbourhood Forum have the following comments

- Revisions to the plans have been virtually the same as its predecessor and none have responded to comments from the community which have been ignored
- The house designs are standard BDWH house types which can be found anywhere in the UK and there are no difference in the 4 character areas
- the proposal to the PROW cannot be described as a wide green corridor
- Many of the trees in the landscaping belt north of Centurion Fields are dead
- Only a small proportion of the western boundary is on Otley Road with the majority alongside Adel Willows which is not a suburban boundary like Otley Road.
- Mentioning pubs shops etc away from the site makes the site sound more suburban than it is
- The developer has built bespoke designs on two site in York and should be doing the same here not standard house types
- the proposed images show trees in 30 years time and a flat site so it's not a true representation
- Heritage England's comments are inaccurate
- No provision for the disabled at any age
- The house at the entrance does not take the form of a lodge
- Materials are not local to the area and the buildings surrounding the site are stone or stone/render
- Design does not reflect characteristics of housing in the vicinity
- The site is adjacent to and impact on conservation area
- Bare minimum garden sizes are not adequate
- Planning officers have low aspirations in terms of design
- No evidence to support ecological gain, destruction of mature woodland will result in ecological loss
- No justification for the pumping station being on the east of the Beck
- Insufficient parking for the school
- No facility for safe cycling through the site
- Tree loss unacceptable
- Disagree with the quality of trees that are to be loss
- No details about landscaping to the east of the site
- Photo voltaic cells should be on every house
- Site does not have capacity of 104 houses due to damage to heritage and ecological/biodiversity assets
- The development no way reflects the aspirations of the emerging neighbourhood plan
- Red brick not a characteristic of this area
- Mistake of housing too close to the road must not be repeated here
- Community comments ignored by the developer

Three further objections are concerned with

- impact on flooding in the area
- strongly propose use off Ash Road as 'emergency' road
- strongly propose use of Ash Road for construction vehicles
-

7.0 CONSULTATION RESPONSES:

71. During the processing of the outline planning application Heritage England requested no built development on the eastern side of the Beck. As part of the consultation on this reserved matters application Heritage England have stated that the pumping station and the provision of gravel paths would have a neutral/negligible impact on the setting of the Church and the setting of the conservation area. We therefore neither support or object to this development.

Highway Authority

- 7.2 Highways comments awaiting

Contaminated Land

- 7.4 Conditions and directions were attached to the outline consent so no further comments to make

Flood Risk Management

- 7.5 Conditions attached to the outline consent for drainage are still applicable

Yorkshire Water

- 7.6 No comments regarding the Reserve Matters application and await consultation on the conditions attached to the outline consent

8.0 PLANNING POLICIES:

- 8.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

Development Plan

- 8.2 The development plan for Leeds is comprised of the adopted Core Strategy as amended (2019), saved policies from the Leeds Unitary Development Plan (Review 2006) (UDP), Site Allocations Plan (2019) the Aire Valley Leeds Area Action Plan (2017) and the Natural Resources and Waste Local Plan (2013) and any made Neighbourhood Plans.

Relevant Policies from the Core Strategy 2014 as amended 2019 are:

Spatial Policy 1 Location of development
Spatial Policy 6 Housing requirement and allocation of housing land
Spatial Policy 7 Distribution of housing land and allocations
Policy H1 Managed release of sites
Policy H3 Density of residential development
Policy H4 Housing mix
Policy H5 Affordable housing
Policy H8 Housing for Independent Living
Policy H9 Minimum Space Standards
Policy H10 Accessible Housing Standards
Policy P10 Design
Policy P12 Landscape

Policy T1 Transport Management
Policy T2 Accessibility requirements and new development
Policy G1: Enhancing and extending green infrastructure
Policy G4 New Greenspace provision
Policy G6: Protection and redevelopment of existing Greenspace
Policy G8: Protection of important species and habitats
Policy G9: Biodiversity improvement
Policy EN1: Climate change and carbon dioxide reduction
Policy EN2 Sustainable design and construction
Policy EN5 Managing flood risk
Policy EN8 Electric Vehicle Charging Infrastructure
Policy ID2 Planning obligations and developer contributions

Relevant Saved Policies from the UDP are:

GP5: General planning considerations.
N23/ N25: Landscape design and boundary treatment.
BD5: Design considerations for new build.
T7A: Cycle parking.
LD1: Landscape schemes.

Natural Resources and Waste Local Plan

GENERAL POLICY1 – Presumption in favour of sustainable development.
AIR1 – Major development proposals to incorporate low emission measures.
WATER1 – Water efficiency, including incorporation of sustainable drainage
WATER7 – No increase in surface water run-off, incorporate SUDs.
LAND1 – Land contamination to be dealt with.
LAND2 – Development should conserve trees and introduce new tree planting.

Site Allocations Plan

- 8.3 The SAP was adopted by the City Council in July 2019 and therefore carries full weight in any decision making. The site is allocated within the SAP under reference HG2-18 with an indicative capacity of 104 houses. The policy within the SAP which is relevant to this application is

Policy HG2 – housing allocations.

Supplementary Planning Guidance and Documents

- 8.4 The following SPGs and SPDs are relevant:

SPG13 – Neighbourhoods for Living: A Guide for Residential Design in Leeds
Street Design Guide SPD
Parking SPD
Travel Plans SPD
Sustainable Construction SPD

National Planning Policy

- 8.5 The revised National Planning Policy Framework (NPPF), published in 2019, and the National Planning Practice Guidance (NPPG), published March 2014, replaces previous Planning Policy Guidance/Statements in setting out the Government's planning policies for England and how these are expected to be applied. One of the

key principles at the heart of the Framework is a presumption in favour of Sustainable Development.

8.6 Relevant paragraphs are highlighted below.

Paragraph 12	Presumption in favour of sustainable development
Paragraph 34	Developer contributions
Paragraph 59	Boosting the Supply of Housing
Paragraph 64	Need for Affordable Housing
Paragraph 91	Planning decisions should aim to achieve healthy, inclusive and safe places
Paragraph 108	Sustainable modes of Transport
Paragraph 110	Priority first to pedestrian and cycle movements
Paragraph 111	Requirement for Transport Assessment
Paragraph 117	Effective use of land
Paragraph 118	Recognition undeveloped land can perform functions
Paragraph 122	Achieving appropriate densities
Paragraph 127	Need for Good design which is sympathetic to local Character and history
Paragraph 130	Planning permission should be refused for poor design
Paragraph 170	Planning decisions should contribute to and enhance the natural and local environment

Neighbourhood Plans

Adel Neighbourhood Plan Pre Submission Document September 2016

9.0 CLIMATE EMERGENCY:

- 9.1 The Council declared a climate emergency on the 27th March 2019 in response to the UN's report on Climate Change.
- 9.2 The Planning Act 2008, alongside the Climate Change Act 2008, sets out that climate mitigation and adaptation are central principles of plan-making. The NPPF makes clear at paragraph 148 and footnote 48 that the planning system should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions in line with the objectives of the Climate Change Act 2008.
- 9.3 As part of the Council's Best Council Plan 2019/20 to 2020/21, the Council seeks to promote a less wasteful, low carbon economy. The Council's Development Plan includes a number of planning policies which seek to meet this aim, as does the NPPF. These are material planning considerations in determining planning applications.
- 9.4 The appraisal below discusses relevant matters at paragraphs 10.34 to 10.38. This includes an assessment of the proposal in relation to the policy requirements of Leeds Core Strategy policies EN1, EN2 and EN8.

10.0 MAIN ISSUES

- 1. Principle**
- 2. Housing mix**
- 3. Space standards**
- 4. Affordable housing**
- 5. Design and layout**

- 6. Pumping station**
- 7. PROW**
- 8. Highways**
- 9. Landscaping and ecology**
- 10. Climate emergency**
- 11. Greenspace**
- 12. Residential amenity**
- 13. Representation**
- 14. SAP requirements**
- 15. Adel Neighbourhood Plan**
- 16. Representations**
- 17. Comments received in response to Panel report**
- 18. Members comments**

1. Principle

- 10.1 Outline planning permission has been granted on this site under planning application number 16/06222/OT in November 2017. This is the Reserved Matters application in relation to that outline consent. Consequently, in addition to the adopted SAP, the principle of development has therefore been established. The outline consent was for principle and access with all other matters reserved. The outline approval was for up to 100 houses with the SAP allocation having an indicative capacity of 104 dwellings. This application is for 99 homes and therefore complies with both the outline consent and the SAP allocation in terms of overall numbers.

2. Proposed Housing Mix

- 10.2 The Housing Mix on the site consists of a range of 2, 3, 4 and 5 bedroomed properties shown in the Table in paragraph 2.2. The Table also compares the change in housing mix since Plans Panel commented on the scheme in September 2019. The scheme now includes 2 bedroomed houses for the open market with more 2 and 3 bedroomed houses overall. This mix is now within the maximum and minimum levels within the supporting text for Policy H4.
- 10.3 The housing mix proposed by the revised scheme (incorporating smaller units for market housing) would provide a range of house sizes to accommodate the needs of both smaller households (for example first time buyers, single people and older people) as well as larger family units to provide for a range of housing needs. Whilst the developer has considered providing apartments and bungalows on the site, they have stated that in order to achieve overall and other Policy objectives, including Policy H9 (minimum space standards), as well as accommodating numbers close to the SAP allocation (which also ensures the supply of housing for Leeds overall), these are not included.
- 10.4 Members are also advised that when outline permission is granted, it is determined that the application is acceptable in principle, subject to the matters reserved being subject to a later detailed assessment. Thus, where a reserved matter condition is not imposed, policy requirements should not be applied as the LPA determined the application is acceptable without agreeing the detail. Housing Mix was not a matter which was reserved as part of the outline permission and therefore this scheme should not strictly be assessed against the requirements of Policy H4. However, through continued negotiation on the scheme (within the context of comments previously made by officers and members), it has been accepted that Housing Mix is

an important aspect of the proposal and the mix proposed reflects with H4 policy requirements.

3. Space standards

- 10.5 The previous scheme that was submitted which Members commented on in September 2019 was assessed in relation to the national space standards (NDSS) and also Policy H9 in the CSSR. The smaller properties in particular the provision of 2 and 3 bedroomed properties for affordable units did not comply with Policy H9 and the national space standards.
- 10.6 This scheme has now been revised and the floorspace of the smaller houses have been increased in size so that all of the proposed houses in terms of overall floorspace now complies with both Policy H9 and the NDSS. There 20 five bedroomed houses were the fifth bedroom/study is 5 square metres short which is considered overall not to have a detrimental impact on the amenity of the proposed occupants. Consequently, taken as a whole, the overall internal space standards of the homes are considered to be acceptable.

4. Affordable housing

- 10.7 The scheme will provide 35% affordable housing. This is a matter that was conditioned as part of the outline permission but the outline s106 agreement does have a clause which states that affordable housing should be pro rata on the site. The affordable units proposed are 2 and 3 bedroomed units and were in the scheme presented to Members in September 2019 located in 3 clusters on the site. The revised scheme now has the affordable housing in 4 clusters across the site, which is considered acceptable for a development of this size. Whilst there are no larger properties provided as affordable homes, as part of a pro rata mix in terms of sizes and house types of the total housing provision, it is considered that the mix proposed is acceptable for a development of this size.

5. Design and layout

- 10.8 In response to comments received, the proposed layout has been subject to a number of iterations, in relation to design and layout since the initial application was submitted. In terms of the outline approval, the land set aside for the proposed school is shown in the same position, along with the approved location for the playing fields and the approved access of Otley Road to the north of the development.
- 10.9 The layout consists all of the houses on the western side of the existing Beck, with landscaping, green space and biodiversity areas on the eastern side except for the proposed pumping station (discussed below).
- 10.10 The layout has one spine road through the site in a north to south direction, with a loop to the part of the site north of the proposed school land with a number of smaller cul de sacs off the main spine road to the south of the school land.
- 10.11 The overall layout is presented as four identifiable but related character areas on the site. These are the entrance area (Kingsley Gate), the northern and western boundaries (Church Villas), the central part of the site (Willow Lane) and the southern part of the site (St Johns Walk).

- 10.12 The entrance property (Kingsley Gate) will be reconstituted stone with a grey roof and its takes the form of an entrance lodge property. The boundary treatments in this area will be low dry stone walls which match the dry stone walls that already exist on the A660 and provide any important entrance to the development which blends in with the existing street scene.
- 10.13 The other three character areas are a mixture of reconstituted stone and red brick properties with the majority of the site having grey roofs with the properties on either side of the PROW and below having red roofs. The reconstituted stone and red brick will be mixed throughout the development reflecting the wider local vernacular building materials and piecemeal development of the local area, with properties within Adel having a mixture of traditional materials including red brick, stone, reconstituted stone and grey and red roofs.
- 10.14 The composition of the new homes proposed are a mix of detached, semi-detached and terraces. These reflect the overall and established character and mix of house types, which have evolved throughout Adel.
- 10.15 The detail design of the properties reflects the local vernacular with elements of gables, bay windows, and a variety of porch designs. The elevational treatment will have heads and cills along with window reveals. All these provide interest to the properties and take on board the characteristics of housing within the vicinity of the site.
- 10.16 Whilst objectors have requested that natural stone should be used on this site, it should be emphasised that there is a variety of materials within the area, not a predominance of natural stone. In addition, the site is not located within a Conservation Area, where there is likely to be more of a justification for natural stone, in balancing building design and fabric with other Policy considerations. There is concern that the materials used will be similar to Centurion Fields (adjacent to the site) where issues have been raised about materials used. It should be noted however, that with regard to this proposal, a condition on the outline consent was included for samples of materials to be submitted. Consequently, the precise materials can be controlled to ensure that the reconstituted stone proposed is good quality in reflecting local vernacular and the roof tiles are sympathetic and are more in keeping with other properties in Adel.
- 10.17 In terms of the sizes of garden and the distances between properties the development now complies with the City Council's Neighbourhoods for Living SPG. The distances between properties meets the distances within The SPG and the proposed gardens are off an appropriate size for the floorspace proposed.

Overall it is considered that the development is acceptable in terms of the layout and design and complies with Policy P10 of the Core Strategy, as well as advice within the Neighbourhoods for Living SPG

6. Pumping station

- 10.18 The outline consent provided drainage for the scheme using attenuation ponds which as well as accommodating surface water drainage they were located within an biodiversity area. The submitted scheme has now changed the surface water drainage from attenuation ponds to a pumping station and underground tank which is located on the eastern side of the Beck. This raises a number of issues to consider which includes impact on the listed church, visual amenity and ecology as well as its drainage function.

- 10.19 In terms of the impact on the listed church, the pumping station is a significant distance from the listed church being over 300 metres away. The pumping station is modest in scale (less than 2 metres in height) and is to be screened by a surrounding hedge and the landscaping that is proposed on the site. Because of this, the pumping station will not be visible from views from the church or views of the church. At the time of the outline planning application Heritage England raised concerns regarding any built development to the east of the Beck. Heritage England have since been specifically consulted on the pumping station and state that they neither object or support the pumping station and its location to the east of the Beck which has a neutral/negligible impact on the listed church and the conservation area.
- 10.20 In terms of visual amenity, not only is the pumping station a modest structure above ground it is located at the northern part of the site and also at the sites lowest point. Due to the scale, location and landscaping it is considered that the pumping station will not have a detrimental impact on the visual amenity of the area.
- 10.21 The outline consent showed this area to have attenuation ponds within a proposed biodiversity area. Concerns have been raised that the use of a pumping station loses the opportunity to use the attenuation ponds to add to the biodiversity of the area. However, additional areas on the layout have been put aside for biodiversity to compensate for the loss of the attenuation ponds. Because of this there will still be an ecological gain overall on this site, considering the land is currently farmed with little inherent ecological value.
- 10.22 Members in September 2019 raised concerns regarding the pumping station rather than the use of attenuation ponds and further information has been obtained to justify the need for a pumping station within this area. Firstly the attenuation ponds would not have been able to deal with the drainage function alone and a pumping station would also have been required as part of the drainage strategy. The differences are that the storage function for this development involves an underground tank whilst the outline consent detailed attenuation ponds.
- 10.23 The attenuation ponds were suggested at outline stage before any detailed analysis of the site and drainage was undertaken. The attenuation ponds were dismissed for the following reasons
1. Due to the levels on site with both the western and eastern side of the site sloping down to the Beck and attenuation pond would have required significant excavations and would have resulted in an 'engineered attenuation' pond with retaining walls to hold the attenuation pond in position. This would have had a detrimental visual impact on the side of the Beck and would be far more visually intrusive than an underground tank which is hidden.
 2. As both an attenuation pond or underground tank would be at a lower land level than Church Lane both would have involved a pumping station. The engineered attenuation pond along with a pumping station would be more visible in the environment than the proposal of an underground tank and pumping station above.
 3. The attenuation pond could be potentially dry for the majority of the year and would have engineered not natural banking which would not have created the correct environment for biodiversity. Also the land around the pond would be sterilised and could only have been planted with grass whilst the land above an underground tank can be planted over with low level planting and be usable. This will be visually more attractive as well as adding to biodiversity

- 10.24 Flood risk management officers are also satisfied that sufficient technical evidence has been submitted which proves that above ground SuDs is not appropriate for this site and the underground tank along with the pumping station will be adequate in terms of dealing with surface water on this site.

Overall the use of an underground tank along with pumping station and its location on the eastern side of the Beck is considered acceptable.

7. PROW

- 10.25 There is a public right of way (PROW) which crosses the site. This is understood to be an ancient footpath and whilst this has no statutory status as an ancient footpath its treatment in relation to this application is still important. The part of the path through the residential development on the Eastern part of the site will be open with front gardens of the housing facing onto the public footpath. Part of the housing layout has been amended so that there is a greater separation of dwellings on either side of this PROW. This allows for a safe attractive footpath which has natural surveillance through the residential development. Conditions can be attached to ensure that boundary treatment on these frontages will remain low. On the Western side of the Beck the path will be through the proposed public green space and continue through the existing agricultural fields towards Church Lane. A condition on the outline consent states that this part of the footpath has to be widened to 3m width with a permanent surface. However, objectors to the scheme wish for this path to retain its heritage and have no alterations but this could render it unusable to some particularly in winter. The path still needs to be upgraded to comply with the outline condition but an appropriate surface can be used which ensures that the surface is useable for bikes, prams, wheelchairs but it is not a harsh visible 'tarmac' track. There are some historic steps at the Church Lane end of the path which can be retained and the path in this area can take a slight detour.

Overall the treatment of the PROW is considered acceptable with the relevant conditions attached as to its treatment which was on the outline consent.

8. Highways

- 10.26 When outline consent was granted for the proposal it granted full permission for the main access off Otley Road and a secondary access to the Southern part of the site. There is a condition on the outline approval that the secondary access to the South should serve no more than 36 dwellings during construction and thereafter be closed. The approval involved a new junction on the Otley Road and the transport assessment submitted included both the traffic for the residential development and the school.
- 10.27 This scheme still involves an access and new junction on the Otley Road with the approved junction arrangements with the difference being that the access off Otley Road will now be the sole access to the site throughout the construction period with the previous temporary access to the south of the site being for pedestrian and cycling traffic only.
- 10.28 Officers consider that the access on Otley Road can support the whole development along with the traffic proposed to the school. The closing of the access to the south of the site improves the amenity for the residents on the existing estate during construction.

- 10.29 Members at the Panel in September 2019, requested that there was a bus turning circle for the school on the site and parking for parents drop off. Any vehicle going to the future school for drop off including any school bus could if there is no turning facility provided in the school grounds (which is unknown at this time as it does not form part of this application) use the road loop that is being provided as part of the housing layout to the north of the school. The amended layout also shows five parking spaces in a layby to the north of the school site which can be used at school drop off and collection and by visitors to the residential development at other times.
- 10.30 The internal layout includes each property having an electric (EV) charging point and provision for cycles and bins.

Overall, providing the revisions requested by officers are received before Plans Panel the scheme will not have a detrimental impact on highway safety and will comply with policy T2 of the Core Strategy.

9. Landscaping and ecology

- 10.31 Some of the trees on the site are covered by a TPO with the majority of these being on the Western side of the Beck. In total there will be a loss of 67 trees on the site which consists of 7 cat B trees, 55 cat C trees and 6 cat U trees. Out of these 21 trees are covered by a Tree Preservation Order.
- 10.32 Some of the trees (20) are within one the area for the proposed access road which was approved at outline stage. It was always anticipated that there would tree loss in the location of the access road when the scheme was approved at outline stage. The other main group of trees to be removed is located where plots 55 to 61 are located along with the main spine road and plot 6. The indicative layout at outline stage did show housing in these areas so again there was an anticipated tree loss. The line of trees adjacent to plots 55 to 61 which are to be lost are category U trees and they are adjacent to a line of category B trees which are being retained. The layout has also been revised so the new dwellings have been moved further away from this row of cat B trees.
- 10.33 Whilst the scheme does entail the loss of 67 existing trees the proposal is to plant 138 specimen trees, 1750 small trees and shrubs, 925 square metres of native hedgerow and 13,500 square metres of planting of wildflower/biodiversity areas in the area of land to the east of the Beck. This doesn't include any trees and landscaping that will be planted within the front and rear gardens of the new properties.
- 10.34 Trees will remain along the western boundary of the development and amendments have been sought to ensure that the new development is of adequate distance away from these trees to ensure their long term health. The development has also been altered to move further away from the planted vegetation to the Southern boundary. This boundary will be supplemented with addition planting obtained through the landscaping conditions on the outline consent.
- 10.35 The scheme now includes a landscaping belt to the north of the site which separates the housing from the green belt. This will not be within the proposed gardens and will be managed alongside the other landscaping areas on the site. This landscaping buffer also provides an ecological link between the existing

biodiversity area at the entrance to the site and the proposed biodiversity area around the pumping station.

- 10.36 The scheme will also involve substantial landscaping on the eastern side of the Beck both within the public open space proposed and the boundaries of the development. The precise details regarding this landscaping will also be obtained by the landscaping condition on the outline consent but there is significant land available on this side of the site to ensure a strong landscaping setting for the development.
- 10.37 There are a number of biodiversity areas proposed on the eastern side of the Beck with their implementation and management controlled by conditions on the outline consent. The provision of these biodiversity areas will improve overall biodiversity on the site as its biodiversity is limited due to it being predominantly agricultural land it is considered that there will be a net gain in biodiversity.

Overall the scheme complies with Policy P12 and G8 and G9 of the Core Strategy in terms of landscaping and biodiversity.

10. Climate emergency

- 10.38 At the time of the determination of the outline consent in November 2017, (following the Plans Panel resolution to support the application in April 2017), it is important to note that the Council's Core Strategy had previously been adopted in November 2014. The Core Strategy, at that time, included Policy EN1 in its current form. As such, it would have been appropriate for the Council in issuing the outline consent to attach any planning conditions it saw fit to require measures to ensure compliance with Policy EN1. The outline consent doesn't include any such conditions. These matters go to the principle of development and would not fall under any of the matters reserved. As such it would not ordinarily be for the reserved matters application to revisit such matters.
- 10.39 Notwithstanding this position, in response to comments made the applicant has recognised that there has been a change in emphasis at both local and wider levels in respect of the consideration of climate change issues (particularly in light of the Council's declaration of a climate change emergency in March 2019). The applicant has subsequently offered to introduce a combination of measures which meet the requirements of Policy EN1. These include enhanced building fabrics and air tightness to limit heat loss from dwellings, energy efficient heating technologies on 38 of the 99 properties, insulation techniques, and the use of solar panels on approximately a third of the properties. These matters can be controlled by a planning condition attached to any reserved matters consent granted for the current application. In addition to this, the applicant has committed to provide electric vehicle (EV) charging points in compliance with Core Strategy Policy EN8 and, as noted previously, provide extensive new tree planting at the site in addition to the creation of new biodiversity areas. This will provide significant additional benefits in respect of climate change, and also air pollution, over the outline consent. The applicant has also committed to complying with Policy EN2 of the Core Strategy with the current policy requiring a compliance with 125 litres per person per day. The applicant has submitted information which shows their development can achieve 97 litres per person per day.
- 10.40 The applicant also operates sustainable procurement employing where possible a local site manager, local tradesmen and sub-contractors and sourcing materials from local builder's merchants reducing the travel distances and therefore their

carbon footprint. The site intends to recycle site waste with 99.8% of waste taken from Boddington site in 2019 recycled.

- 10.41 Every property will have a water butt, electric charging point and cycle storage. The lighting within the properties will be LED low energy down lighter and low energy lightbulbs and flow restricter will be fitted to all the service pipes installed to domestic appliances.

Overall, it is considered that the development will comply with Policies EN1, EN2 and EN8 of the Core Strategy.

11. Green space

- 10.42 The vast majority of the green space for the development is located on the eastern side of the Beck with some green space at the entrance to the site, between plots 67 and 68 almost opposite the school land and some land alongside the PROW on the western side. The reason for its location to the eastern side is that the SAP states that the built development should be on the western side.
- 10.43 Whilst the green space within the development on the western side is limited the amount of greenspace provided on the eastern side far exceeds the amount of greenspace required for the overall level of development. The green space will be informally laid out including biodiversity areas offering land for walking with informal regular cut grassed areas for ball games. The green space is well connected to the development either by the PROW which will be upgraded so the green space can be accessed by all parties and the area of biodiversity around the pumping station can be access via the informal road to the pumping station. Ideally the site would benefit from a link between the biodiversity area around the pumping station to the other areas of green space on the Eastern side of the site but this would involve land for the school for the connection which is not available at the current time.
- 10.44 The s106 agreement for the outline consent stated in relation to green space that it should be provided in line with Policy G4 of the Core Strategy which previously was 80 square metres per dwelling. This resulted in a requirement for 7,920 square metres. The policy has now been altered so that 4,706 square metres is required. The land to the east of the Beck is 13,371 square metres which far exceeds the required land. This doesn't include the biodiversity area proposed over the pumping station and the small pockets of land on the Western side of the development. The green space therefore complies with the s106 agreement as well as Policy G4.

Overall the quantity and quality of green space on the site is in excess of the level required and therefore complies with Policy G4 of the Core Strategy.

12. Residential amenity

- 10.45 The development now complies with Neighbourhoods for Living SPG, with the properties being adequate distance away from each other to prevent issues of overlooking, overshadowing and over dominance. The garden lengths and areas also comply with the SPG, providing adequate garden areas for the sizes of properties involved.

Overall the scheme complies with Policy GP5 of the UDP and will not have a detrimental impact

13. School

- 10.46 The outline consent involved land being set aside for a school and school playing field (this reflected the overall approach of the SAP to ensure that there is provision for new school places, alongside meeting housing needs). Detailed discussions were therefore undertaken with Children's Services regarding their requirements. In terms of the land required and the location of the school and playing fields, this was approved by Plans Panel at outline stage.
- 10.47 This scheme retains the land and playing fields in a position approved at the outline stage. Children Services have provided a recent update to confirm that using this land for a new primary school is still a necessary option, although no formal decision has been made at this stage.

14. SAP requirements

- 10.48 The site is allocated for housing within the SAP under reference HG2-18 with an indicative capacity of 104 units so this scheme for 99 units complies with this element of the SAP. The SAP also has a number of site requirements which include the following:

Highway access – site access arrangements with traffic management measures on Church Lane and highway improvements to the A660 – *this have been provided within the proposed scheme*

Contribution towards measures to improve the cumulative impact upon the A660/A6120 Lawnswood roundabout – *Since the SAP publication it was decided to obtain a financial contribution for highway works closer to the site rather than this roundabout*

Ecological assessment is required with mitigation measures including buffer to the Beck – *the scheme has involved an ecological assessment and as discussed in section 9 there will be biodiversity areas provided as part of the scheme*

In terms of the listed church there shall be no built development east of the Beck with landscaping provided to screen the development – *there is no built development in terms of houses on the east of the Beck with the development of a small pumping station being provided to the east of the Beck which has previously been discussed in section 6. The scheme involves substantial landscaping to screen the development*

In terms of the conservation area the development shall preserve and enhance the conservation area – *it is considered that the proposed development complies with section 72 of the Act and will preserve and enhance the conservation area*

Part of the site shall be retained for a school – *land has been set aside for the provision of a school*

Overall it is considered that the proposed development complies with the site requirements of the SAP.

15. Adel Neighbourhood Plan

- 10.49 Objectors are concerned that the development does not comply with the Adel Neighbourhood Plan. However, this is at draft stage and carries little weight. This

site is not specifically discussed within the Neighbourhood Plan but there are a number of policies within the plan which are relevant to this scheme. These policies relate to new housing development, respecting the landscape character and setting, respecting Adel's green and wooded environment, protection and enhancement of nature conservation assets, impact on St John the Baptist church, design and, housing type and mix.

- 10.50 These policies are generally in line with the policies adopted in the Unitary Development Plan and the Core Strategy. As this report has already discussed the scheme is in compliance with these policies and therefore officers consider that is generally reflects aspirations of the emerging Adel Neighbourhood Plan.

16. Representations

- 10.51 The majority of the matters raised in the representations have been covered above except for the following matters

- Development on green belt – *the land is not green belt as was a protected area of search before it was allocated in the SAP*
- Number of properties higher than the SAP allocation of 85 so development too cramped and not in keeping with Adel – *the draft SAP had an allocation of 85 units which was increased to 104 in the adopted SAP .*
- Adel seen its fair share of development recently – *this is an allocated site within the SAP so needs to be brought forward to meet the Councils five year supply*
- No provision for Policy H8 Housing for Independent Living – *as mentioned before for other policies within the core strategy no conditions were attached in relation to policy H8 so it is not a requirement that needs to be met*
- Red brick inappropriate the site should be all stone – *there are red brick properties within Adel so it is a local characteristic*
- There are no apartments in the layout as requested by planning officer – *this is requested as part of Policy H4 which was not attached as a condition to the outline consent so cannot be requested*
- Plot 1 is most visible part of the proposed development with the character area statement stating it is a 'gate lodge feature' when it is a standard house and looks nothing like a 'gate lodge' - *plot 1 is located in a mature landscaped setting and will provide an entrance feature to the development*
- Plot 1 will suffer from noise and air pollution from the access road and the A660 – *the property is set back from both roads and the garden is to the rear with the proposed house shielding the occupiers, there are existing houses in Adel closer to roads than this property*
- Construction compound should not be east of the Beck – *this will not be the case and is controlled by condition on the outline, its likely to be on the proposed school land*
- The school playing fields and fencing should not be allowed – *this does not form part of this application and was approved at outline stage*
- The school should be built first to ensure residents are not disturbed by the school construction. - *This does not form part of this application and was approved at outline stage*
- Remain concerned regarding the location of the school as too far inside the site and should be at the entrance - *this does not form part of this application and was approved at outline stage*
- No proper survey for archaeology has been undertaken especially in relation to the potential for a Roman Road on the site – *information has been submitted which shows there is not a roman road on the site which WYAS has confirmed*

- Lack of GPs and other facilities within Adel –
Provision of GPs is market led

17. Comments received in response to Panel report

- 10.52 Cllrs Andersons and Adel Neighbourhood Forum have raised concerns regarding the Panel report that was published in March which are detailed at the end of the representation section. Some of the issues that they both raised have been previously as part of their representations which have either been addressed in the report or in section 16 above. Other matters include that they do not agree with officers comments within the report. Members are requested to note these comments before making a decision.

18. Members comments

- 10.53 As stated in the introduction Members commented on the scheme when it was presented to them in September. Below are these comments and how the revised plans have addressed these comments.
- Proposed housing mix not being policy compliant and reflecting the need in the area – *the policy mix has now been amended so that it now within the maximum and minimum thresholds within the table attached to policy H4.*
 - The internal size of properties not meeting Policy H9 and the national described house standards – *the smaller properties have been increased in size so they comply with policy H9, as stated previously there are a few properties (4 and 5 bed roomed) where the smallest bedroom does not meet policy H9 and the national described house standards, which officers consider is acceptable and does not have a detrimental impact on the residential amenity of the proposed occupants*
 - Affordable housing needs to be ‘pepper potted’ throughout the site – *the layout has been changed so that the affordable housing is located in four areas which is adequate for a development of this size*
 - Gardens must be policy compliant including space about dwellings – *all the gardens comply with space about dwellings*
 - Design of house type’s poor, lacking character and not responding to the context – *there is now a mix of materials and designs across the site which are acceptable for this site in this location*
 - Members requested better understanding of the pumping station over a balancing pond which would be better for bio-diversity – *full details regarding this are included in section 6 which detail that due to levels and biodiversity an underground tank is required rather than an engineered attenuation pond plus both would require a pumping station again due to levels.*
 - In terms of PROW support the western section but would prefer a softer treatment on the eastern side but still allowing for pram/wheelchair access – *this softer treatment can be achieved with a diversion at the Church Lane end to ensure that historical features are retained*
 - In terms of highway issues requested that school should have bus turnaround within the site and not rely on street parking for parent drop off and collection – *There is now a loop allowing for a bus turnaround and spaces provided for drop off*
 - Requested more landscaping to the periphery of the site particularly to the south and remain unconvinced that there is a case for a pumping station and its location east of the Beck – *more landscaping is to be provided and this can be achieved by the condition on the outline consent. The case of the pumping station is as above.*
 - Application needs to be more ambitious regarding climate changes with solar panels, charging points and to look at the whole site in relation to carbon footprint -

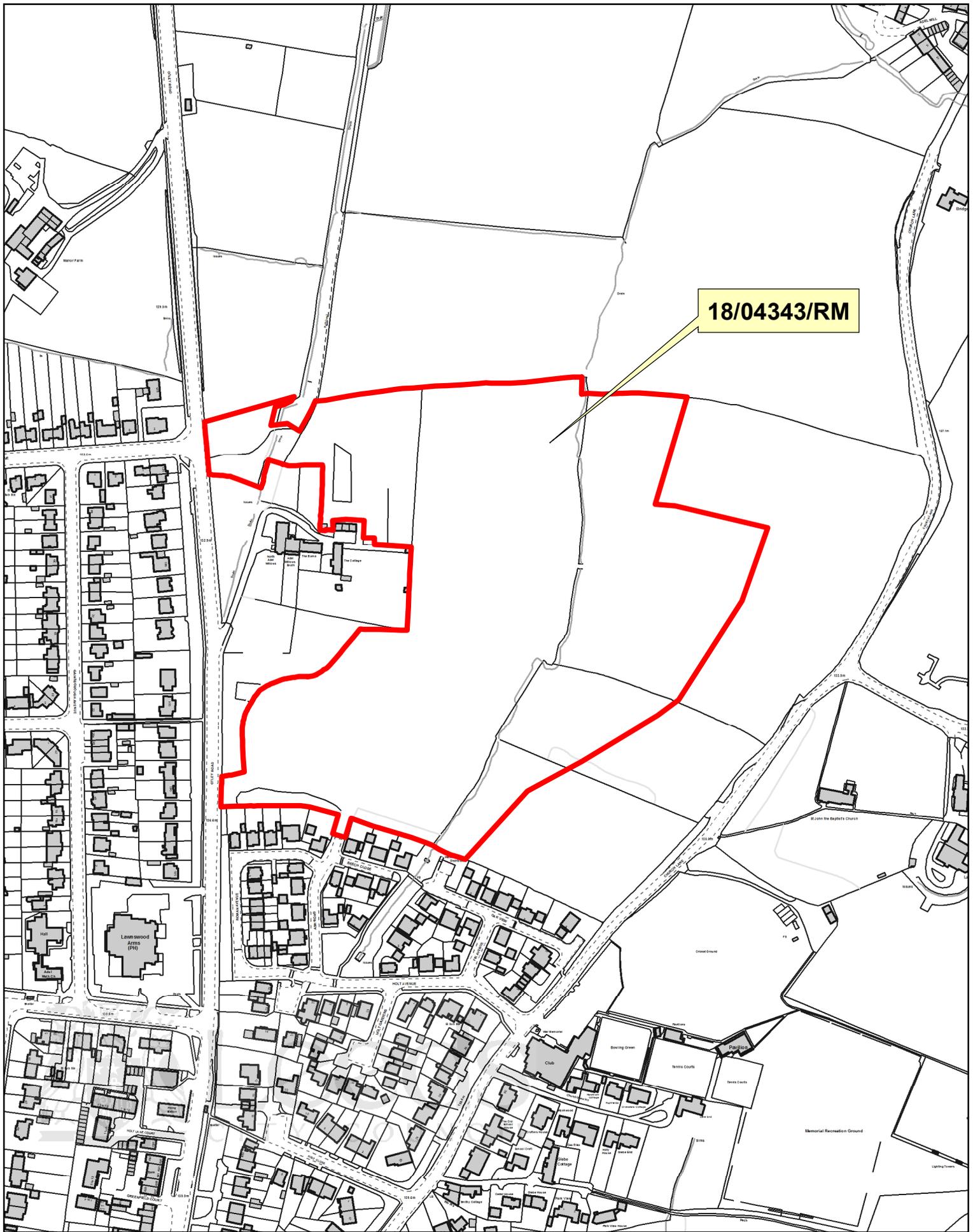
measures for fabric first approach, local employment, recycling, water butts, electric charging, cycle stores, some properties with solar panels and heat recovery systems plus tree planting and vegetation are now being offered

Overall it is considered that the application has responded positively to member comments.

11.0 CONCLUSIONS

11.1 As set out in this report, this application has been the subject of lengthy and ongoing discussions with the developer, in order to taking into account comments made by officers, members and the community. A number of factors have therefore been taken into account and based upon the balance of considerations, overall officers consider that the proposed development is acceptable and policy compliant. There has been regard to its design and layout (in reflecting the local character and vernacular), complying with housing (NDSS) standards in terms of size and layout in terms of Neighbourhoods for Living SPG. The Housing Mix is acceptable with the level of affordable housing is considered to be appropriate for this site. The access has previously been approved at outline stage with the internal layout being acceptable. Impact on trees and ecology has been taken into account with the proposed development providing more trees and a net gain in biodiversity terms. The pumping station and underground tank are considered acceptable solution for surface water drainage. The proposed development seeks to address the climate emergency declaration by virtue of it is policy compliance and is considered acceptable. On balance when taking all these consideration into account officers recommend this application be approved subject to the conditions set out above.

Application Recommended for Approval



18/04343/RM

SOUTH AND WEST PLANS PANEL



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