

NORTH AND EAST PLANS PANEL

THURSDAY, 5TH NOVEMBER, 2020

PRESENT: Councillor K Ritchie in the Chair

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

CHAIRS OPENING COMMENTS

The Chair welcomed everyone to the remote meeting of the North and East Plans Panel.

The Chair explained that internet connectivity may be an issue for some participants and suggested it may be appropriate to appoint a Deputy Chair who could assume the Chair should the Chair lose connectivity. The Chair proposed that Councillor David Jenkins be nominated as the Deputy Chair, the proposal was seconded, upon been put to the vote the motion was passed.

29 Appeals Against Refusal of Inspection of Documents

There were no appeals against refusal of inspection of documents.

30 Exempt Information - Possible Exclusion of the Press and Public

There were no exempt items.

31 Late Items

There were no late items of business.

32 Declarations of Disclosable Pecuniary Interests

There were no declarations of disclosable interests.

However, Cllr Midgley informed the Panel that she would not be taking part in Agenda Item 7 - 19/05296/FU – Residential Development of 104 dwellings including provision of on-site open space and associated works at land off Pit Lane, Micklefield, Leeds. As a Ward Councillor for the area she and the other ward Members had submitted an objection following revisions to the application. Therefore, Cllr Midgley did not think it appropriate for her to take part in the item as she would not be approaching it with an open mind.

33 Apologies for Absence

There were no apologies for absence.

However, it was noted that Cllr Sharpe had indicated that she would need to leave the meeting at 3pm, and Cllr Nash was hoping to join the meeting as soon as technical issues had been resolved.

34 Minutes - 8th October 2020

RESOLVED – That the minutes of the meeting held on 8th October be approved as a correct record.

35 APPLICATION 19/05296/FU - DEVELOPMENT OF 104 DWELLINGS INCLUDING PROVISION OF ON-SITE OPEN SPACE AND ASSOCIATED WORKS, LAND OFF PIT LANE, MICKLEFIELD, LEEDS, LS25

The report of the Chief Planning Officer set out an application for a development of 104 dwellings including provision of on-site open space and associated works at land off Pit Lane, Micklefield, Leeds.

The application had been brought to Plans Panel at the request of all three Kippax and Methley Ward Members who considered that the proposal for 104 dwellings was a departure from current planning policy.

Members were advised of the following points:

- The proposal related to 104 dwellings, which consisted of 1, 2, 3 and 4 bedroom properties arranged in a mix of bungalows, townhouses, semi-detached houses and detached houses. The properties would be of traditional build some with chimneys;
- All the properties would have front and rear garden space, and at least 2 off-street parking spaces;
- The site would be accessed by the existing vehicular access off Pit Lane, with additional cycling and pedestrian links also located along Pit Lane;
- The proposal includes an area of public open space to be laid out as a formal landscaped area with new trees planted on this area and throughout the site. This area would also include the attenuation tank and pumping station;
- The site had been allocated for housing within the Council's Site Allocation Plan with an estimated capacity of 79 units. The part of the site had previously been used for allotments, with the remaining area used as pasture land;
- Running parallel to the site is a public right of way along the embankment to the south linking The Crescent to Pit Lane, there is also another public right of way which runs through the site from The Crescent to Pit Lane. A stepped access to the site would be provide between units 57 and 58;
- The scheme has been subject to a number of revisions, including the reductions in the number of dwellings from 119 to 104 dwellings with all house types now space standard compliant and garden space now complying with policy;

- All three local ward members had written objecting to the proposals, their comments were set out at paragraph 18 of the report. 41 letters of representation had been received, consisting of 1 letter in support and 40 letters of objection. The reasons for the objections set out at paragraph 20 of the submitted report. Micklefield Parish Council had also raised objections which were set out at paragraph 21;
- The junction near to Pit Lane would be changed to allow better visibility;
- Units 56 and 57 were proposed as bungalows;
- The site proposes 23 allotments plots as part of the conditions the plots would be laid out with footpaths and fencing. This land would be gifted to the local Allotment Association;
- It was proposed that materials would be a mix of stone and brick properties and a condition would deal with the appropriate materials after discussions with ward and parish councillors.

The Panel was advised that Cllr Lewis had commented on the proposals and on behalf of the local ward members had raised concerns about the allotment land and wanted to see planned works at the junction along the main road.

Photographs and slides were shown throughout the presentation.

In attendance at the meeting were Cllr Lewis, Local Ward Member and Cllr Jon Crossley, Chair of Micklefield Parish Council who were speaking in objection to the proposals.

Cllr Lewis informed the Panel of the following points:

- Concerns had been raised in relation to the footpath and the green space which had been dealt with. However, the ward members did not accept the reduction in allotment space;
- The Site Allocation Plan had been discussed extensively and it was the view of the ward members that the plan should be as initially proposed;
- It was noted that not all the allotments were currently used as they were owned by a private landlord. Many residents in the village had been unaware that they could rent the allotments and it was the view that if the allotments were run as an association all the plots would be used;
- There were still concerns in relation to the junction as there are not footpaths on both sides of the road and pedestrians are not easily visible;
- Another concern was the routing of construction vehicles through the village, needed to be diverted away from the school.

Cllr Crossley's concerns with the development related to the materials to be used. The Parish Council were of the view that more of the development should be built using natural stone as this was more in keeping with the village.

In responding to questions from Members the Panel was provided with the following information:

- It would be preferable to have bus shelters on both sides of the road. It was noted that a bus shelter with real time information was to be provided on the South Side of the Great North Road;
- The size of the allotment plots should be maintained as full sized plots;
- The Site Allocation Plan proposed 79 properties but this development was for 104 properties;
- The report had addressed some of the flood risks, however, if the properties proposed facing onto Pit Lane were built incorrectly water from Pit Lane could run into the gardens;
- Some of the allotments plots are currently used for grazing, the land owners also own the allotment plots the arrangements for renting plots are historic. It was noted that in some areas allotments plots had been reduced in size to allow more people to rent one. It was unclear what the demand would be for allotments, but allotments in nearby villages had waiting lists and had proved popular during lockdown;
- There are currently three housing developments in the village of Micklefield which will increase the population of the village;
- It was noted that the junction was not appropriate for traffic lights and there was only pedestrian access on one side of the main road.

Mr Mark Johnson the Planning Agent attended the meeting and informed the Panel of the following points:

- This site had taken a number of years to get this stage and the landfill was nearly finished. The developers had worked with the Council and the Parish Council in addressing every policy in relation to design and space;
- The Pit Lane access was tight but the access had always been tight. The Inspector had viewed and cleared it;
- The steps at the side of the bungalows are there to address the transitional height across the site. There are 6 walkable routes across the site;
- There are brick properties in Micklefield and it was his view that the site did not need to be stone. However, it was proposed that the south-east corner of the development would be stone built properties;
- The developers had agreed to re-provide allotments plots at the side of the development.

In response to questions the Panel were informed of the following points:

- The allotments are privately owned with a third of them used currently for grazing, work has been undertaken with the current tenants;
- Taylor Wimpey have agreed to provide allotment space, which will have better fencing for security and footpaths laid out. It is the plan to take the allotments away from private ownership and set up the new allotments as an association. The allotments would have access to a water supply;
- It was noted that the bungalows could have been provided as affordable homes, but they were provided to ensure a better mix of

housing throughout the site and it had not been suggested that they be affordable;

- The school is some distance from the site so construction vehicles should not be an issue;
- The properties exceed building regulations in relation to climate change with the properties having good heat efficiency, good fabric and solar panels. Some of the affordable homes also have solar panels;
- Signposting in relation to the public rights of way could be addressed.

Officers responding to questions advised the Panel of the following:

- The carriageway width on the Great North Road did not provide the opportunity to introduce another footpath. Safety audits had been conducted;
- Education contributions would be dealt with by CIL and there would be contributions to bus stops etc;
- The underground storage tank would address drainage issues holding back water so that it drained away in smaller amounts. Members were of the view that the drainage should be addressed by Yorkshire Water at the planning level;
- The garages were sufficient to park a car in them and all properties would have parking spaces for two cars.

Member's comments included:

- For an additional condition for all properties to be provided with water butts;
- The design of some of the properties was thought to be bland and would be improved with porches, canopies or bay windows;
- The travel plan should also include the use of the nearby railway station;
- An additional condition in relation to the maintenance of the access steps, footpaths and green space.

RESOLVED – To defer and delegate the officer recommendation to grant planning permission subject to the prior completion of a Section 106 Agreement (traffic management scheme, affordable housing, public transport measures, travel plan, local employment and skills initiative and the delivery of allotment land to the local society).

The deferral to include negotiations to improve the design of the front elevation of the flat fronted house types.

Amendments to the recommendation:

- Delete condition No. 32 (restriction of permitted development rights).
- Add the following conditions:
 - Finished floor levels and site levels to be carried out in accordance with the approved details.
 - Details of signposting of Public Right of Way to be submitted, agreed and implemented.
 - Provision of water butts to houses.

- Details of responsibility of maintenance of public right of way to be submitted and approved.

Cllr. Nash joined the meeting at 14:15 during this item.

Cllr. Anderson left the meeting at 15:55 at the end of this item.

36 APPLICATION 19/06190/FU - CHANGE OF USE OF FORMER PIGGERIES/STABLES TO THREE DWELLINGS, HOLLINTHORPE LOW FARM, SWILLINGTON LANE, SWILLINGTON, LS26 8BZ

The report of the Chief Planning Officer presented an application for the change of use of a former piggeries/ stables to three dwellings at Hollinthorpe Low Farm, Swillington Lane, Swillington.

Members were informed of the following points:

- An additional representation had been received from the occupiers of Farm Cottage. The property is now known as Brookholme and has been since the 1960's. It was noted that the conifer hedge belongs to Brookholme and not the applicant. It also advised that the track access did not belong to the applicant but to the Verity family at Hollinthorpe Farm. It was also noted that the appropriate notice had been served in relation to the access track;
- In 2017, planning permission had been granted to convert this range of piggeries/stables to form 3 dwellings but the permission had not been implemented. This application seeks to re-establish a permission for a similar scheme involving the use of the same buildings and land;
- This site lies within the Green Belt, there were no significant change in the relevant planning policy position since the determination of the previous permission;
- Localised flooding issues had been experienced within the section of carriageway on Swillington Lane in the vicinity of the access which had created knock-on flooding problems with immediate neighbours;
- The physical alteration to the existing buildings would be minimal with no extensions or requirements to raise roof heights. The proposed dwellings would provide single level living accommodation with 3 bedrooms. Each dwelling would exceed the minimum space standards;
- The proposal would utilise the existing access off Swillington Lane which leads to the Hollinthorpe Farm. The access extends along an existing footpath and the proposal includes the provision of two passing places;
- The proposal includes laying out of driveway and car parking areas using permeable surfacing materials and the provision of amenity space for each dwelling;
- The proposal would not alter the current surface water drainage, which drains into a ditch to the north of the site and into a network of fields. The proposal also includes an upgrade to an existing bio disc treatment plant to cater for the increased demand in foul water drainage;

- Letters of representation had been received from 2 households, with their objections set out at paragraph 17 of the submitted report.

Photographs and slides were shown throughout the presentation.

Cllr Dobson the Local Ward Member and Mr Bartle, representing the Verity family attended the meeting to raise their concerns in relation to this application and informed the Panel of the following points:

- This area of Swillington Lane is known to flood. Cllr Dobson said that he had experience of residents having dealt with the aftermath of flooding. Drainage and foul water goes into a dyke which is a small dyke at the side of the road. It already serves houses along Swillington Lane and he was of the view that it was not fit for purpose. He had worked with officers to try and address the issues faced at this location. The dyke not only takes foul water from the properties but also surface water from the road;
- Cllr Dobson was of the view that the development was nice but he had concerns with the drainage going into the dyke as believed that it could take no more and that Swillington Lane would be engulfed;
- Mr Bartle said that there was no record of registered ownership being served on the Verity family;
- Mr Bartle suggested there should be a re-visit of the drainage matter to check the dyke as there was standing water which was filthy and black;
- Mr Bartle also suggested that a structural engineer should check the piggeries as he was of the view that they were not appropriate for needs;
- Mr Bartle was of the view that the access was an issue as it is narrow and should be addressed.

Cllr. Dobson and Mr Bartle responded to questions from Members and provided the Panel with the following information:

- Water from properties uses a culvert arrangement which takes foul water into the dyke. The dyke is an historic drainage system which is unable to cope with 21st century demands, as it does not have the capacity. It was noted that the contour and topography of the area is also an issue;
- The highway would not be affected but the access to the site is narrow and there could be conflict on this;
- During high flood periods Swillington Lane becomes impassable. It was noted that since 2007 there had been 9 significant flooding episodes. It takes a long time for the antiquated drainage system to drain the water from this area causing an inconvenience for residents and road uses. It was noted that this is a main route onto the Selby Road;
- It was noted that there is some Yorkshire Water drainage for surface water at points along Swillington Lane. However, there is no Yorkshire Water drainage at this particular location;
- Concerns were raised in relation to the discharge from the bio disc treatment plant.

Mr Quinlan the applicant attended the meeting and informed the Panel of the following points:

- He had lived on Swillington Lane for 35 years. He had requested planning permission on the stables in 2017 but had not taken up the permission at that time;
- It was his view that the drainage issues had started when two properties Hollins Dene and Hollin Holme had been developed. He said that when Hollins Dene was developed the culvert had been collapsed which had caused problems with the drainage and that Hollin Holme had used the old drainage system, not putting in a proper cesspit;
- Mr Quinlan informed the Panel how foul water is taken from the nearby property through the manhole cover under his land and discharged into the dyke;
- He explained how the bio disc treatment plant works taking foul water and changing it to clean water. Mr Quinlan said that there was no discharge from the treatment plant into the dyke. He said that he had not taken part in discussions about the discharge of foul water as he was of the opinion that the issue was the problem of the properties across the road;
- Mr Quinlan said that he had spoken to Mr Verity and kept him up to date in relations to the proposals. He said that Mr Verity had been open to him using the dyke if necessary.

Responding questions from Members, Mr Quinlan provided the Panel with the following information:

- Several land drains were put onto his land, approximately 30 years ago there had been a pond which had been drained off. It was noted that a new drainage system would be put in place between the proposed dwellings as well a one or two new bio discs. The land drain is a 12 inch pipe which runs down the side of the applicant's property and drains into a soakaway. Mr Quinlan had not had any issues with this since he had lived there;
- The bio discs need emptying every year and work 24 hours a day. There is no discharge onto other people's fields. It was his view that a bigger or more bio discs would be sufficient for the 3 properties.

Officers provided the following information to the Members:

- This is an historic system with no connection to Yorkshire Water with gullies draining into the historic system;
- The proposed development would be using a bio disc treatment plant;
- Passing places would be used on the access lane;
- A permeable surface would be used for parking;
- Letters had been addressed to Yorkshire Water in relation to flooding issues and the culvert. However, Yorkshire Water had not responded, saying that this issue was with their Legal Section. Officers had tried to solve the issue by using the manhole to discharge water into the water course. It was noted that Yorkshire Water were under no legal requirement to adopt the drainage system;

- Paragraph 43 of the submitted report highlighted issues in relation to change of use of agricultural buildings in the Green Belt. It was noted that structural engineer surveys were not undertaken on such buildings as the piggeries/stables.

RESOLVED - To grant planning permission in accordance with the officer recommendation.

Due to technical issues Cllr Grahame re-joined the meeting at 17:20 as this item was drawing to a close. He had not been able to contribute to this item and was of the opinion that he was not able to vote on this item.

37 POSITION STATEMENT - 18/06617/FU - PROPOSED EXTENSION AND ALTERATION OF LEEDS GOLF CENTRE INCLUDING AN ANNEXE BUILDING AND HOLIDAY LODGES; CHANGE OF USE OF AGRICULTURAL LAND TO GOLF COURSE, LEEDS GOLF CENTRE, WIKE RIDGE LANE, ALWOODLEY, LEEDS, LS17 9JW

The report of the Chief Planning Officer set out a position statement on the proposed extension and alteration of Leeds Golf Centre including an annexe building (extension to clubhouse) and 37 holiday lodges; change of use of agricultural land to golf course at Leeds Golf Centre, Wike Ridge Lane, Wike.

Members were informed of the following points:

- Cllr Stephenson had confirmed the Ward Members position as outlined in the submitted report;
- Since the publication of the report public consultation input had been received from the Public Rights of Way Team whose objection to the application still stands. One of the main concerns was in relation to the bridleway and the impact on the bridleway surface. It was noted that vehicle trips would be low and School Lane which is narrow would up graded;
- 3 additional representation had been received all were in objection to the scheme, 2 were from Wike residents and 1 was from the Ramblers Association. The Ramblers Association letter supported the concerns outlined by the Public Rights of Way Team. Public response to the application was set out at paragraphs 19 to 25 of the submitted report with the 2 additional letters from Wike residents reiterating the comments already received;
- This application was presented to the Plans Panel as it is a significant application within the Green Belt. The applicant had made a case for 'very special circumstances' in an attempt to justify the development in the Green Belt, this matter had been addressed at paragraphs 62 to 64 of the report;
- The proposal would include;
 - A 37 unit 'Eco-lodge' development with car parking and landscaping;
 - Redevelopment and extension of clubhouse including a driving range;

- Relocation of the 9 hole foot golf course and 9 hole Par 3 Academy course;
- Re-alignment of the driving range; and
- An adventure golf course;
- The Eco-lodge would be a mix of two and four bed lodges;
- This is a hybrid application as it seeks to obtain full planning permission for clubhouse extension and holiday lodges and outline permission for the remaining elements including the foot golf course, adventure golf, academy course and realigned driving range.

Photographs and slides were shown throughout the presentation.

In attendance at the meeting were:
 Andrew Windress – Planning Agent
 Hanif Malek - Park Lane Foundation
 Gerald Jennings – Park Lane Foundation

They addressed the Panel advising the Members of the following points:

- The Golf Club was purchased by Park Lane Foundation in 2011 and in 2018 won Golf Club of the year;
- The Club relies on surplus revenue from the wider group to sustain it. It was noted that the pandemic had put a strain on the finances and to continue needed to become independent and financially viable;
- The Golf Club works with schools and young people of different and diverse backgrounds;
- As well as the economic benefits that the development would bring they also believed that the work would fit with the Leeds City Council Strategies of Child Friendly City, Health and Wellbeing and Climate Emergency. The development would also work with the Council towards the Leeds 2023 for Capital of Culture;
- The application had received no technical objections from highways etc;
- The Club would address the points made by the Public Rights of Ways Team and work with them on this;
- All the golf activities being offered are appropriate and the adventure golf has benefits for outdoor recreation and used as a stepping stone for children to further golfing activities;
- Paragraph 63 of the report outlined the very special circumstances of the development in Green Belt;
- The developers had met with the Council's Sport and Recreation Team to discuss the requirements for the Golf Club. It was noted that pay and profit would be important to the club.

Member's discussions included:

- Ecological and financial sustainability of the lodges,
- Work with schools across the city including those based in the inner city;
- Partnership working;
- Ecological benefits and benefits of tourism for the city;

- Hiring of bikes;
- Travel plans to include minibuses and train station.

Member's comments included;

- Good for health and wellbeing and mental health across the city;
- Innovative and exciting development for the city making the Golf Centre accessible across all communities of Leeds;
- Some concerns about the impact to the Green Belt and the village of Wike;
- Concerns in relation to the size and mass of the main building.

Members were requested to answer a number of questions to assist in the development of the application.

RESOLVED – To note the report.

Summary of the comments of the Plans Panel in respect of each of the questions set out in the Panel report:

- **Do Members wish to comment on the suggested Very Special Circumstances advanced by the applicant and whether they clearly outweigh the Green Belt harm?**
 - Panel set out that to allow this development in the Green Belt would require a special justification.
 - The benefits associated with tourism, the economy, wider community benefits through the operation of the policies and practices of the golf club, employment generation (in was hoped that this would include apprenticeships) were noted and welcomed. It was hoped that the applicant would come forward with proposals that would benefit school children across the city.
 - Panel asked that more detailed information be presented setting out the evidence to support the case for very special circumstances.
- **Do Members have any comments to make in respect of the landscape impact of the proposed development?**
 - Panel raised significant concerns raised over the massing and design of the 'new' clubhouse. It was considered that its design and use of materials was inappropriate to its rural setting.
 - Panel raised concerns over the number of eco-lodges and asked for justification for the number of lodges proposed.
 - Panel requested that CGI's be provided to help the Panel assess the visual impact of the clubhouse, particularly from the Public Right of Way.
 - Panel requested that further information be provided to show how the proposed clubhouse compares with the fall-back position (the historic part implemented planning permission for extensions to the clubhouse).
- **Do Members have any thoughts or comments relating to the economic benefits of the development?**
 - Please see the answer to the first question above.

- **Do Members have any comments to make in respect of the provision of the spa and eco lodge uses in this rural location?**
 - No concerns were raised in respect of the principle of these uses at this location as part of this development.
 - Panel requested that further information be provided in respect of the environmental qualities of the eco-lodges.
 - Attention was drawn to the health benefits that arise from the spa, particularly with regard to stroke victims.
 - Panel asked for information relating to the provision for use of the facilities by the local community.

- **Do Members have any concerns or comments relating to ecology / nature / trees?**
 - Panel requested that an environmental balance sheet be provided that clearly identifies negative environmental impacts balanced against positive impacts so that any net gain can be evidenced.

- **Do Members have any concerns or comments relating to highway issues?**
 - Panel asked that further consideration be given to facilitating and encouraging the use of sustainable transport measures including: cycle hire, facilitating cycle use and the creation of a cycle track.
 - Panel raised concerns about traffic generated by the proposed development and the impact on the local road network that is narrow, meandering and not well lit.
 - Panel requested further information to help them assess the impact of increase in traffic on the village and its residents.
 - With regard to the bullet point above Panel want further information to help them understand what traffic levels are now and what they would be like when the development is complete and operational.

- **Do Members have any other comments to make over the environmental impact of the proposed development?**
 - Panel requested that further information be provided against how the development performs against BREAAAM targets.
 - What measures are to be implement to encourage active travel (see above).

- **Do Members wish to raise any other matters at this point in time?**
 - Members again noted the site's location in the Green Belt and that for planning permission to be granted very special circumstances would need to be demonstrated and that this is a high bar.
 - Panel noted and were encouraged by the many positive benefits of the proposal subject to the comments set out above.

- However, Panel retained particular concerns around the massing and design of the proposed clubhouse.
- Councillor Collins had to leave the meeting prior to the consideration of this item for personal reasons. Subsequent to the Panel Cllr Collins has confirmed that if she had been able to hear this item she would have drawn attention to the National Planning Policy Framework and para. 141 that states:

“Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.”

38 Date and Time of Next Meeting

The next meeting of North and East Plans Panel will be on Thursday 3rd December 2020, at 1:30pm.

The meeting concluded at 19:10