



Report of the Chief Planning Officer

PLANS PANEL SOUTH AND WEST

Date: 13th February 2020

Subject: Application 19/05843/FU - Unit 12 Moorfield Business Park Moorfield Close Yeadon - Change of use of offices (B1) to dental practice (D1)

APPLICANT

Expert Orthodontics Ltd

DATE VALID

19 September 2019

TARGET DATE

14th February 2020

Electoral Wards Affected:

Otley and Yeadon

Yes

Ward Members consulted

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: GRANT PERMISSION subject to the specified conditions:

1. Time limit of three years
2. Approved plans
3. Signage shown on site plan to be implemented before use commences
4. Cycle storage to be implemented before use commences
5. Details of surfacing for additional car parking spaces
6. Opening hours

1.0 INTRODUCTION:

1.1 The application is a change of use from an office to a dental practice. It is brought to Plans Panel at the request of Councillor Campbell due to the use being inappropriate on an industrial estate, lack of parking and loss of amenity space at a time of climate emergency.

2.0 PROPOSAL

- 2.1 The application is a change of use of the ground floor of an existing two storey building from offices to a dental practice.
- 2.2 The current ground floor is an open office space with the proposal to divide this space into three surgeries along with a waiting room and ancillary office space.
- 2.3 The overall floorspace of the ground floor is 210 square metres with a maximum of 8 full time employees and 2 part time. The proposed opening hours will be 0800 to 1930 Monday to Friday and 0800 to 1300 on a Saturday with no opening on a Sunday or bank holidays.
- 2.4 There will be 12 car parking spaces for this use with 10 spaces remaining for the separate office above.

3.0 SITE AND SURROUNDINGS:

- 3.1 The site is an existing two storey modern office building which is located on an existing office park and is one of seven similar buildings. The office park is located in a commercial area on the High Street with residential properties on the opposite side of High Street.
- 3.2 The building has its front elevation facing out onto the High Street with the vehicular, pedestrian and car parking located to the rear of the building.
- 3.3 The buildings has landscaping to the sides and front and there is also an electric substation located close to this building.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 none

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 Officers have negotiated with the applicant in relation to the provision of car parking spaces for the development

6.0 PUBLIC/LOCAL RESPONSE:

Councillor Campbell has objected stating

1. The use is not appropriate within an industrial estate.
2. The proposed car parking layout may not be in the control of the applicant and does not meet the Councils minimum standard.
3. Car parking is already an issue within the wider estate and extra vehicles will be pushed onto neighbouring residential streets.
4. The development will mean the loss of amenity space without re-provision which is contrary to the Councils declared climate emergency

7.0 CONSULTATION RESPONSES:

Highways – conditional approval

8.0 PLANNING POLICIES:

- 8.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

Development Plan

- 8.2 The development plan for Leeds is made up of the adopted Core Strategy (2014), saved policies from the Leeds Unitary Development Plan (Review 2006) (UDP), Site Allocations Plan (2019) the Aire Valley Leeds Area Action Plan (2017) and the Natural Resources and Waste Development Plan Document (DPD), adopted January 2013 and any made Neighbourhood Plans.

Relevant Policies from the Core Strategy are:

Policy EC3 – safeguarding existing employment land
Policy P10 Design
Policy P12 Landscape
Policy T2 Accessibility requirements and new development

Relevant Saved Policies from the UDP are:

GP5: General planning considerations.

Supplementary Planning Guidance and Documents

- 8.4 The following SPGs and SPDs are relevant:

SPG13 – Neighbourhoods for Living: A Guide for Residential Design in Leeds
Street Design Guide SPD
Parking SPD
Travel Plans SPD
Sustainable Construction SPD

National Planning Policy

- 8.5 The revised National Planning Policy Framework (NPPF), published in 2019, and the National Planning Practice Guidance (NPPG), published March 2014, replaces previous Planning Policy Guidance/Statements in setting out the Government's planning policies for England and how these are expected to be applied. One of the key principles at the heart of the Framework is a presumption in favour of Sustainable Development.
- 8.6 Relevant paragraphs are highlighted below.

Paragraph 12	Presumption in favour of sustainable development
Paragraph 108	Sustainable modes of Transport
Paragraph 110	Priority first to pedestrian and cycle movements
Paragraph 111	Requirement for Transport Assessment
Paragraph 117	Effective use of land
Paragraph 127	Need for Good design which is sympathetic to local Character and history
Paragraph 130	Planning permission should be refused for poor design

8.0 MAIN ISSUES

1. Principle of development
2. Highways and parking
3. Trees and landscaping
4. Residential amenity

10.0 APPRAISAL

10.1 Principle of development

10.2 The existing use is an office which will be lost as part of this change of use so policy EC3 from the Core Strategy is applicable which safeguards existing employment uses. It allows for change of use if one of three criteria are met which are

i) The proposal would not result in loss of land identified in Spatial Policy 9 – *this site is not identified within spatial policy 9 so the proposal complies with this part of policy EC3.*

Or

ii) Existing buildings and land are considered non-viable – *no evidence has been submitted in relation to this point*

Or

iii) The proposal will deliver a mixed use development which provides a range of local employment opportunities – *the use will provide a range of employment opportunities as the proposed dental practice will be a different employment use than the existing offices on the development*

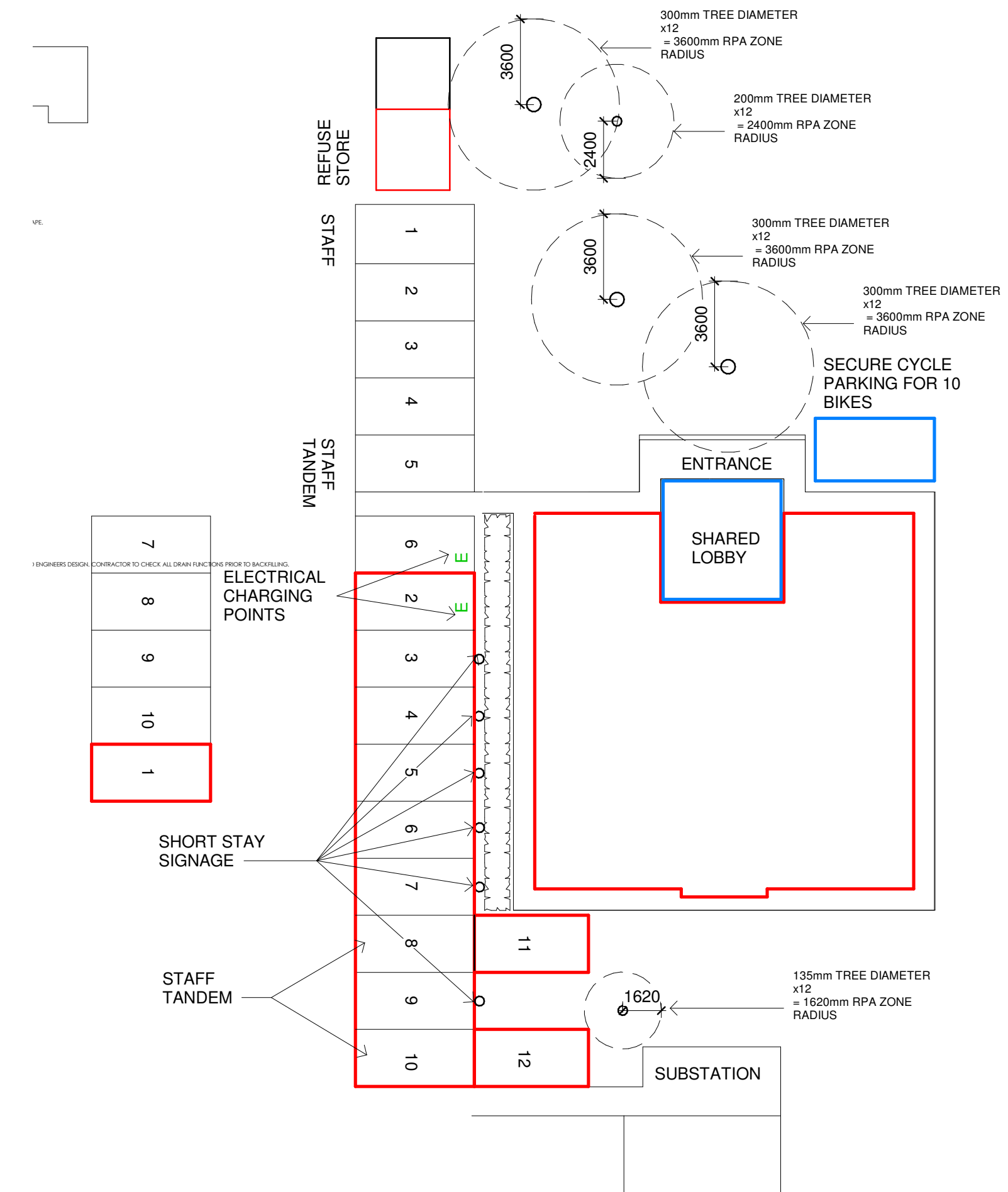
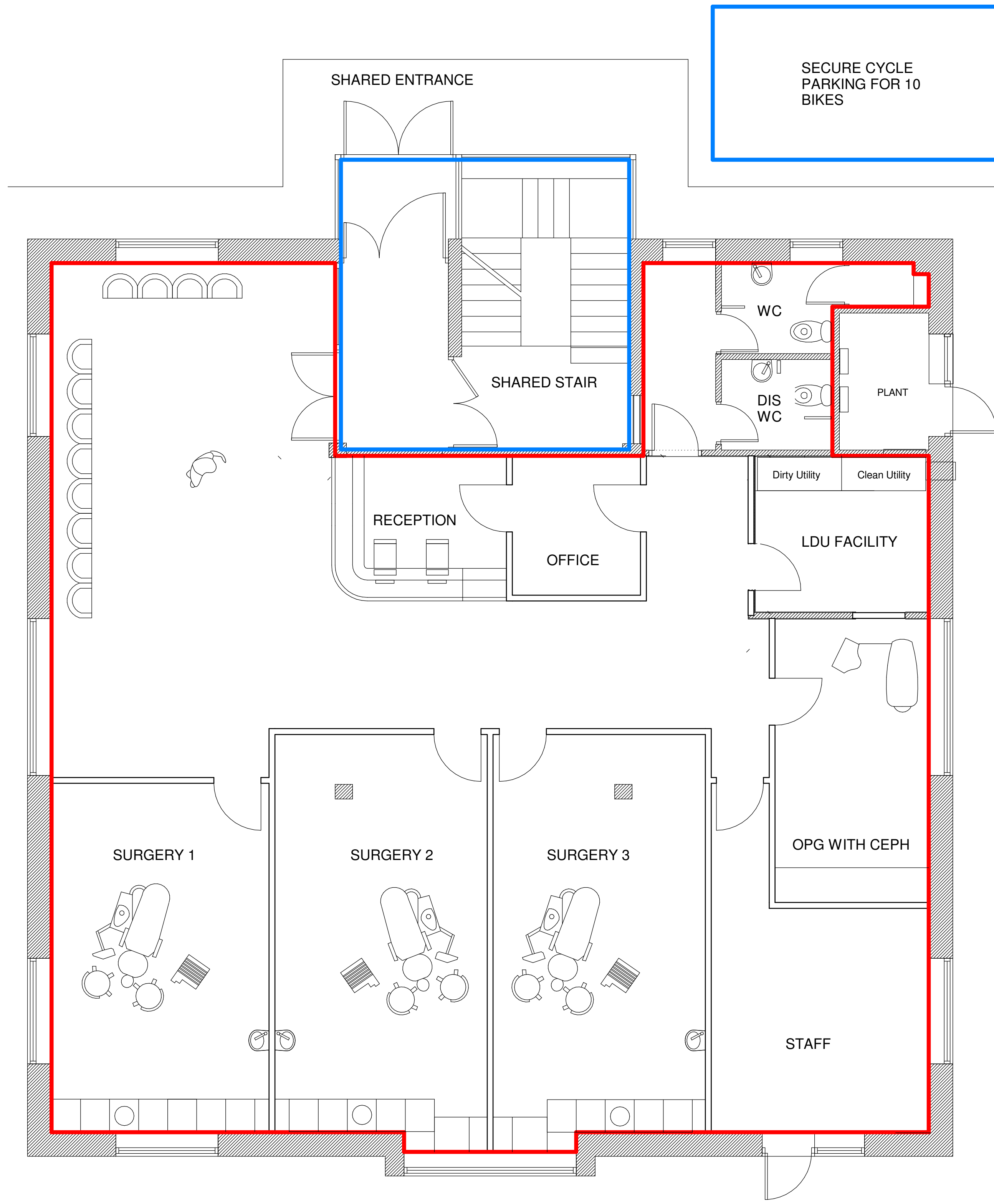
The site is one floor on an existing office park and the loss of this small amount of office floorspace will not have a detrimental effect on the overall supply of offices within the area. The proposal also complies with part (i) and (iii) of policy EC3 of the core strategy so the principle of development is considered acceptable.

10.3 Highways and parking

10.4 In terms of parking the number of car parking spaces required for the dentist is 15 car parking spaces with the office use above requiring 7-8 spaces. Originally there was a total of 20 car parking spaces available for both uses so the proposed development was 2 to 3 car parking spaces short.

10.5 A revised plan has been submitted which now shows an additional two spaces which are at tandem to the existing spaces on this site. Whilst these are not ideal this area is marked on the plan for staff to park and as these will not be moving frequently this is considered acceptable.

- 10.6 The spaces immediately outside the premises will have signage to show that these are short term spaces so they can be used by the dental patients as these will have a frequent turnover leaving the other spaces for staff. Information has also been submitted that the number of car parking spaces remaining on the site for rest of the other office building is adequate for the volume of floorspace.
- 10.7 The proposal also involve a secure cycle park for 10 bikes adjacent to the building which can be used for staff and customers.
- 10.8 On this basis it would now be difficult to justify a refusal on highway grounds.
- 10.9 Trees and landscaping
- 10.10 There are existing trees on the site which whilst they are not covered by a TPO have important visual and climate advantages. The location of the two additional tandem spaces have been positioned to ensure that they are not located within the root zone of the trees so the car parking spaces will not have a detrimental impact on their long term future.
- 10.11 The two spaces and the location of the cycle store will be located on existing grass which will be lost. This will only be a small fraction of the grass that is on the site with the trees and hedging remaining which have a greater impact on the climate and visual amenity. Also the cycle store will encourage patients and staff to cycle rather than drive to work reducing the use of the car which will have greater benefits on the environment than the small amount of grass that is lost.
- 10.12 Overall on balance the scheme is acceptable in terms of impact on trees and landscaping and complies with policy P12 of the core strategy.
- 10.13 Residential amenity
- 10.14 There are residential properties on the opposite side of High Street but they are a significant distance away across a busy road. The opening hours are for daytime only Monday to Friday and Saturday mornings similar to the existing office use so there should be no additional impact on residential amenity. The proposal therefore complies with policy GP5 of the UDP.
- 10.0 **CONCLUSIONS**
- 10.1 Overall on balance officers consider that the proposal will not have a detrimental effect in terms of the loss of office space, parking, visual amenity and climate emergency.



Location Plan
North Point

The contractor must verify all dimensions on site before commencing any work or fabrication drawings. If this drawing exceeds the quantities taken in any way Northedge Architecture are to be informed before the work is initiated. Only figured dimensions are to be taken from this drawing. Do not scale off this drawing. Drawings are based on Ordnance Survey and / or existing record drawings - design and drawing content is subject to detailed Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals. Authorised reproduction from Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved. Northedge Architecture Copyright.

Drawing Notes:

Rev:	Description:	Revised By:	Issue Date:

Project:
Unit 12, Moorfield
Business Park, Leeds

Drawing Title:
Proposed Ground Floor and Site Plan

Scale: As indicated@A1 Original Issue Date:

Original Drawn By: Author Original Checked by: Checker

Drawing Number: 19-56-20-001 Revision:

Reason For Issue:
Concept