

SOUTH AND WEST PLANS PANEL

THURSDAY, 23RD SEPTEMBER, 2021

PRESENT: Councillor E Taylor in the Chair

Councillors C Campbell, S Hamilton,
D Ragan, P Wray, R Finnigan, S Burke,
D Collins, T Smith and D Jenkins

46 Appeals Against Refusal of Inspection of Documents

There were no appeals.

47 Exempt Information - Possible Exclusion of the Press and Public

There was no exempt information.

48 Late Items

There were no late items.

49 Declarations of Interests

There were no declarations.

50 Apologies for Absence

Apologies for absence were submitted on behalf of Councillor B Anderson.

51 Minutes - 26 August 2021

RESOLVED – That the minutes of the meeting held on 26 August 2021 be confirmed as a correct record.

52 Application 20/08124/OT - Oldfield Lane, Wortley

The report of the Chief Planning Officer presented an outline application for housing development including adopted highway access and associated external works at Oldfield Lane, Wortley.

Site plans and photographs were displayed and referred to during the discussion of the application and there had been a visit to the site for Members of the Panel prior to the meeting.

The following was highlighted:

- A previous permission in relation to this application at this site had been subject to a legal challenge which was quashed. Members were

Draft minutes to be approved at the meeting
to be held on Thursday, 21st October, 2021

advised that no regard should be given to that previous decision and that consideration should only be given to the information in the report, presentation and any representations made at the meeting.

- The outline application was for the principle of development and access to the site with all other matters reserved for a future application.
- Leeds City Council was the applicant and there would be the development of 100% council housing on the site.
- The Site Allocation Plan allocated the site for housing and required on site greenspace to link up with the existing greenspace to the north of the site.
- Conditions relating to accessible homes, environment policy, housing mix and space standards would be imposed if permission was granted.
- There had not been any concerns regarding access from Highways.
- Sport England had objected due to the loss of playing fields.
- There had been objections from Ward Members regarding the amount of greenspace in the ward, school capacity, the need for highway improvements and concerns regarding anti-social behaviour near footpaths to the site.
- There had been concern raised regarding the Playing Pitch Strategy, however this strategy was not formally adopted.
- The application was recommended for approval subject to conditions and notification to the Secretary of State.

A local resident addressed the Panel with objections to the application. These included the following:

- There was an ongoing judicial review regarding the application for Asset of Community Value
- Sport England's representations could not be ignored. There was evidence of community use of the site dating back to 1850.
- There was a community led bid being arranged to purchase the land.
- There was a lack of policy in the Council relating to playing fields.
- There was a deficiency of open greenspace and playing fields in Wortley and surrounding areas.

Members were advised that the position regarding the ongoing judicial review was fully covered within the report . The High Court would be considering the issue later in the year. This did not change the view of planning officers.

In response to questions from the Panel, the objector highlighted the following:

- According to the Council there was a deficiency of greenspace in the area. The land could not prove to be surplus to requirements without a playing pitch policy.
- The community group have a business plan was in place and sources of funding were available.

- There were other nearby locations where sustainable housing could be built.
- There was an offer from amateur sports clubs to use the pitches.
- It was hoped to retain the netball courts. There was a lack of similar provision elsewhere.

A representative of the applicant addressed the Panel. The following was highlighted:

- The site was allocated for housing in the Site Allocation Plan. The scheme addressed all requirements of this including greenspace provision and access.
- The Council House Growth Program would provide energy efficient and policy compliant properties which supported the Council's climate change aspirations.
- There was high demand in the area for good quality affordable housing with over 500 families on the waiting list.
- There were no other council owned sites within the Ward where a similar scheme could be delivered.
- There had been pre-planning consultation and over 800 households had been contacted.
- There would be improvements to greenspace and access. There would also be a commuted sum paid to contribute to greenspace and sports facilities.

In response to questions from the Panel, the following was highlighted:

- The delivery of onsite greenspace was in accordance with policy. There would be additional off-site provision. The onsite greenspace would not be in the current form of football pitches and the commuted sum would be used to enhance sports facilities nearby.
- Greenspace enhancements would be detailed in the reserved matters application.
- Alternative energy sources were being investigated. The carbon footprint was expected to be 62% lower than current building regulation requirements.

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

- The proposal was for 100% affordable housing on site.
- Conditions could be included at the reserved matters stage for off-site greenspace provision.
- Members were informed of the process for the Site Allocation Plan prior to its adoption. This site had been considered as suitable and appropriate for the delivery of housing subject to the site requirements that there was on site greenspace, a green link to Oldfield Road and that existing sports facilities be replaced/improved.
- Reference was made to the Open Space, Sports and Recreation Assessment which was considered when allocating sites for housing.

- The Secretary of State had to be notified of the decision as an objection had been made by a statutory consultee. The Secretary of State could then 'call in' the decision for further consideration by an inspector.
- The provision of off-site funds would be used to enhance and improve sports facilities elsewhere in the area.
- Due to the size of the site, it was considered appropriate that there was only one access as it was not felt that the proposed development would generate a high impact on the highways network. It was further noted that there was a potential second access on the indicative plan.
- The application was for a maximum of 61 properties and the likelihood was that this total would reduce in order to meet all policy requirements.
- It was felt that the potential access at Malmesbury Place would not be sufficient due to space.
- The site was used for and marked out for football and there was some concern about the potential loss of this even though it would provide much needed affordable housing.
- Concern that the use of commuted sums to enhance offsite facilities would result in a net loss of greenspace.
- Concern regarding the lack of greenspace within the ward.
- Concern regarding the cost of the land before any development could begin.

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 outlined in the report (and any others which he might consider appropriate)

53 Application 20/04192/FU - Land off Amberley Road, Upper Wortley, Leeds, LS12 4BD

The report of the Chief Planning Officer presented an application for the variation of condition 2 (approved plans) of approval; 17/00100/FU: to remove container units from western boundary and include double stacked container units in southern portion of the site at land off Amberley Road, Upper Wortley, Leeds.

Site plans and photographs were displayed and referred to during the discussion of the application and there had been a visit to the site for Members of the Panel prior to the meeting.

The following was highlighted:

- The application had previously been considered by Panel when it was deferred until Members could visit the site.
- The application had been brought to Panel at the request of Ward Members.
- Housing situated to the west of the site was in an elevated position.

- Permission had been granted in 2017 for the use of storage containers at the site.
- There had been a breach in the permitted hours of use and there had been complaints regarding noise nuisance outside the permitted hours.
- There had also been a breach with regards to landscaping which this application aimed to resolve.
- It was proposed to increase the number of storage units on site. Plans showing the proposed lay out of the site were displayed.
- There would be conditions relating to the landscaping scheme to include heavy standard trees on the western boundary and also to have a management plan for the site.
- It was not envisaged there would be an increase in noise impact from the site.
- There had been objections from local residents and Ward Members.
- The application was recommended for approval.

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

- There had been recent compliance with the hours of use at the site but not with the previously approved site plan and landscaping.
- There was no permission to use the site for external storage of vehicles. There would not be space to do this due to the intensification of the storage units. There could be a condition to prevent external storage of goods on the site.
- There would be a condition to ensure customers were directed to use the Chelsea Close entrance to the site.
- The applicant confirmed that there would not be any external storage of vehicles should the application be approved. They would keep the container storage as single storey at the first stage and then move to double stacking as demand arises.
- The site appeared to be well managed and organised when the site visit was held.
- It was suggested that the following conditions be applied:
 - That there should be no external storage.
 - That some semi-standard trees be planted along the western boundary and that there is a maintenance agreement for the landscaping plan.
 - Removal of the containers that are positioned in front of the office block.
- The applicant confirmed that he would be willing to carry out additional planting on the boundaries.
- Members were supportive of additional conditions regarding landscaping.
- There was some concern as to whether the applicant would comply with any conditions.
- There would only be a very low impact on residents due to vehicle movement at the site.

A motion was made for the application to be deferred and delegated to the Chief Planning Officer for approval along with additional conditions as discussed. This was seconded and voted upon.

RESOLVED – That the application be deferred and delegated to the Chief Planning Officer for approval, subject to the conditions outlined in the report and the following conditions:

- Maximum numbers of single and double stacked storage units to be agreed.
- Removal of containers adjacent to office block and replacement with planting of a heavy standard tree.
- Additional boundary planting.
- No external storage on site.

54 Date and Time of Next Meeting

Thursday, 21 October 2021 at 1.30 p.m.