

NORTH AND EAST PLANS PANEL

THURSDAY, 22ND SEPTEMBER, 2022

PRESENT: Councillor J Akhtar in the Chair

Councillors N Sharpe, M Midgley,
B Anderson, E Flint, R. Stephenson,
H Bithell, D Jenkins, P Wray and T Smith

SITE VISITS

Councillors Akhtar, Flint, Midgley, Bithell and Sharpe attended the site visit earlier in the day.

28 Appeals Against Refusal of Inspection of Documents

There were no appeals against the refusal of inspection of documents.

29 Exempt Information - Possible Exclusion of the Press and Public

There were no exempt items.

30 Late Items

There were no late items.

31 Declaration of Interests

In relation to Agenda Item 8 – The Southern Quadrant of the East Leeds Extension, Councillor Stephenson informed the Panel that he is a non-Executive Director of an Academy Trust that has an interest in land at the border of the application site. Councillor Stephenson decided to take part in discussion as it was not a pecuniary or other interest and did not have an impact on voting on the application.

32 Apologies for Absence

Apologies were received on behalf of Councillor A Lamb. Councillor T Smith attended as a substitute on behalf of Councillor A Lamb.

33 Minutes - 25th August 2022

RESOLVED – To approve the minutes of the meeting held on Thursday, 25th August 2022, as a correct record.

34 21/08380/FU – Development comprising 58 apartments for affordable rent, including communal and ancillary spaces on land at Railway Street, Saxton Gardens, Leeds, LS9

The report of the Chief Planning Officer presented an application for a development comprising 58 apartments for affordable rent, including communal and ancillary spaces on land at Railway Street, Saxton Gardens, Leeds, LS9. This application was previously considered as a Position Statement at the Panel meeting in June 2022.

Photographs and slides were shown throughout the officer presentation.

The Panel were provided with the following information:

- In terms of private amenity space this has been increased and 15.3% of the total gross floor area has now been provided. This is still under the 25% set out in Neighbourhoods for Living but in the context of this scheme it is considered that it offers a reasonable amount of amenity space.
- The Housing Mix was a concern for Panel Members originally and the applicant has confirmed the mix will not be altered. It was the opinion of the applicant that there is a strong demand for 1 and 2 bed flats in the locality. The applicant submitted data for the demand for the Richmond Hill area. Housing mix is still underprovided on 3-bed units, but it was to be noted that the policy in this regard is open to be applied flexibly and it was further noted that the minimum target for this development is 11 units. Balanced against this however, the proposal does include 100% affordable units which is considered a positive benefit for the area.
- The revised scheme also includes an extension of the footpath on the southside of Railway Street.
- Representations include a letter of support received from Leeds Civic Trust and 2 letters of objections received on behalf of residents regarding lack of community facilities and issues with highways. These have been addressed in the Officer Report. No local ward members have submitted an objection.

Mr Mackie, a local resident attended the meeting and informed the Panel of the following:

- Mr Mackie has consulted online with approximately 1750 residents regarding the proposals and there are concerns regarding the loss of community amenity space. There is instead a preference for the site to include options for a community club, gym, café, or community meeting room, making better use of the space for the community as a whole.
- The Council's processes for involving members of the public on proposed developments are not adequate and exclude members of the public from commenting on such applications until a late stage.
- The financial amount of offset diversity loss does not reflect the true land value.
- The local pocket park would be better centrally managed, funded and formed as one, composite project.

In response to questions from Panel Members, Mr Jackson (Applicant) and Mr Corbett (Planning Consultant) provided the following information:

- The demand for 3-bed apartments in the area is low, and statistics show that there is a demand for 2-bed and 3-bed houses and maisonettes. Statistics relate solely to the Burmantofts ward. A member acknowledged that the proposed site is situated on the border of 3 wards, and data does not accurately reflect the demand in the area for 3 bed accommodation.
- To increase the number of 3-bed units will not make the scheme viable, particularly taking into account the constrained nature of the site – both in floorspace and height.
- The site is delineated for housing and therefore there are limited possibilities to deliver additional community facilities. Whilst there isn't a requirement to provide community facilities on site, the proposal includes contributions to the play area East of the proposed site.
- There are 18 car parking spaces proposed, 2 motorcycle bays, 58 cycle spaces and 4 visitor cycle spaces.

In response to questions from Panel Members, officers confirmed the following information:

- Officers acknowledge the demand for 3-bed dwellings in the area and explained that the shortfall in 3 bed units needs to be balanced against the provision of 100%affordable housing. Further, it is understood that this will be affordable housing within the Social Rented category. The question was put to the applicant whether they could provide more 3-bed accommodation and they declined to do so.
- There is no policy requirement for the applicant to build the development any higher to provide more units. It is possible to build the development higher subject to further mitigation measures and a ventilation system. It was confirmed that density policy H3 has been exceeded, and the development is not underdeveloped.
- Several volume housebuilders provide affordable 3-bed dwellings in the local area.
- The site is not allocated in the Site Allocations Plan.
- The local planning authority do not have powers to add a condition to nominate people out of oversized properties in the locality and move them into the proposed development.
- Further to this, it was confirmed to Members that they must determine the application before them at Panel and not what would be “nice to have”. The policy relating to housing mix can be applied with discretion and therefore there was limited policy basis for refusing the application based on a deficiency in the provision of 3-bed units when balancing that consideration against the other positive and beneficial elements of the scheme.

Panel Members commented on the need for 3-bed dwellings in this area as well as the applicant not taking further steps to provide these units. Panel Members discussed robustness of Council policies and questioned whether there is a particular need for policy review discussions at Development Plan Panel in the future.

RESOLVED – to unanimously defer and delegate approval of the application to the Chief Planning Officer, as outlined in the submitted report.

35 21/08379/OT - Outline Application for up to 925 dwellings including means of primary vehicle access and central Spine Road and associated infrastructure works and a 2.6ha Community Hub facility (provisionally comprising primary school, convenience store and health provision) all on land pertaining to the Southern Quadrant of the East Leeds Extension (part of housing allocation site HG1-288)

The report of the Chief Planning Officer presented an outline planning application for up to 925 dwellings including means of primary vehicle access and central Spine Road and associated infrastructure works and a 2.6ha Community Hub facility (provisionally comprising primary school, convenience store and health provision) all on land pertaining to the Southern Quadrant of the East Leeds Extension (part of housing allocation site HG1-288).

Some Members had attended a site visit earlier in the day. Photographs and slides were shown throughout the officer presentation.

The Panel were provided with the following information:

- An image showing an extract of a policies map in the Development Plan showing East Leeds Extension Housing Allocation. The location of the proposed development is south of Leeds Road and Manston Lane, bounded by ELOR to the east. To the east of ELOR is land designated as the green belt and beyond that is the village of Scholes. The area to the south is the Thorpe Park Employment Allocation. To the west is Crossgates Local Centre and to the north Seacroft Local Centre.
- There are 4 Quadrants forming the East Leeds Extension. Red Hall, Whinmoor Fields, Morwick Green and Pendas Beck.
- The site is largely fields, with areas of trees along Cock Beck and along the area covered by a Scheduled Monument. The John Smeaton playing pitches also form part of the Housing Allocation and are part of the application site. Further south is a Secondary School (John Smeaton Academy) and John Smeaton Leisure Centre and residential areas to the West. Cock Beck runs along the western boundary and through the middle of the site and sits within a small, wooded area either side. Public rights of way cross the site on a north-south and east-west fashion. Sandleas Way industrial estate exists to the southwest.
- The route of the Scheduled Monument curves round from Manston Lane towards ELOR and is retained in an area of greenspace.
- John Smeaton playing pitches are owned by LCC and there is a current planning application to re-locate 2 of those pitches to Whinmoor Grange, with the third pitch being retained as part of the primary school development on site.
- There are existing Grade II Listed Buildings along Manston Lane, including a dovecote within the application site and Lazencroft Farm beyond the south-eastern boundary of the site. Lazencroft Farm backs on to the development with a slight change in levels. A buffer will be

required beyond the land at Lazencroft Farm to create a buffer between it and the proposed development,

- Manston Lane has been re-routed to accommodate ELOR.
- An overview of local facilities in the area.
- Wider connections linking new development to existing links and facilities.
- Cock Beck forms the western boundary and runs through the centre of site. The associated flood risk zones were noted.
- Pedestrian and cycle links. New pedestrian and cycle connections are required to connect to ELOR, and the Spine Road will be wide enough to accommodate buses. Segregated cycle ways and tree lined verges are proposed.
- Green infrastructure and proposed greenspaces. Existing trees to the Cock Beck boundary and the Scheduled Monument are largely to be retained. There will also be 3 equipped play areas, as well as retention of a playing pitch as part of the primary school.
- The northern end of Leeds Road includes a local centre, and this is an area of land owned by LCC.
- Accesses to the site from the north (Leeds Road) are provided for the spine road and local centre access. Right turn lanes are provided where required and a toucan crossing, and informal crossing point are provided together with cycleways.
- Accesses to the site from the south (Manston Lane) are provided for the spine road and access to the development in the south-east corner of the site. Again, right turn lanes are provided where required and a toucan crossing and informal crossing point are provided together with cycleways.
- There are also links through the development to access the primary school without having to access the Leeds Road.
- The entire development will be phased, with an estimated build out time of 11 years.
- Houses are proposed to be overlooking greenspaces.
- LCCs Children Services have submitted a statement explaining a primary school is required on site with 420 school places. It has been identified that the school will need to be opened in a phased way with 1 entry per multiple year group. The existing schools in the local area can meet short term demand from the development ahead of the new school opening.
- Secondary school provision in the area is sufficient, due to surplus capacity. Expansion of any secondary schools, if and when required, would be funded through CIL. The dynamics of polygons for secondary schools have changed since the opening of Leeds Trinity Academy and frees the capacity of East Leeds.

Mr Johnson (Planning Consultant), Mr Ashworth (Representative from Taylor Wimpey) and Mr Riding (Representative from Redrow) attended the meeting and referred to:

- There being no objectors in attendance to speak on the proposals and there only being 15 letters of objections received in response to a leaflet / letter drop to approximately 2000 households.
- The financial contributions towards ELOR, primary education, bus service provision and infrastructure, together with CIL are substantial. Comments also referred to 15% affordable housing provided on site, together with significant areas of greenspace.
- The applicant intends to move towards the 2025 Future Homes Standard and confirmed the development will not introduce gas on site. This goes beyond the Council's and Government's planning policies.
- Redrow has commissioned a building survey to get older buildings (the Grade II Listed dovecote) up to standard and back in use.
- The applicant will come up with a design solution to mitigate the impact of the proposals in respect of Lazencroft Farm.
- However, the more detailed matters such as design and sustainability credentials are all elements that Panel will be asked to consider as part of the proposals that would need to come forward at Reserved Matters stage.

Further to questions from Panel Members, the supporters in attendance at the meeting confirmed the following information:

- Detail on how the applicant is working towards the 2025 Future Homes Standard will form part of the future Reserved Matters applications, but it was confirmed that the proposals do not include gas energy provision on site.
- The intention is for the site to be 'zero carbon ready'.
- Future considerations regarding the proposals will look at ensuring routes are lit and attempt to ensure that people feel safe. 'Safe by Design' guidance will be taken into consideration, again to be considered at Reserved Matters stage.
- Not looking to have parking on the Spine Road, parking will be inside the plots. There will be a 4.5m verge that runs along the cycling and walking link.
- It is intended that 2 parking spaces are provided per dwelling, in accordance with policy and visitor parking will be provided around the development.
- Further to a comment regarding use of a flexi bus around the site, it was confirmed that the Council and West Yorkshire Combined Authority will consider requirements for bus services and provisions required in each of the Quadrants.

In response to questions from Panel Members, officers explained the following:

- It was noted that members requested information on school polygons and further information in regard to school places.
- There is no loss of pitch provision from John Smeaton Academy. The pitch retained on site is for the primary school (with community use secured) and there are other spaces for KS1 and KS2.

- Lazencroft Farm is owned by a business who have a current planning application to operate as a children's nursery. The Council's Conservation officer has explained that an appropriate buffer / boundary treatment will be required. It was confirmed that the nursery can be accessed through the development in the future.

Officers will seek to ensure community provision is included in the proposals (proposed in the local centre) that will provide space for local groups and assist with general wellbeing, beyond the primary healthcare proposals. In response to queries as to whether additional space could be provided elsewhere within the site, officers will seek views through the ELE Consultative Forum.

Members relayed comments in relation to the officers questions in the submitted report:

1) Are there any matters which Members wish to raise in respect of climate change and sustainability? The applicant should be building to the 2025 Future Homes Standard to mitigate issues relating to retrofitting later.

2) Are there any matters which Members wish to raise in respect of urban design and liveability? Concern was raised regarding whether there would be enough parking spaces on site and urged further consideration to be given to this. It was acknowledged that due to the intention of there being no parking on the Spine Road, this may create parking issues and/or requests to remove verge and front garden areas. It was also suggested that car parking spaces side by side to the side of dwellings is preferable, such that there does not have to be constant manoeuvring of cars in and out of driveways by residents – causing both disturbance and adverse environmental / carbon impact. A member also raised a comment regarding the wider population being able to feel safe within the proposed site and surrounding areas, and sought assurance that streets and footpaths will be well lit for residents and children to feel safe walking / cycling etc.

3) Are there any comments Members would wish to make in respect of the relationships to Listed Buildings and the Scheduled Monument? Members agreed that an appropriate buffer should be provided in relation to Lazencroft Farm.

4) Are there any comments Members would wish to make in respect of landscape, biodiversity, and greenspace? To include a community orchid space and allotment grow your own space to bring residents together. The Climate Emergency Advisory Committee are looking at a food strategy developed by the Council, and it was suggested that policies such as these should be linked in with the scheme.

5) Are there any comments Members would wish to make in respect of highways, transportation, and accessibility? Parking concerns were outlined as part of question 2.

6) Are there any comments Members would wish to make in relation to housing provision, housing mix or Affordable Housing? To suggest the policy is reviewed regarding Affordable Housing and concern whether 15% is appropriate. The site is near the inner area, and demand will be higher.

7) Are there any comments Members would wish to make in respect of the primary school, local centre, and health provision? It was acknowledged that there will be a considerable amount of extra high school places needed because of the scheme, and provision for healthcare facilities and community spaces for mental wellbeing will be required. Members were also keen to see a space for an NHS dentist.

The applicant requested that Panel Members defer approval on the application to the Chief Planning Officer, and for the Reserved Matters applications to be the next applications to be brought to Panel. In response, a motion was put forward that the application be deferred and delegated in consultation with the Chair, subject to a list of conditions being put before Panel Members outlining conditions of the Outline application. Officers advised that an appropriate course of action could be for Members to receive a report at a future Panel that details the suggested conditions to be attached to the grant of outline planning permission.

RESOLVED –

- a) To note the content of the report on the proposal and to provide views in relation to the questions posed in the submitted report to aid the progression of the application.
- b) To defer and delegate approval to the Chief Planning Officer subject to a list of conditions relating to the Outline application being put before Panel members at a future Panel meeting.

36 21/03299/FU – Residential development of eight new dwellings with new access road, associated landscaping and parking, at Former Co-op Car Park, Off Oakwell Mount, Gledhow, Leeds, LS8 4AD

Further to the minutes of the meeting held on 28th July 2022, the report of the Chief Planning Officer presented an application for a residential development of eight new dwellings with new access road, associated landscaping, and parking, at Former Co-op Car Park, Off Oakwell Mount, Gledhow, Leeds, LS8 4AD.

This application was heard at the Plans Panel held 28th July 2022 where Panel Members highlighted several issues to be addressed before the application could be supported.

Panel Members were informed of the following information:

- A further 4 letters of representation were received from members of the public regarding inadequate public consultation, the reference made to the meeting with the public being inaccurate, the scheme has not changed, the height of houses, the amount of material moved to create the access drive and number 29 bordering onto the access point.

- There had been an issue raised about public speaking at the meeting, but due to no new significant material planning considerations being brought forward as part of the scheme since the application was reported to Panel in July 2022, it was agreed with officers and the Chair that in accordance with the council's Public Speaking Protocol there would be no public speaking this at this Panel. This approach remained consistent with the Protocol and the approach taken in other Panel meetings, in accordance with Chair's discretion on the matter.
- The site is a former car parking area, including the embankment and a strip of land in between 2 properties where access will be located to the development.
- The site is located within Oakwood Town Centre and is not in a Conservation Area. The boundary of the Roundhay Conservation Area is located to the northeast and to the east of the site.
- The proposal seeks approval for eight semi-detached dwellings set across four blocks.
- Each dwelling will have private car parking spaces, some with garages.
- Two of the mature trees at the access point are proposed to be removed.
- Residents at house No. 29 are concerned over the stability of their house, the impact on the proposed access and amenity. Residents at house No. 31 spoke in favour of the proposals.
- An alternative access point off Gledhow Rise cannot be considered due to issues in terms of delivering a road of a suitable design considering the change in levels. It was also noted that to achieve a road of an adoptable standard car parking spaces will need to be removed and the owners of the store were not willing to sell their land.
- The applicant carried out meetings with local ward members and residents at No's. 29 and 31 Oakwell Mount regarding the proposed access point.
- Additional trees are proposed to be planted as well as hedging.
- Amenity space in some of the rear gardens are limited because of the embankment.
- The Nature Conservation Officer has commented that the embankment 'maybe' better off being separated from the proposed site with no access. It was acknowledged that this would leave dwellings with short gardens and therefore officers believed the original recommendation should remain. It is considered that the proposal accords with policy G9 in not having an adverse impact on the Leeds Habitat Network and retains trees with additional proposed tree planting and landscaping. There will be a woodland management plan to include no lighting, no structures, leaving of dead wood and no introduction of non-native species.

In response to questions from Panel Members, the following information was confirmed:

- Legal colleagues will check conditions to ensure they are enforceable and can be complied with prior to the decision notice being issued.

- The developer intends to use a fence between the car park and proposed site, with hedge planting along the natural fence.
- In response to concerns regarding the impact of traffic on No's 29 and 31 at Oakwell Mount, it was agreed that officers can look at incorporating a speed limit in the construction management plan and a possible Traffic Regulation Order of a 10mph speed limit, as well as putting up a sheet in between the houses to suppress and protect residents from dust emissions. It was also confirmed that materials used for the access point will be blocked paving.
- Provisions are in place to protect integrity of drainage and falls within the responsibility of Yorkshire Water.

A comment was made that preference would be for the boundary treatment to the Home Bargains car park be either stone or brick, to mitigate any future anti-social behaviour related issues. It was also acknowledged that this will also stop headlights from cars disturbing residents of the proposed site.

After being put to the vote, it was moved and seconded,

RESOLVED – to defer and delegate approval to the Chief Planning Officer as outlined in the submitted report, subject to the following considerations:

- Legal colleagues to check over the list of conditions to be appended to the decision.
- To restrict speed as part of the construction management plan between houses 29 and 31 at the access point.
- For the boundary wall site to be a solid material either brick or stone to match with the development.

37 Date and Time of Next Meeting

Note the next scheduled meeting of North and East Plans Panel will be on Thursday 20th October 2022, at 1.30pm in Civic Hall.

(The meeting ended at 16:10)