

SOUTH AND WEST PLANS PANEL

THURSDAY, 3RD JUNE, 2021

(3.30PM)

PRESENT: Councillor E Taylor in the Chair

Councillors B Anderson, S Hamilton,
J Heselwood, D Ragan, P Wray, Burke,
D Collins and T Smith

9 Appeals Against Refusal of Inspection of Documents

There were no appeals.

10 Exempt Information - Possible Exclusion of the Press and Public

There was no exempt information.

11 Late Items

There were no late items.

12 Declarations of Disclosable Pecuniary Interests

There were no declarations.

13 Apologies for Absence

Apologies for absence were submitted on behalf of Councillors C Campbell and R Finnigan.

14 Application 20/07925/FU - Land to the north of Holmsley Lane, Woodlesford

The report of the Chief Planning Officer presented an application for the erection of a 62 unit Extra Care Facility including associated community facilities, parking, access, landscaping and infrastructure.

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

The following was highlighted:

- A pre-application was brought to Panel in October 2019. The Panel was supportive of the principle of development and commented on the landscaping, tree replacement and design.

- There had been ten letters of objection that had been addressed within the report. There were no representations from Ward Councillors.
- There would be an additional condition for a local employment and skills initiative.
- The building would be 12 metres high and not 11.6 metres as detailed in the report.
- The site was in a sustainable location with good public transport links.
- The building would be three storeys at the highest with single story elevations where it was located near existing dwellings. Ancillary and community facilities would be contained within the ground floor.
- There would be communal outdoor spaces.
- Existing access to the site would be used.
- Refuse collection would be from Holmsley Lane as per current arrangements.
- Following feedback from the pre-application discussion the building would design would follow a more traditional design.
- Fourteen trees would be removed. Many of these were of poor health or poor quality. There would be forty-two new trees planted.
- CGI Images of the proposed building were displayed.
- The application was recommended for approval.

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

- Waste collection – refuse would be collected from large communal bins which would be placed on Holmsley Lane. There would not be individual bins for each unit. There was no space onsite for the refuse vehicles to collect waste. There would be a collection point for the bins. The positioning of the bins will not result in an obstruction of the highway.
- The landscape management plan had a condition regarding the planting of mature trees.

The officer recommendation was moved and seconded.

RESOLVED – That the application be granted subject to conditions outlined in the report and an additional condition regarding a local employment and skills initiative.

15 Date and time of next meeting

Thursday, 1 July 2021 at 1.30 p.m.