

SOUTH AND WEST PLANS PANEL

THURSDAY, 5TH DECEMBER, 2019

PRESENT: Councillor C Gruen in the Chair

Councillors B Anderson, K Brooks,
C Campbell, S Hamilton, J Heselwood,
P Wray and R Finnigan

47 Declarations of Disclosable Pecuniary Interests

There were no declarations.

48 Apologies for Absence

Apologies for absence were submitted on behalf of Councillors D Ragan and J Shemilt.

49 Minutes - 7 November 2019

RESOLVED – That the minutes of the meeting held on 7 November 2019 be confirmed as a correct record subject to the following amendment:

Minute No 44, Application 19/02885/FU – Albert House, 3 Monk Bridge Road, Meanwood, Leeds:

Last sentence of resolution to read 'In addition attachment of a suitable condition or unilateral undertaking to prevent the use of the extension forming this application as a short term let.

50 Application 18/07930/FU - Land facing Carlton Towers, Clay Pit Lane, Sheepscar, Leeds

The report of the Chief Planning Officer sought Members agreement for officers to make representations on the appeal against non-determination of the following application:

Application 18/07930/FU – Residential development of 151 dwellings with community use area, café, gym, residents lounge, outdoor amenity area and roof terraces, land east of Carlton Gate and north of Clay Pit Lane.

A Position Statement had been presented to the Panel in August 2019 when a number of concerns had been raised by the Panel. These included visual harm, loss of the mound and trees, scale and design of the proposals, impact on residential amenity and lack of affordable housing. Since the meeting, the applicant had lodged an appeal against the non-determination of the application.

A further representation had been received from the Little London Tenants and Residents Association who would be making representations at the appeal.

Members of the Panel asked that the applicant be informed that they were willing to continue further negotiations with regard to the application.

RESOLVED – That officers make representations on the appeal against non-determination on behalf of the City Council on the following grounds:

1. The local authority considers that the proposed development and associated earthworks will lead to the complete loss of an extensive mound and landscaped area which will lead to the loss of mature trees and part of the city's green infrastructure, to the detriment of the visual amenity and biodiversity of the area. The proposal is therefore contrary to policy G9 of the adopted Core Strategy and Land 2 of the Natural Resources and Waste Local Plan, Leeds Saved Policies N9, N24 and GP5 as well as to guidance in SPG Neighbourhoods for Living, and the NPPF.
2. The proposed development would appear overly dominant and represent a cramped, poor and unsympathetic form of development which is at odds with the general character of the immediate locality of Little London by reason of its siting, excessive height and massing in relation to context. The proposed development is therefore detrimental to the visual amenity of the area and character of the locality. The proposal is considered contrary to Leeds Core Strategy policy P10, Leeds UDPR Saved Policies GP5 and BD2, the NPPF and adopted SPG Neighbourhoods for Living.
3. The proposed development would result in the extensive loss of mature trees in a heavily trafficked location and adjacent to a recognised air quality management area. It is considered that the loss of trees, which positively contribute to the sustainability of the area by storing carbon in their biomass, would be harmful to climate change and the health and wellbeing of surrounding residents, contrary to adopted Natural Resources and Waste Development Plan Document LAND2 and Core Strategy policy P10 and UDPR Saved Policy GP5 and the NPPF.
4. In the absence of an agreed wind assessment, including wind velocity patterns and convergence patterns, the LPA are concerned that the development will have a detrimental effect on the surrounding microclimate which would be harmful to general public safety and highway safety contrary to Core Strategy Policy T2 and UDPR Saved policy GP5.
5. The proposed affordable housing model, to be delivered as a build to rent scheme, fails to provide the 20% benchmark provision of affordable units in perpetuity, contrary to the policy requirement as set out in H5 of the adopted Core Strategy Selective Review and National Policy Guidance Build to Rent.

51 Application 18/05373/RM - South Park Mills, Hare Lane, Pudsey

The report of the Chief Planning Officer presented a reserved matters application (access, landscaping, scale and appearance and layout) for

residential development of 21 dwellings at South Park Mills, Hare Lane, Pudsey, Leeds.

The application had been considered at Panel in October 2019 when it was resolved to defer for further negotiation with regard to house design, materials and maintenance of the private access road. Members had visited the site prior to that meeting.

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:

- Introduction of new house types with a revised layout and mixed use of stone and render.
- There had been a further objection due to the loss of trees on two of the plots.
- Highway improvements to Hare Lane – a legal agreement had been completed at the outline stage and a schedule of repair work was required before the development commenced. There was also to be covenants on residents to be members of the management company responsible for further maintenance.
- Policy requirements for the housing mix were not met but this was deemed to be acceptable due to the size of the development.

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

- With regard to the management company responsible for the maintenance, homeowners would become a member and pay an annual levy.
- There was a condition to provide details of a 10% renewable energy and verification statement upon completion.
- Anyone purchasing a property would be buying part of the land covered by the management company on a leasehold basis and it would be mandatory to become a member. The Section 106 obligation relating to the management company would last in perpetuity and would transfer to the new owners following any property sale. The Council would have enforcement powers under the terms of the Section 106 agreement.
- Properties with car ports would have space to park two vehicles.

RESOLVED – That the application be approved in accordance with the officer recommendation and conditions outlined in the report.

52 Application 18/07832/FU - The Manor, Chapel of Rest, Stony Royd, Farsley, Pudsey

The report of the Chief Planning Officer presented an application for the demolition of existing units; erection of five detached dwellings with attached

garages and associated external works at The Manor, Chapel of Rest, Stoney Royd, Farsley.

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:

- There had been an objection to the application from Sport England. The application would not have to be referred to the Sec of State as playing pitches were not included in the development area.
- The site was within the greenbelt.
- The cricket pitch was in the ownership of the applicant.
- The site was currently extensive hardstanding.
- Access arrangements to the site.
- The proposals were low density and would be of a similar volume of existing buildings on the site.
- There would be landscaping improvements.
- There was a need for ball stop fencing to prevent damage from ball strikes from the adjacent cricket pitch. There would be a condition with regard to this and for maintenance of the fencing. Sport England had requested 25 metre high fencing but it officers deemed that 10 metre high fencing would be sufficient.
- There was adequate parking for the proposed properties and all gardens exceeded guideline sizes.
- The application was recommended for approval.

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

- A condition regarding refuse collection could be added to the application if necessary.
- Access rights across the site would be retained.
- Maintenance of the fencing would be the responsibility of the landowner. Members discussed the possibility of having retractable fencing. Further discussion could be held with the applicant with regards to retractable fencing. Further details of this were required by a condition to the application.
- All buildings currently on the site would be demolished.
- Members indicated that they felt 25 metre fencing was too high and that 10 metres would be sufficient.
- Details regarding the height of any fencing would be covered by condition.

RESOLVED – That the application be approved in accordance with the officer recommendation and conditions outlined in the report and with details of the protective fencing being agreed in consultation with the Chair.

53 Application 18/06076/RM - Woodside Quarry, Clayton Wood Road, West Park, Leeds

The report of the Chief Planning Officer presented a reserved matters application for 347 residential units with associated landscaping and works and discharge of conditions 3, 32 and 34 attached to outline consent 14/06918/OT at Woodside Quarry, Clayton Wood Road, West Park, Leeds.

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 as referred to Panel at the request of the Chair due to the strategic significance of the site.
- Outline planning permission had been granted in October 2016 following a resolution from City Plans Panel in 2015 to establish the principle of development and access,
- This reserved application was for associated landscaping and works and the discharge of conditions.
- Proposed and existing access requirements.
- There would be a mix of detached, semi-detached houses and blocks of four houses.
- Affordable housing would be sited in 4 locations across the site.
- Issues due to changing levels across the site.
- Landscaping – there would be extensive green spaces with existing woodland surrounding. There would be a children’s play area and a 10 metre ecological buffer along the western boundary.
- There would be new tree planting with 7 trees planted for every tree lost.
- Garden sizes – only 87% of gardens would meet guideline sizes but this was considered to be acceptable with regard to other on site communal green provision. Those that did not meet guidelines did not fall significantly short.
- Public rights of way across the site - there would be segregated cycle lanes and pathways across the site.
- Final details of housing materials would be agreed by condition.
- House types – there would be a mix of 2, 3 and 4 bedroom houses. Ward Councillors had been consulted regarding house types.
- Phasing plan – remediation works and Section 278 works would commence in Spring/Summer 2020 should the application be approved.
- Ward Councillors were generally supportive of the proposals. There was some concern with the increase in traffic but the rail halt could bring some solution for this.
- There was significant strategic importance to delivering housing on this site. It was the largest brownfield site in the area and failure to develop would put the 5 year housing supply position at risk.

- The applicant has sought to address measures including electric vehicle charging points, climate change measures and the housing mix.
- The application was recommended for approval.

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

- It was a very difficult and expensive site to develop and work had been ongoing for several years to reach this stage.
- 44 properties had gardens that did not meet guideline sizes. Only one of these would be from the affordable housing units.
- The Hopper bus service had been agreed in the outline consent. Detail in terms of bus stop provision was still to be agreed. There was funding for 3 bus stops within the site.
- There was no plan for hard surfacing of the area at the rail halt but eventually would be multi storey parking at the rail halt.
- Members broadly welcomed the scheme and the development of a brownfield site.

RESOLVED – That the application be approved in accordance with the officer recommendation and conditions outlined in the report and approval to discharge conditions 3, 32 and 34 attached to outline consent 14/06918/OT.

54 Date and Time of Next Meeting

Thursday, 16 January 2020 at 1.30 p.m.