

EXTRACT FROM CITY PLANS PANEL

THURSDAY, 21ST NOVEMBER, 2013

99 NGT Update

The Head of Planning Services informed Members that discussions had taken place between the NGT Team and the Principal of the Leeds College of Art and that the NGT Team were examining the possibility of altering the design of the proposals at this location

The NGT Team had also met with representatives of the businesses at Pym Street and that three options to address the concerns raised at this location were being worked up, with the involvement of the local businesses

Meetings had also taken place with several of the speakers who raised concerns at the NGT meeting on 17th October 2013 and that issues were being progressed

100 Application 13/00902/OT - Outline application for circa 125 dwellings - Land at Owers Farm, Wide Lane Morley LS27

Plans, photographs, drawings and graphics were displayed at the meeting. A Members site visit had taken place earlier in the day

The Head of Planning Services presented the report which sought approval in outline for a residential development of around 125 dwellings on a Protected Area of Search (PAS) site at Owers Farm, Wide Lane Morley LS27

Members were informed that the recommendation in the report was in accordance with the decisions taken on two other smaller PAS sites; that the criteria set for the early release of some of the PAS sites was contained within the report; that the site was considered to be in a sustainable location and that the arguments about the Council's land supply were currently being tested in a Public Inquiry

In terms of representations, 207 had been received and receipt of a further representation from Morley Town Council was reported, which stated that the Town Council felt their comments had not been represented in the report before Panel

The S106 contributions were policy compliant. The public transport infrastructure sum per dwelling was now £1,161 per dwelling

Members were advised that there would be an impact on the living conditions of existing residents at Bedale Court, but on balance, Officers were of the view that it was appropriate for the site to come forward for development

The Panel heard representations from an objector, Councillor Varley, and from the applicant's agent who provided information which included:

- the impact of the proposals on infrastructure in Morley
- the impact of further development on the health and wellbeing of residents
- highways issues

- that the application complied with the interim PAS release policy
- that the site was sustainable
- the comments made on the site visit about the access; that a graded access would be provided and that conditions on the access would be accepted

Members discussed the application and commented on the following matters:

- that a key component of the outline application – the access arrangements – had not been demonstrated
- the density of the scheme and that a lesser scheme might be more acceptable
- the need for the adjacent buffer zone to be included within the red line boundary
- the need for quality thresholds to be met in terms of design and materials
- the release of PAS sites; the reasons for doing this but the need for such applications to have fully addressed the issues associated with the proposals before coming forward
- that the concerns raised about the access arrangements had been raised by Morley Town Council seven months earlier but had not been addressed
- that Councillor Dawson's objection to the proposals had not been referred to in the report
- the affordable housing contribution, that the offer of a sum towards extra care provision did not require a developer to provide anything extra and that the affordable housing should be on-site, with Ward Members being involved in the discussions on this. The Chief Planning Officer advised that the approach to the affordable housing contribution in this case was consistent with that agreed on two other PAS sites and that there was a need for extra care housing in the area

The Panel considered how to proceed. It was noted that there was some support for deferring determination of the application to enable the access arrangements to be demonstrated. The Panel also noted the comments of the Head of Planning Services who stated he believed that a satisfactory access could be achieved but that further details would be required to be submitted and this might impact on the number of dwellings achievable

RESOLVED - To defer and delegate approval of the application to the Chief Planning Officer, subject to achieving satisfactory access arrangements; the inclusion of the adjacent buffer strip within the red line boundary; subject to the conditions set out in the submitted report and any other conditions which may be required; consultation with Ward Members on the affordable