



Report of the Chief Planning Officer

SOUTH AND WEST PLANS PANEL

Date: 6TH March 2014

Subject: PREAPPLICATION PRESENTATION PREAPP/13/01022 FOR PARTIAL DEMOLITION OF FORMER DYEWORKS BUILDINGS AND CONVERSION AND NEW BUILD RESIDENTIAL DEVELOPMENT OF 171 DWELLINGS, GREEN LANE, YEADON

APPLICANT	DATE VALID	TARGET DATE
David Wilson Homes Ltd	NA	NA

Electoral Wards Affected:	
Guiseley and Rawdon and Otley and Yeadon	
<input type="checkbox"/>	Ward Members consulted (referred to in report)

Specific Implications For:	
Equality and Diversity	<input type="checkbox"/>
Community Cohesion	<input type="checkbox"/>
Narrowing the Gap	<input type="checkbox"/>

RECOMMENDATION:

Members are asked to consider the revised proposals presented by the applicant and comment specifically on the key issues summarised in this report

1. INTRODUCTION:

1.1 This report concerns a pre-application presentation brought to the Panel to inform Members of the revised proposals following consideration of a planning application for the development of the site by the Panel on 18th July 2013. Panel Members visited the site before that meeting.

2. PROPOSAL:

2.1 The proposal is for a residential development consisting of a total of 171 new build and converted dwellings together with the existing 5 dwellings which front onto Green Lane. This is compared with the 109 new build houses and 14 flats which comprised the scheme considered by the Panel last year. The increase in numbers is principally due to the retention of a much greater proportion of the mill buildings

which lend themselves more to conversion to smaller flats than larger family dwellings.

2.2 The principal vehicular access to the development is from Green Lane adjacent to the larger retained stone houses which then becomes a loop road with cul-de-sac accesses branching from it. There is also now a secondary vehicular access from Focus Way.

2.3 To the east of the site the existing wooded area is retained as public open space. This leads to a corridor of open space running to the east and northern boundaries of the site, through which an open watercourse would be formed.

3. SITE AND SURROUNDINGS:

3.1 The site is comprised of a disused industrial site of 4.24 hectares and is situated on the A658 Green Lane to the north of Rawdon and to the south of Yeadon town centre. To the north and east is post-war housing and to the south-west of the site is a small office park served from Focus Way, a short cul-de-sac which joins Green Lane to the west of the site which also serves a number of other commercial buildings and a Council highways depot.

3.2 The stone mill buildings within the site have a history of usage as a dye works. They were originally built in 1869 and largely rebuilt in 1907 following a major fire. A striking feature of the site are two large mill ponds which take up around a third of the total site area. The site is within the Yeadon Conservation Area and the buildings are identified in the Yeadon Conservation Area Appraisal and Management plan as positive buildings intermixed with neutral buildings.

4. RELEVANT PLANNING HISTORY

4.1 13/02409/FU - Redevelopment including demolition of dyeworks site, construction of 109 houses and retention of mill facade to form 14 flats; associated landscaping, formation of new access and provision of open space – Withdrawn on 23 August 2014

4.2 13/02408/CA - Conservation Area Application for the demolition of part of dye works, one chimney and associated out buildings - Withdrawn on 23 August 2014

5. HISTORY OF NEGOTIATIONS:

5.1 *In connection with the previous proposals:*

The applicant has undertaken a pre-application process including liaison with Guiseley and Rawdon Ward Members including:

- Meetings with Council officers and Ward Members at Council offices and on the site.
- A public consultation event held at Greenacre Community Hall near the site on Saturday 27th April 2013 between 10am and 1pm. An invitation leaflet to this was delivered to approximately 350 premises in the vicinity on 23rd April 2013. This event was also reported in the Yorkshire Evening Post on 24th April 2013. Ward Members were invited to this event.
- Plans of the proposals were also featured on the architect's website.

- The applicant estimates that around 120 people attended the consultation event at which 51 response sheets were handed in.
- A meeting was held on 10 May 2013 with Stuart Andrew MP attended by representatives of the developers and the Aireborough Neighbourhood Forum
- The applicant reports that 59% of respondents agreed that the site was suitable for housing. Those who did not considered the most acceptable uses to be recreation uses such as a park, wildlife area or green space.

5.2 *In connection with the revised proposals:*

The Guiseley and Rawdon Ward Members were briefed on the revised proposals on 13 January 2013 at a meeting with the developer and Council officers. In general the Ward Members were positive about the proposals relative to the previous scheme. There remain some reservations however as follows:

- There is a desire for some form of traffic control at the access onto Green Lane such as a mini-roundabout or traffic signals, perhaps activated at rush hours only Green Lane is an increasingly dangerous road with the heavy commercial vehicles using it at most hours day and night. There is also an issue with on-street car parking from a nearby office.
- The large brick chimney could with significant reluctance be lost but on no account must the stone one be allowed to be demolished.
- The small water tower should be preserved, and could perhaps be used for something community or even children related.
- "Heritage" gates, preferably wrought iron real factory gates, should be fitted in the current gateway which would enable and enhance a view down the preserved street. The current gates block this view and should be replaced.
- There must be strict control over the design of the new housing which must not just be standard house types. The new dwellings should feature chimneys.
- The secondary access onto Focus Way is supported as this would relieve the pressure on the Green Lane junction.

6. **PLANNING POLICIES:**

As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 this application has to be determined in accordance with the Leeds Unitary Development Plan (Review 2006) unless material considerations indicate otherwise.

Development Plan:

The relevant Policies in the adopted Leeds Unitary Development Plan are listed below.

Policy SG4: Sustainable development principles

Policy GP7: Planning obligations

Policy GP5: Seeks to ensure that development proposals resolve detailed planning considerations, including amenity.

Policy N2: Greenspace

Policy N4: Greenspace

Policy N12: Urban design priorities

Policy N13: Design quality for new housing

Policy N18A: presumption against any demolition of a building or parts of a building

which makes a positive contribution to the character and appearance of a Conservation Area

N18B: In a conservation area, consent for demolition will not be given unless detailed plans for redevelopment of the site have been approved. Such permission will be subject to the condition that demolition shall not take place until a contract for an approved scheme of redevelopment has been let.

N19: all new buildings and extensions within or adjacent to conservation areas should preserve or enhance the character or appearance of the area

Policy H4: Windfall housing sites

Policy H11: Affordable housing

Policy H12: Affordable housing

Policy H13: Affordable housing

Policy T2: Highways issues

Policy T24: Parking provision for new development

Relevant supplementary guidance:

Supplementary Planning Guidance provides a more detailed explanation of how strategic policies of the Unitary Development Plan can be practically implemented. The following SPGs are relevant and have been included in the Local Development Scheme, with the intention to retain these documents as 'guidance' for local planning purposes.

Street Design Guide SPD

Neighbourhoods for Living SPG

Yeadon Conservation Area Appraisal and Management Plan

DRAFT CORE STRATEGY

The Publication Draft of the Core Strategy was issued for public consultation on 28th February 2012 and the consultation period closed on 12th April 2012.

The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. On 26th April 2013 the Council submitted the Publication Draft Core Strategy to the Secretary of State. As the independent examination of the Core Strategy has now taken place and the Inspector has submitted his initial findings, some weight can now be attached to the document and its contents. Policies of particular relevance are considered to be:

Policy H2: New Housing development on non-allocated sites. New housing development will be acceptable in principle on non-allocated land, subject to capacity and infrastructure considerations, accessibility and Green Belt policy.

Policy P10: Design. New development should be based on a thorough contextual analysis to provide good design appropriate to its scale and function.

Policy P11: Conservation. The historic environment ... including locally significant undesignated assets and their settings will be conserved.

NATIONAL PLANNING POLICY:

The National Planning Policy Framework was issued at the end of March 2012 and is now a material planning consideration. The NPPF provides up to date national policy guidance which is focused on helping achieve sustainable development. There is a presumption in favour of sustainable development. The basis for decision making

remains that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Planning System should have a role in " supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being" (NPPF paragraph 7).

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use. (NPPF paragraph 133).

7. SUMMARY OF THE PANEL'S COMMENTS ON THE PREVIOUS SCHEME CONSIDERED ON 18TH JULY 2013 AND MAIN MATTERS NOW FOR CONSIDERATION

7.1 The Panel discussed the proposals and in response to the specific points raised in the report for Members' consideration provided the following comments:

- On the principle of development, that a residential or even a mixed-use scheme on the site could be acceptable but concerns existed about the proposal before Panel

The Panel is asked to confirm that this would remain the case

- On the acceptability and extent of demolition proposed, including the larger brick chimney, that whilst some demolition was accepted, currently too much demolition was proposed; that the larger brick chimney should be retained and the character of the area retained

The Panel is asked to comment on the revised extent of retention of the existing positive buildings

- In respect of the design and layout, concerns were raised about the proposed use of artificial stone and there should be as much re-use of existing stone as possible; that a more imaginative development layout and was needed as were better house types

The Panel is asked to comment on the revised layout. No house types or materials are currently presented for consideration

- Concerning the mill ponds, that there was a need for some recognition of these and their historical importance in the layout

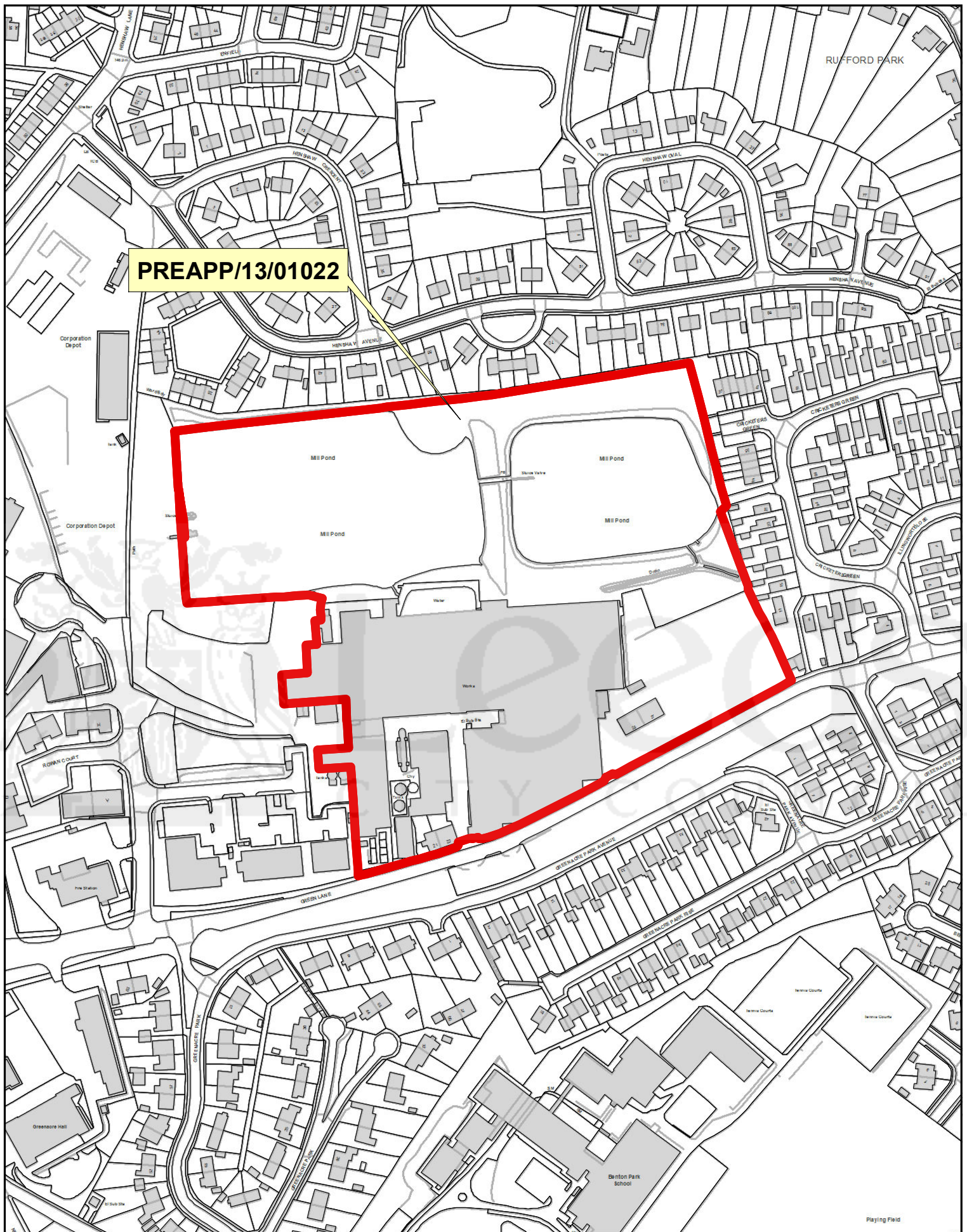
The proposal remains unchanged from the previous scheme in this respect but incorporates a small pond and a running watercourse is introduced. Comments are invited.

- Regarding highways matters, that the proposed access point was not ideal but possibly the least hazardous; that the use of Focus Way as an additional/alternative access was not supported. In respect of pedestrian access, the applicant was asked to investigate further the possibility of an access (pedestrian) on to Cricketer's Green

The principal access point from Green Lane remains unchanged but there is now a secondary vehicular access from Focus Way. The increased numbers of dwellings have made the provision of a secondary vehicular access more desirable. There is now a pedestrian link through to Cricketers Green. Comments are invited.

- In conclusion, the Panel in respect of its previous considerations accepted the need for the site to be developed but considered that the scheme presented was not acceptable in its current form and that the applicant should be invited to withdraw the scheme and resubmit the proposals or that the refusal of the current scheme could be deferred and delegated to Officers, based upon the concerns raised by Members

The previous scheme was withdrawn and these revised proposals are now before the Panel for consideration.



SOUTH AND WEST PLANS PANEL

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