

## CITY PLANS PANEL

THURSDAY, 18TH SEPTEMBER, 2014

**PRESENT:** Councillor J McKenna in the Chair

Councillors P Gruen, R Procter,  
D Blackburn, S Hamilton, G Latty,  
N Walshaw, M Ingham, J Lewis, C Gruen,  
J Bentley, R Finnigan, M Harland and  
J Procter

### **43 Exempt Information - Possible Exclusion of Press and Public**

**RESOLVED** - That the public be excluded from the agenda during consideration of the following part of the agenda designated exempt on the grounds that it is likely, in view of the business to be transacted or the nature of the proceedings, that if members of the public were present there would be disclosure to them of exempt information as designated as follows:

Appendix 3 of the report referred to in minute 49 under Schedule 12A Local Government Act 1972 and the terms of Access to Information Procedure Rule 10.4(3) and on the grounds it contains information relating to the financial or business affairs of any particular person (including the authority holding that information). It is considered that if this information was in the public domain it would be likely to prejudice the affairs of the applicant. Whilst there may be a public interest in disclosure, in all the circumstances of the case maintaining the exemption is considered to outweigh the public interest in disclosing this information at this time

### **44 Late Items**

There were no late items as such, however an addendum report was submitted in respect of Agenda Item 7, Application 13/03051/OT – Spofforth Hill, Wetherby and circulated prior to the meeting.

### **45 Declarations of Disclosable Pecuniary Interests**

There were no declarations of disclosable pecuniary interests. Councillor J Procter brought it to the attention of the Panel that he was known to one of the speakers for the item at Spofforth Hill, Wetherby.

### **46 Apologies for Absence**

Apologies for absence were submitted on behalf of Councillors E Nash, C Campbell, R Procter and T Leadley.

Councillors M Harland, J Bentley, J Procter and R Finnigan were in attendance as substitutes.

#### **47 Minutes**

**RESOLVED** – That the minutes of the meeting held on 28 August 2014 be confirmed as a correct record.

#### **48 Application 13/03051/OT - Spofforth Hill Wetherby**

The report of the Chief Planning Officer presented an outline application for residential development of up to 325 dwellings, access and associated works including open space and landscaping on land at Spofforth Hill, Wetherby. An addendum report was also submitted which contained a further update on consultation responses and recent meetings with Ward Members and residents.

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

Further issues highlighted from the report included the following:

- The Panel had received a pre-application presentation regarding this application in April 2013 and a position statement in October 2013.
- The site covered a total of 15.7 hectares and had previously been used as arable farm land.
- The outline application was for 325 dwellings of which 285 would be accessed from the west of the site.
- Members were shown an indicative layout and there would be a range of 1 to 6 bedroom properties which would be 2 to 2.5 storeys in height.
- There would be 35% affordable housing. 15% of this would be on site with the further 20% in the form of a commuted sum of £8.5 million to be spent elsewhere across the City.
- Removal of TPO trees for forming an access to the site.
- Following negotiations with the developer, Ward Members and residents the number of proposed dwellings had been reduced from 400 to 325.
- Contact had been made with Harrogate Borough Council and North Yorkshire County Council regarding the provision of the site access. They had not been supportive of this.

- The proposals fell within current planning guidance and policy and also satisfied conditions of the interim PAS policy.
- The Panel was informed of proposed planning obligations relating to this application which would see development recommence at the Easel 7 site and ensure its completion
- The addendum report informed Members of the following:
  - Proposals for a pelican crossing.
  - An additional £400k towards additional mitigation and traffic measures.
  - Consultation responses – there had been no objections from Natural England. The Council for the Protection of Rural England had raised some concerns.
  - Current position with relation to planning policy.
  - Section 106 update and education contribution.
  - Agreement for buffer planting on the inside boundary of the site.
  - No objections from Harrogate Borough Council or North Yorkshire County Council regarding highways.

A local representative addressed the Plans Panel with objections to the application. These included the following:

- There was no evidence that the proposals would be sustainable.
- The Council should protect land that was used for food growth from development.
- There would be a shortage of food growing land by 2030.
- It was not agreed that there was no other alternative land to use.
- The proposals were not felt to be in line with current policy and guidelines.
- In response to questions from Members, the following was discussed:
  - The speaker accepted that Members had not pre-determined their decision on the application.
  - Concern that there was a lack of involvement from Elected Members.

- The land was currently used for agricultural purposes and was of high quality and should not be lost.

The applicant's agent addressed the Panel. Issues raised included the following:

- There had been a lengthy consultation process with Elected Members.
- The proposals all fell within current planning policy and guidance.
- Reference to the £8.5 million contribution for affordable housing that could be used at the Council's discretion.
- Benefits to Wetherby and the surrounding areas.
- It was felt that on balance that the proposals would outweigh the loss of the agricultural land.

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

- There were concerns regarding surrounding areas being used as rat runs by traffic. Surveys would be carried out and there was mitigation funding available should there be an adverse impact and measures need to be taken.
- The inclusion of a dedicated right hand turn into the site – it was reported that under highways design guidance that a right hand turn should be considered under the terms of this proposal. This was not essential, and it was considered that the land should be safeguarded from a highways perspective should a filter lane be required at a later date.
- Concern regarding the distance from the site to local primary schools and that relevant infrastructure will not be in place. It was reported that all infrastructure was desired as soon as possible and would be set out in the Section 106 agreement.
- Affordable housing – it was recognised that there was a need for affordable housing in Wetherby but proportionally less than in other areas of the City.
- Further development of the Easel 7 site linked to this proposal. It was reported that this would be secured through the proposed Section 106 Agreement.
- Concern that the majority of the site was only accessible via one entrance.
- It was reported that local primary schools had reached capacity and that both Deighton Gate and Crossley Street Primary Schools had space for expansion. The proposals would necessitate another half form entry.

- Concern that the development of agricultural land was contrary to guidance in the National Planning Policy Framework.
- Concern regarding the width of the footpath/highway and whether this would lead to the loss of more trees.
- It was preferred that affordable housing be pepper potted across the site.
- It was suggested that the inclusion of a dedicated right hand turn be reconsidered and the land needed be reserved to implement this in future if required.
- Concern regarding future school provision – Deighton Gate Primary was a long way from the site and Sport England had previously objected to converting the field to hard use at Crossley Street Primary.

**RESOLVED** – That the application be supported in principle subject to the following being reported back for further consideration at the next meeting of City Plans Panel:

- Guarantees regarding the off-site commuted sum in relation to affordable housing and the phasing details of the payments.
- Proposed changes deleting the right hand turn access to the site,
- Pepper potting off affordable housing throughout the site.
- Further discussion with Harrogate Borough Council and North Yorkshire County Council regarding access to the site.
- Viability assessment of the EASEL 7 site.

#### **49 Application 13/04647/OT - Station House Station Road Methley LS26**

The report of the Chief Planning Officer presented an outline application for the erection of residential development on land at Station House, Station Road, Methley.

Members attended a site visit prior to the hearing. Site plans and photographs were displayed and referred to throughout the discussion on this item.

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

- The proposal was to deliver up to 181 dwellings.
- Reference was made to existing buildings on the site.
- Proposed access was explained which included the widening of Station Road.

- Reference was made to the flood alleviation scheme which would be implemented as part of the proposals.
- Members were informed of the proposed Section 106 agreement.

The Panel went into private session to discuss viability issues in relation to the Section 106 proposals.

Further to Members comments and questions, the following was discussed:

- Concern regarding the lack of or improvement to the local infrastructure.
- Benefits of the implementation of the flood alleviation scheme and the need for new housing in the area.
- The flood alleviation scheme would be of benefit to housing already in the area.
- The need for affordable housing in the area and to meet the Council's standard policy requirement in this respect

**RESOLVED** – That the application be deferred and delegated to the Chief Planning Officer for approval subject to an acceptable vehicular access being achievable from Station Road and conditions as outlined in the report (and other which he might consider appropriate) and the completion of an acceptable Section 106 agreement. Further negotiation to be held with the developer regarding the level of provision of affordable housing.

## **50 Applications 14/04341/FU and 14/03870/RM - Land at Temple Green East Leeds Link Road LS10**

The report of the Chief Planning Officer presented a hybrid application for full details for the development of a park and ride facility and associated infrastructure and outline permission for car dealerships and a petrol filling station on land at Temple Green, East Leeds Link Road, Cross Green. It also presented an application for reserved matters approval for means of access to Phase 1, landscaping details and associated foul pumping station and electricity sub-station.

Site plans and photographs were displayed and referred to throughout the discussion on this item.

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

- The site fell within the Aire Valley Enterprise Zone

- Funding had been received for remediation of the site
- The park and ride scheme would have 1000 spaces
- Details of access to the site were shown
- There had not been any objections from Highways

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

- The only retail would be limited at the filling station.
- The final layout of the site had not yet been decided.
- It was thought that there would be some kind of fencing between the Park and Ride Scheme and the commercial element of the proposals.
- Public toilet provision.

**RESOLVED** – That both applications be deferred and delegated for approval to the Chief Planning Officer subject to the conditions specified and any other considered necessary, the receipt of comments and resolution of any issues raised by the Highways Agency and the satisfactory resolution of the proposed route of the access road and its impact on biodiversity.

**51 Application 14/02604/ADV - Media Screen The Carriageworks 3 Millennium Square LS2**

The report of the Chief Planning Officer presented an application for advertisement consent to display advertising via the existing media screen, The Carriageworks, Millennium Square, Leeds.

Site photographs were displayed and referred to throughout the discussion on this application.

It was reported that the BBC would remain to be the default channel on the media screen but the application would allow some flexibility for commercial broadcasts of sporting and cultural importance. There would also be displays of sponsorship messages and both these and commercial broadcasts would be controlled by Leeds City Council staff.

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

- Replacement of the banner that originally surrounded the screen and to check whether its removal was in compliance with the existing planning permission.

**RESOLVED** – That the application be deferred and delegated to the Chief Planning Officer for approval, subject to the specified conditions outlined in the report (and any others that were considered appropriate) and that the management arrangements for the operation of the screen include the ability to review its operation in 12 months time.

**52 Preapp/14/00564 - Former Yorkshire Post Newspapers Site - bounded by Wellington Street and Wellington Bridge LS1 - Pre-application presentation**

The report of the Chief Planning Officer introduced a pre-application presentation for outline proposal – mixed use scheme comprising offices and residential uses with ancillary ground floor active uses, small scale retailing, café/restaurants, bars (Preapp/14/00564) at site bounded by Wellington Street and Wellington Bridge Street (Former Yorkshire Post Site)

Site photographs and plans were displayed and referred to throughout the discussion on this item.

The applicant's agent and architect addressed the Panel. The following issues were highlighted:

- The site presented a significant regeneration opportunity and the delivery of a gateway scheme to the City.
- It was proposed to have a mix of office, residential, retail and leisure facilities on the site.
- It was recognised there was a shortage of Grade A office accommodation in the City.
- Residential units could be private apartment style properties or it could be an opportunity for private sector rentals.
- Proposed pedestrian and cycle routes were shown with linkages to other parts of the City.
- Provision of public and open space.
- Vehicular access.
- Buildings would be up to 16 storeys in height.

In response to the presentation Members expressed some disappointment that the proposals did not give the impression of something more overwhelming for a gateway location to the City. It was felt that the drawings displayed did not give a true picture of what a finished scheme would look like. Further issues discussed included the following:

- Relationship of the site to the river.
- Sustainability of the site.



- The tower on site was planned to be retained on a temporary basis.
- In response to questions outlined in the report, Members considered the principle of pedestrian and vehicle segregation and mix of unit types to be satisfactory. Members also welcomed the amount of open space proposed.
- However it was not possible to judge from the presentation the acceptability of the height and massing of the buildings.
- Also more detail was required to assess the adequacy and quality of the proposed pedestrian links through the site and to the surrounding area

**RESOLVED** – That the report and discussion be noted.

**53 Date and Time of Next Meeting**

Thursday, 9 October 2014 at 1.30 p.m.