

SOUTH AND WEST PLANS PANEL

THURSDAY, 19TH JULY, 2018

PRESENT: Councillor C Gruen in the Chair

Councillors B Anderson, K Brooks,
C Campbell, M Gibson, S Hamilton,
J Heselwood, A Hutchison, D Ragan,
J Shemilt and P Wray

8 Declarations of Disclosable Pecuniary Interests

There were no declarations.

9 Minutes of the Previous Meeting

RESOLVED – That the minutes of the meeting held on 14 June 2018 be confirmed as a correct record subject to the inclusion of apologies for absence on behalf of Councillor C Campbell.

10 Application No. 18/02223/FU - One dwelling house at Lay Garth Court, Rothwell, Leeds LS26.

The report of the Chief Planning Officer presented an application for one dwelling house at Lay Garth Court, Rothwell.

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 the Panel at the request of a local Ward Councillor with concerns of harm to the Conservation Area.
- The dwelling was proposed to be constructed on what was part of a former garden site. Planning permission had already been granted for 3 dwellings on the rest of the site and these were currently under construction. The area of the site for this proposal was currently being used as a compound.
- Main objections to the proposal had focussed on the loss of garden space and harm to the conservation area.
- The application was recommended for approval.

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

- There had been conflicting advice regarding development of the site with regards to the number of dwellings that would be approved.

- Removal of protected trees and boundary walls.
- There was not sufficient parking for the development or on Lay Garth Court. Additional vehicles parked on Lay Garth Court would block access.
- The development would have a negative impact on the quality of life for residents opposite the site.
- The developer had been approached with regards to selling the land to existing residents so it could be used for garden areas.

The applicant and their representative answered questions from the Panel. The following was discussed:

- Original proposals had sought permission for five dwellings at the site. Following negotiations this had been reduced to three (now under construction) with a view for further development when the rest of the site had been secured.
- There would be significant landscaping improvements including new trees and a beech hedge.
- There had been consultation with the Conservation Team and a heritage assessment had been carried out.

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

- The existing junction provided access to 54 existing properties and to the additional ones to be developed at the site.
- The road surface on Lay Garth Court was felt to be sufficient and there was no justification to include conditions to improve this for the addition of one more dwelling.
- Concern that the quality of the proposed dwelling was not to the standard of the others on the site. This did not have the same features and as it was adjacent to the conservation area it was felt that improvements could be made. Details for the front elevation of the dwelling were highlighted and it was suggested that further discussion could be had regarding this.
- It was suggested that the applicant could carry out a survey of the road condition before and after development.
- There would not be any Section 106 requirements but there would be Community Infrastructure Levy contributions.

RESOLVED – That the application be approved in principle but deferred and delegated to the Chief Planning Officer subject to further discussion with the applicant with regards to detailing of the front elevation, in particular securing a coped verge and provision of a bay to the left of the entrance door to provide symmetrical appearance. Such detail to be considered by the Chair prior to decision.

Also an additional condition to be added regarding submission of a survey of condition of Lay Garth Court before and after construction to determine if any repairs/resurfacing is required because of damage from construction traffic.

11 Application No.17/08294/FU - Construction of 18 dwelling houses and associated works to Land off Tyersal Close, Tyersal, Leeds

The report of the Chief Planning Officer presented an application for the development of 18 dwelling houses and associated works at land off Tyersal Close, Tyersal.

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

Further information highlighted included the following:

- The site was currently unused.
- Additional land had been purchased to create a public open space.
- The site was currently unallocated in the Site Allocation Plan but the majority was proposed for housing use.
- The area to be used for housing was outside the greenbelt.
- The proposed layout would consist of 6 pairs of semi-detached dwellings and 6 detached dwellings.
- All bar one of the dwellings would have at least two off road parking spaces.
- The use of greenbelt land for public open space was considered to be appropriate.
- Due to viability of the scheme, there would not be any provision of affordable housing.
- It was suggested that there be an additional condition to remove permitted development rights for roof alterations.
- The application was recommended for approval.

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

- A representative from the District Valuer Service explained the reasons why the scheme would not be viable with an affordable housing contribution.
- The applicant's agent reported that there was a demand for these types of larger properties in the area.
- There was sufficient car parking. Most properties had in excess of 3 spaces and garages. There would also be 3 visitor spaces.
- There was a play area to the south of the site.
- There would be a condition to ensure that electric vehicle charging points would be included in the development.
- There had been no concerns expressed with regards to the site being brought forward for development prior to allocation of the land for housing.

- Concern regarding the housing mix and whether the development met the demands of the city. Further concerns were raised with regards to the viability and it was suggested that an overage clause be added should higher profits than projected be made from the development.
- It was suggested that the application be deferred for further clarity on housing mix and demand in the area. Further consideration to be given to the proposed house prices in relation to viability; potential re-design of the layout; clarity with regards to the area of land to the right side of the access to the site and also the drafting of a Section 106 agreement regarding an overage clause to reassess viability.

RESOLVED – That the application be deferred for further consideration of the issues discussed.

12 Date and Time of Next Meeting

Thursday, 16 August 2018 at 1.30 p.m.