

SOUTH AND WEST PLANS PANEL

THURSDAY, 1ST APRIL, 2021

PRESENT: Councillor C Gruen in the Chair

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

68 Appeals Against Refusal of Inspection of Documents

There were no appeals.

69 Exempt Information - Possible Exclusion of the Press and Public

There was no exempt information.

70 Late Items

There were no late items.

71 Declarations of Disclosable Pecuniary Interests

There were no declarations.

72 Apologies for Absence

Apologies for absence were submitted on behalf of Councillor J Shemilt.

73 Minutes - 4 March 2021

The Chair agreed to defer the consideration of the minutes to later in the meeting.

74 Application 20/08203/FU - Land Off Middleton Park Avenue And Throstle Road, Middleton, LS10

The report of the Chief Planning Officer presented an application for the erection of 116 dwellings and a 60 bedroom extra care facility with communal areas, salon and roof garden together with associated highways and public open space area at land off Middleton Park Avenue and Throstle Road, Middleton.

Site plans and photographs were displayed and referred to throughout the discussion of the application.

The following was highlighted in relation to the application.

- The application was made as part of the Council House Growth Programme and would provide 100% affordable housing.
- The proposed development would be on two adjacent sites and proposed access to the sites was shown.

- The larger site was split between housing and greenspace in the site allocation plan. A central part of the site would be retained as open greenspace.
- The greenspace would contain open play areas and be accessible for all.
- The extra care facility would be sited at the west of the site. There would be external greenspaces for residents.
- The rest of the site would be used for general housing which would all be of an adaptable design for people's future needs.
- The housing would be a mix of two to four bedroom properties. There would be 93 properties on the larger site with 23 on the smaller site to the west.
- Highways were supportive of the scheme and reference was made to input from Ward Councillors during the design of the road layout.
- CGI images of the Extra Care Facility were displayed which highlighted the surrounding areas and amenity spaces. CGI images of the housing types was also displayed.
- The sports pitch would be retained in the centre of the site. This would be surrounded by a network of footpaths and landscaped open areas.
- Drainage strategy and biodiversity enhancements – these would be covered by conditions.
- The proposal would deliver much needed affordable housing and whilst they were a slight departure from the site allocation plan it was recommended for approval subject to notification to the Secretary of State.

Details of public objections were read out to the Panel. These included the following:

- The surrounding area and schools were already overcrowded.
- Other land in the area had been sold for housing development.
- This should have been put on hold until a proper meeting could have been held.
- Middleton Park and Thorpe Lane were very busy roads, used for through roads and by Heavy Goods Vehicles delivering to supermarkets.
- Pressure on local health facilities.
- Local people did not want to see the fields used for housing.
- Middleton had high Covid rates – could this be due to the area being over populated?

The Project Manager for the scheme addressed the Panel. The following was highlighted:

- The site was allocated for housing and not classed as green belt before the site allocation plan.

- This would provide one of the seven Extra Care Housing schemes with specialist housing for adults.
- It would contribute to the provision of much needed affordable housing.
- There had been engagement with the local community and Ward Councillors.
- The proposals would enhance the quality and access of the greenspace whilst retaining the sports pitch.
- All the homes would be energy efficient and benefit from the district heating scheme.

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

- The proposals were excellent and would provide much needed facilities for the area.
- The enhancement of the greenspace would reduce anti-social behaviour.
- The good quality design of the scheme was complimented.
- There had been an objection from Sports England but on balance the benefits of the scheme were felt to outweigh the objection.

RESOLVED – That subject to notification to the Secretary of State the application be deferred and delegated to the Chief Planning Officer for approval subject to the specified conditions identified in the report (and any others which he might consider appropriate.)

75 Application 20/04812/FU – Land Adjacent the Gables, 229 Hall Lane, Horsforth.

The report of the Chief Planning Officer presented an application for a detached, house with detached car port at land adjacent to The Gables, 229 Hall Lane, Horsforth.

Site plans and photographs were displayed and referred to throughout the discussion of the application.

The following was highlighted:

- The application was brought to Panel at the request of Ward Councillors due to potential impact on the highway.
- Previous applications at the site had been withdrawn and refused following officer concerns.
- Access to the site would be off Hall Lane and not the A65 as previously proposed. Previous applications had been withdrawn or refused due to highways concerns. There had been changes to previous proposals with the access now to be sited further away from the existing parking spaces on Hall Road.
- Retention of trees on the site.
- The re-siting of the access had improved visibility for access to the site.

- Details of the proposed house were displayed and the relationship with other properties.
- There was no impact on residential amenity.
- The application was recommended for approval.

A local Ward Councillor and Town Councillor addressed the Panel with objections to the application. The following was highlighted:

- Ward Councillors had concerns with the main issues relating to traffic. It was likely that vehicles would have to reverse out of this site and visibility was impeded by parking arrangements on Hall Lane.
- There had been a request for reduction of the speed limit on Hall Lane to 20 MPH.
- The close proximity of the property to the busy junction with the A65.
- Quality of life for others would be impeded due to the size of the property.
- The decisions of the Horsforth Town Council Planning Committee should be supported. These referred to the over development of the site and concerns regarding parking and traffic flows.
- There was a high volume of traffic during peak traffic times.
- The only change to the previously refused applications had been a small movement in the access/exit to the site. This did not offer greatly improved visibility and was closer to the junction with the A65. The traffic was also reviewed during the lockdown period and did not reflect usual traffic levels.

The applicant's agent addressed the Panel. The applicant lived in the Gables and the proposed development was in the garden area to the side. The development would not be inappropriate to the area or have a negative impact. The development was not for financial gain but a self-build project to remain in the family for the foreseeable future. With regards to previous applications that had been withdrawn or refused there had been issues surrounding the parking spaces on Hall Lane. This revised design was submitted following further consultation with officers. There would be space within the site for vehicles to turn round. There would be no adverse impact on the living conditions of neighbouring properties.

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

- Vehicles that were travelling towards the property would be moving towards the other side of the road if the parking bays were being used and this would maintain visibility when exiting the site.
- Average traffic speeds had been noted to be between 15 and 20 MPH.
- There had not been any accidents reported since 2012.
- There would be sufficient turning space within the property to turn vehicles so they could enter the site in forward gear.

- There was sufficient parking space within the proposals and in accordance with guidelines.
- Traffic exiting the A65 onto Hall Road naturally decelerated and there were signposts signifying the change in the speed limit.
- The yellow lines were mainly in the lines of highway safety and to maintain visibility for entering and exiting other properties.
- The on street parking bays had been provided for local residents.
- If it was considered to be appropriate, a condition could be made to increase the existing hedge to provide further screening of the proposed property.
- Concern regarding the speed of traffic coming off Rawdon Road.
- Concern regarding parking.

RESOLVED – That the permission be granted subject to the conditions outlined in the report and an additional condition with regards to extending the hedging.

76 Minutes – 4 March 2021

A motion to approve the minutes subject to the removal of the sentence 'In summary it was felt that Members were accepting of some kind of extension at first floor' from Minute 64 – Applications 20/01306/FU & 20/01307/LI – Micklefield House, New Road Side Rawdon was moved and voted on.

RESOLVED – That the minutes of the meeting held on 4 March 2021 be confirmed subject to the amendment to remove the sentence 'In summary it was felt that Members were accepting of some kind of extension at first floor', from Minute No 64 – Applications 20/01306/FU & 20/01307/LI – Micklefield House, New Road Side Rawdon