

CITY PLANS PANEL

THURSDAY, 20TH JULY, 2017

PRESENT: Councillor J McKenna in the Chair

Councillors D Blackburn, T Leadley,
C Campbell, A Khan, C Macniven, E Nash,
A Carter, C Dobson, C Gruen, S McKenna
and G Wilkinson

12 Appeals Against Refusal of Inspection of Documents

There were no appeals against refusal of inspection of documents.

13 Exempt Information - Possible Exclusion of Press and Public

There was no exempt information.

14 Late items

There were no late items.

15 Declarations of Disclosable Pecuniary Interests

There were no declarations of disclosable pecuniary interests.

16 Apologies for Absence

Apologies for absence were received from the following Councillors:
P. Gruen, N Walshaw, A Garthwaite, B Selby, R Procter, and G Latty.

The following substitutions were noted as:

- Cllr. C Gruen for Cllr. P Gruen
- Cllr. C Dobson for Cllr. B Selby
- Cllr. S McKenna for Cllr. A Garthwaite
- Cllr. Andrew Carter for Cllr. G Latty
- Cllr. G Wilkinson for Cllr. R Procter

There was no nominated substitute for Cllr. Walshaw.

17 Minutes of the Previous Meeting

The Minutes of the previous meeting held on 29th June 2017 were submitted for consideration and approval.

Referring to Minute No. 8 Councillor T Leadley requested an amendment to Resolution paragraph 5 second to last sentence to read:

‘The appeal site would account for 18% of the total housing site allocations for the Outer South West HMCA’.

RESOLVED – With the inclusion of the above, the minutes of the previous meeting held on 29th June 2017, were accepted as a true and correct record.

18 Matter Arising from the Minutes

No matters arising.

19 Application No.16/05226/OT - Outline planning application for circa 874 dwellings; a 66 bed care home; a 1 form entry primary school; a new local centre including a Class A1 convenience store (up to 420m²), a 5 unit parade of small retail units (up to 400m²), Class D1 uses (up to 750m²); onsite open space, including areas for both public access and biodiversity enhancements, together with associated highway and drainage and infrastructure on land at Thorp Arch Estate, Wetherby, Leeds 23 - (Subject of an Appeal against non-determination)

The report of the Chief Planning Officer requested Members to give consideration to officers suggested reasons for refusal on an outline planning application for circa 874 dwellings; a 66 bed care home; a 1 form entry primary school; a new local centre including a Class A1 convenience store, a 5 unit parade of small retail units, Class D1 uses; onsite open space, including areas for both public access and biodiversity enhancements, together with associated highway and drainage and infrastructure on land at Thorp Arch Estate, Wetherby, LS23.

Members were reminded that a report had previously been brought to Plans Panel on 27th April 2017, to contest the appeal that had been made against the non-determination of the planning application.

Members were informed that the appeal was now moving forward to a public enquiry. However the report submitted had additional reasons for refusal which required Member approval.

Members were provided with a brief overview of the planning application.

Members were advised of the following points:

- Site Allocation Plan has been submitted to the Secretary of State on 5th May 2017.

- Proposed housing allocations at Wetherby of 1,100 houses and at Parlington of 1,850 houses.
- Thorp Arch Estate was allocated for employment on Site Allocation Plan
- Impact on roads and bridges around Thorp Arch Estate including concerns for Thorp Arch Bridge which is grade II listed.
- No Section 106 agreed or signed in relation to affordable houses or green space
- Applicant says unable to provide 35% affordable housing.
- The date for the enquiry will be 12th September 2017.
- Other surrounding authorities had been contacted for their comments, however only North Yorkshire had responded and had given no negative comments.

Members discussed the following points:-

- The need for affordable housing;
- Land allocated to employment and the need for sustainable employment;
- Concerns in relation to increased traffic in the area;
- Concerns relating to access of the site;
- Concerns in relation to the character change in in the surrounding local villages;
- The robustness of the reasons submitted

Members were advised that the strength of case would come from the highways angle and the significant impact that this would have on the surrounding area.

The Legal Officer advised the Panel that the reason for refusal in the case of prematurity and the fact that the Council had not advanced this site for housing, that the site was disproportionate and inappropriate would in itself feed into the character argument. The Legal officer said that proofs of evidence would incorporate why housing was not appropriate on this site and that the site should be as allocated for employment.

RESOLVED- To accept officers suggested five reasons for refusal to defend the forthcoming appeal against non-determination of the application.

Second to last sentence of reason five to be amended to read:

‘The appeal site would account for the equivalent of 25% of the total housing site allocations for the Outer North East Housing Market Characteristic Area (HMCA)’.

20 Date and Time of Next Meeting

RESOLVED – To note the next meeting of City Plans Panel will take place on Thursday 10th August 2017 at 1:30pm in the Civic Hall.