

## **NORTH AND EAST PLANS PANEL**

**THURSDAY, 28TH NOVEMBER, 2019**

**PRESENT:** Councillor K Ritchie in the Chair

Councillors R Grahame, D Jenkins,  
E Nash, N Sharpe, M Midgley, T Smith and  
B Anderson

### **SITE VISITS**

The site visits earlier in the day were attended by Councillors Ritchie, Grahame, Nash, Sharpe, Midgley, Smith and Anderson.

#### **54 Appeals Against Refusal of Inspection of Documents**

There were no appeals against refusal of inspection of documents.

#### **55 Exempt Information - Possible Exclusion of the Press and Public**

There were no exempt items.

#### **56 Late Items**

There were no late items.

#### **57 Declarations of Disclosable Pecuniary Interests**

No declarations of disclosable pecuniary interests were made at the meeting.

#### **58 Apologies for Absence**

Apologies were received from Cllr. D Collins.

#### **59 Minutes - 24th October 2019**

**RESOLVED** – That the minutes of the meeting held on 24<sup>th</sup> October 2019 be approved as a correct record, with the following amendments made to Minute 50 19/03390/FU – 9 The Laurels.

- The applicant advised and confirmed to The Laurels residents that his in-laws would bring their car with them when they move into the extension
- The two storey extension would impact on the use of the garden at number 7 due to overshadowing
- The two storey extension would impact on the use of the garden at number 11 due to loss of privacy
- Residents of The Laurels were only made aware that a two storey extension was proposed by receipt of the Council Planning Application letter dated 8 July.

**60      19/00867/FU - DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF FOUR DWELLINGS GREYSTONES PARK ROAD COLTON LEEDS LS15 9AJ**

The report of the Chief Planning Officer set out an application for the demolition of existing dwelling and construction of four dwellings, at Greystones, Park Road, Colton.

Members had attended a site visit earlier in the day. Photographs and slides were shown throughout the presentation.

The application was brought to Plans Panel as the proposal is within a prominent and sensitive site within Colton Conservation Area and had generated a significant amount of representations in the local community.

The proposal was for the demolition of an existing bungalow and construction of four dwellings. The bungalow has been demolished since the original submission along with timber outbuildings.

Members were informed of the following key points:

- The proposal is for four two storey dwellings, two fronting on to Meynell Road these would be linked by garages have four bedrooms, and two detached dwellings fronting onto Park Road;
- The houses would be constructed of brick with slate roofs, and timber window;
- The houses fronting onto Park Road would share one access point whilst the houses fronting onto Meynell Road would have their own vehicle and pedestrian access;
- A minimum of two open parking spaces are proposed for each dwelling in addition to the garages that are proposed for three of the four dwellings;
- The proposal also sets out an extension of the footpath on Meynell Road;
- The layout shows the retention of the majority of existing trees and hedges, and includes details of how construction would take place to provide retaining walls close to tree root systems. A slide was shown

during the presentation which showed the Panel how the tree roots were to be protected;

- The area is designated as part of the Colton Conservation Area. Beyond the Park Road Farm Buildings which are grade II listed to the South are open agricultural fields;
- The site shares its boundary with Holly Tree Cottage which is grade II listed;
- The application has received a number of objections these were set out at point 6.1 and 6.2 of the submitted report. It was noted that most of the objections received related to there being too many dwellings proposed, concerns had also been raised that the demolition of the bungalow had taken place too soon and that this could set a precedent;
- 2 further objections had been received since the publication of the report. These objections were read out to the Panel as follows:
  - Parking provision insufficient and will result in on street parking
  - Park Hill / Meynell Road dangerous junction and this will make it worse
  - Reducing scheme by one and increasing parking will help
  - Local residents concerns have not been addressed
  - Demolition of bungalow sets dangerous precedent
  - Wrong to demolish without appropriate permission
  - Impact on amenity
  - Drainage insufficient and surface water run-off
- The proposals meet the requirements of adequate separation between the proposed properties and those of neighbouring properties. Some relocation of the dwellings has taken place so that the dwellings are located further into the site but still able to maintain garden size.

Local residents attended the meeting and informed the Panel of the following:

- The Greystones site is within a conservation area with an elevated position which in their view would tower over the neighbouring properties;
- 4 properties is pushing the limits of the site's capacity;
- Building would take place right up to the root protection area especially to the rear of the site where there is a hedge which may need to be removed to allow the building work to place;
- Consultee comments have continually repeated that this site is being overdeveloped and could only fit 2 or 3 appropriately sized dwellings;
- Overdevelopment of the site would cause problems of overshadowing, lack of privacy, increased traffic and highway safety issues;
- Highway concerns in relation to visibility splays, however the concerns were reduced due to the road now being in a 20 mph zone;
- Highway safety, Meynell Road and Park Road are no through roads but, Meynell Road is a thoroughfare for residential housing, Colton Chapel and Institute and horse riders. Park Road is used by residential houses, stable workers and riders, visitors and farm workers of the Temple Newsam Estate. The junction of Meynell Road and Park Hill is dangerous as cars are often parked close to the junction especially if there are events at the chapel;

- The front door of Holly Tree Cottage opens on to Meynell Road.

The speaker in support of the application informed the Members of the following:

- The site had approval in principle for residential use on this site with a minimum of four to five units;
- The applicant has responded to all the comments from consultees and others who had provided comments;
- The scheme presented at the meeting had been revised numerous times and meets with highways requirements and has adequate parking, the garden space exceeds the space standards set out in the planning guidance. Aspect standards also exceed the design guidance;
- The height has been reduced the height of the proposed dwellings so that they are traditional standard two storey buildings. Reduced the scale as much as possible in reducing floor to floor so that the proposed dwellings sit in context with the listed buildings and neighbouring properties;
- Explained that the blue line shown on the plan it not the extent of the dropped levels it was the extent of the root protection area. The root protection area follows the line of the retained wall which will be constructed with a 'sheet pile' construction so that there is no damage to the roots;
- Properties on Park Road which abut the hedge with the site to be kept at existing level;
- The developers said that they had worked closely with the officers to amend this scheme and were now of the view that this plan now achieved a good development that will fit in well with its setting.

Members wanted assurance that the development would be as sustainable and energy efficient as possible. The Chair encouraged the developer to sign up to EN1 and EN2, it was noted that the developer was not obliged to sign up to these policies as this was a minor development.

Members requested the following:

- If hedges were damaged they should be replaced.
- Hard surfaces should be porous.
- Charging points installed
- A water butt provided to each property in relation to drainage and excessive run-off

Responding to Members questions the Panel were formed of the following:

- The bungalow was removed by a proper contractor if there were any contaminants they would have been removed securely. Officers advised the Members that soil samples could be taken to ensure that there were no contaminants left on the site before work commenced;
- Three small trees which have self-seeded will be removed from the site. Trees and hedges to the boundary will be retained. It is also the plan that landscaping would form part of the development. Trees of a set size would be protected by the developer;

- House sizes are compliant with standards policy;
- Access points are acceptable and levels of parking are generous with no concerns raised by Highways;
- The footway extension on Meynell Road would improve access visibility and suitable dropped crossings would be provided;
- Two more developments are forthcoming further down Park Road on a Council owned site;
- Solar panels would be considered by the developer;

**RESOLVED** – To grant permission as set out in the submitted report with the following additional conditions:

- Water butts to be installed at each property in relation to drainage and excessive run-off;
- Porous surfaces to be used on driveways;
- Rear boundary hedges to be protected and retained and boundary treatments to rear gardens to be hedges.

**61 PREAPP/19/00446 - REFURBISHMENT, RECONFIGURATION AND EXTENSION OF THE HOSPICE MARTIN HOUSE CHILDRENS HOSPICE GROVE ROAD BOSTON SPA WETHERBY LS23 6TX**

The report of the Chief Planning Officer set out a pre-application for the refurbishment, reconfiguration and extension of Martin House Children's Hospice, Grove Road, Boston Spa.

The pre-application enquiry had been submitted by WSP Indigo Planning on behalf of Martin House Children's Hospice.

Members had attended a site visit earlier in the day. Photographs and slides were shown throughout the presentation.

The proposals submitted consist of the refurbishment of the existing accommodation and the provision of new accommodation to provide new ensuite children's bedrooms, an education suite, parent's bedrooms and staff facilities. An additional 26 car parking spaces are proposed.

The Hospice are aware that this location is within the green belt, however, they were of the view that the proposed extension was not disproportionate or inappropriate in this area. The access, parking, trees and neighbours had all been taken into account within their proposals.

Representation had been received from Wetherby Ward Members and Clifford Council both of whom provided supportive comments. A letter for the Wetherby Ward Members was read out by the Planning Officer.

The Panel were advised that Martin House was a community lead care facility which offered specialist and respite care and support for children and families from North, East and West Yorkshire. Care is provided to the children and families on a number of complex issues 24/7, 365 days a year. Martin House

is a beacon of best practice both nationally and internationally. They invented the model of palliative care for children.

Members heard that technologies are changing and larger facilities were required for the numerous pieces of equipment which is need such as larger wheelchairs, hoists, TV's etc.

It was noted that due to boiler problems the hospice has had to close on two occasions in the last two years and this issue would also be addressed as part of the refurbishment.

Children and families had been consulted as part of the process to ask them what they wanted. The refurbishment would include bedrooms with better access for bedrooms and ensuite bedrooms for privacy, separate entrance for those visiting the hospice, new access and egress to the site, homely feel for families and children, maintain the openness of the gardens which are used for events and act as a buffer to the new housing estate to the east of the site.

The current location is ideal as it is close to hospitals and also easily accessible for children and families across North, East and West Yorkshire.

The development would not be adding further bedrooms just making the bedrooms that they have better.

Members were required to answer a number of questions as set out in the submitted report:

*9.5 Do Members have appropriate information to understand whether a case for 'very special circumstances' exists?* **YES**

*9.8 Do Members support the emerging scale, massing and design of the proposals?* **YES**

*9.12 Do Members have any comment to make on the applicant's proposals at this time in respect of climate change?* **Members approved of the proposals. However requested that measures such as the use of heat source pumps could be incorporated – It was noted as the Hospice are looking to reduce running costs.**

*9.17 Do Members have any comments on the highways aspect of the proposals?* – **Members did not raise any specific concerns but noted that Highways had requested further information relating to car parking and the additional access that would be considered as part of the application when it comes forward.**

*9.21 Do Members have any comments on the landscape aspect of the proposal?* **Members liked the children's garden and were happy that this feature would be retained after the extension.**

*9.23 Do Members have any comments about the accessibility aspects of the proposal?* **No. Members were of the view that their visit to the site had been of assistance in understanding the issues which need to be addressed.**

**RESOLVED** – To note the content of the report.

The Chair thanked the speakers for their presentation and for the welcome that they had received during their visit to the site earlier in the day. He went on to thank the Hospice for all the work and support that was given to children and the families.

The Panel showed their appreciation of the work and support provided by the Hospice with a round of applause.

**62 PREAPP/18/00077 - DEMOLITION OF A NUMBER OF BUILDINGS WITHIN THE SITE AND THE CONSTRUCTION OF NEW PATHOLOGY FACILITY BUILDING ST JAMES HOSPITAL BECKETT STREET BURMANTOFTS LEEDS LS9 7TF**

The Panel received the report of the Chief Planning Officer which set out a pre-application presentation for the demolition of a number of buildings within the site and the construction of a new Pathology facility building in their place at St James University Hospital, Beckett Street, Burmantofts, Leeds.

A number of speakers attended the meeting on behalf of the developer Leeds Teaching Hospitals NHS Trust.

Members were informed by the developer's team of the following key points:

- The development would be compliant with policy;
- It would be for hospital use;
- The proposal requires that 10 trees would be removed. Members were advised that this council had a policy that for every tree removed 3 would be planted. It was noted that this would be part of the indicative landscaping;
- Two Ward Members Cllrs Khan and Ragan had been consulted. As part of the consultation the Ward Members had requested that the new development should use, train and employ people from the local area. The developer was in communication with colleagues in Jobs and Skills and this would request would be taken into account through partnership working;
- These proposals form part of a wider 'Leedsway' across the hospital trust sites;
- Pathology currently is located in different buildings. This is not a patient facility but is for the diagnosis of illness and treatments through a variety of tests;
- The development seeks to demolish two 1960's buildings which are located in the north-eastern corner of the hospital campus. The buildings are currently vacant with the site not having large footfall this site needs regeneration;
- The proposal is for a purpose built two storey building, plus a basement with a slight undercroft, parking and landscaping;
- There would not be large volumes of traffic to the site but there was a specific need for a drop off facility for urgent deliveries and samples;

- The boundary wall backing to existing streets would be retained;
- Advance work had taken place for funding purposes.

Members' discussions included:

- Existing car parking issues in surrounding streets associated with the hospital;
- The construction of additional decks above existing surface level parking areas to increase parking capacity;
- Clarification on the number of additional staff on site at any time;
- Travel plans for staff working at the facility. Members proposed a number of options which included;
  - Staff permits
  - Park and ride
  - Shuttle bus including options for local people to use the service
- Request for the area for staff to have natural daylight;
- Future maintenance of trees. It was highlighted that there was a cherry tree on the site which had Velcro round it and this should be cut as it was starting to bite into the trunk of the tree
- Feasibility of using District Heating system which it was noted does serve properties in the area
- A green wall located on the wall to be retained close to neighbouring houses
- Use of cladding should be of an acceptable standard

It was the view that this would be good for Leeds and the local area with the procurement of work and jobs.

The Panel were required to answer a number of questions posed within the submitted report:

*7.8 Do Members support the emerging scale, massing and design of the proposals?* **Do support the scale and massing. However, they were of the view that they need to see the full design and this should be brought to the Panel for consideration of reserved matters.**

*7.12 Do Members support the approach to parking and sustainable transport?* **Members require further information as the proposals progress and noted this was to come.**

*7.14 Do Members support the emerging landscape scheme?* **Members supported this in principle. However they put forward the suggestion of living roof, living wall and three trees to be planted for each tree removed.**

**RESOLVED** – To note the report.

## **63 Date and Time of Next Meeting**

The next meeting of the North and East Plans Panel will be on Thursday 19<sup>th</sup> December 2019 at 1.30pm.