

NORTH & EAST PLANS PANEL

THURSDAY, 9TH FEBRUARY 2023

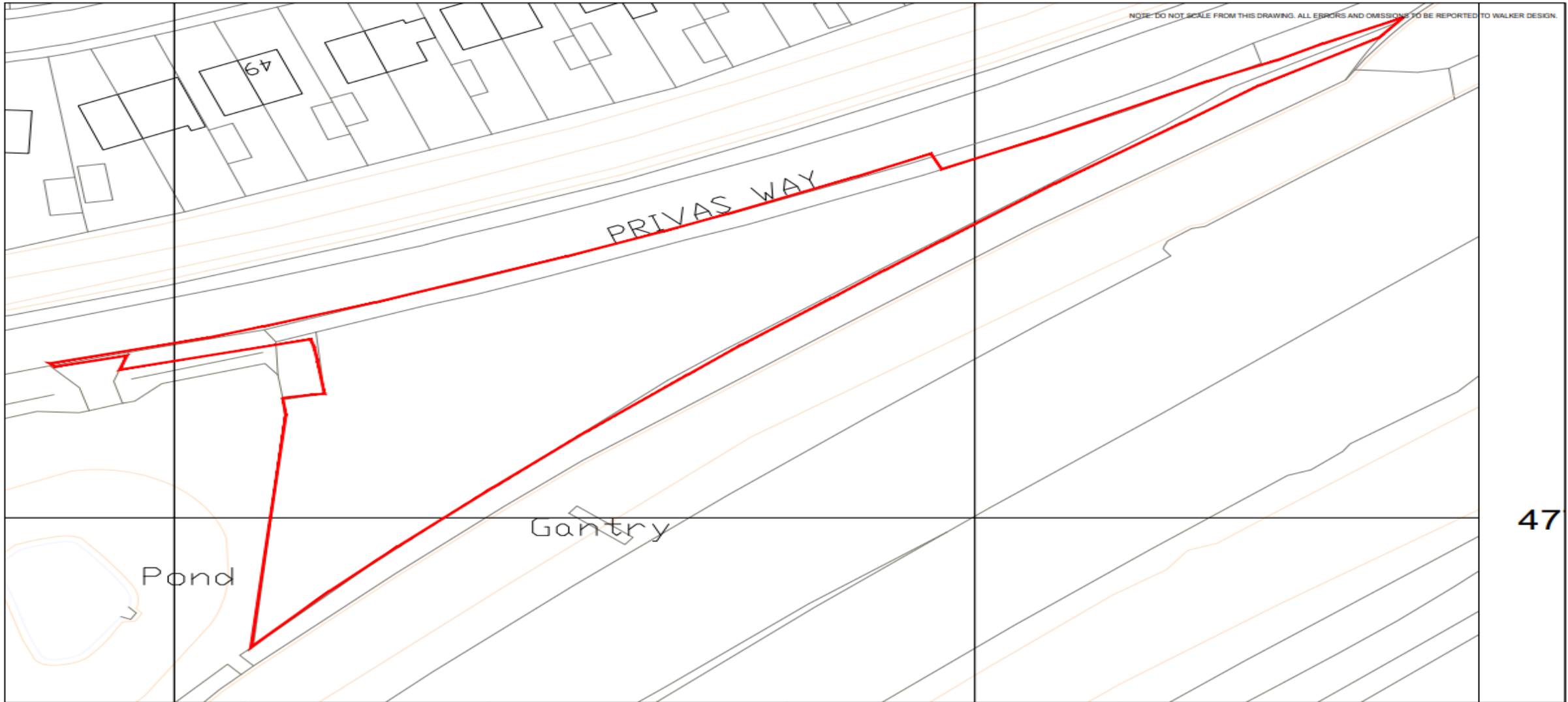


APPLICATION:

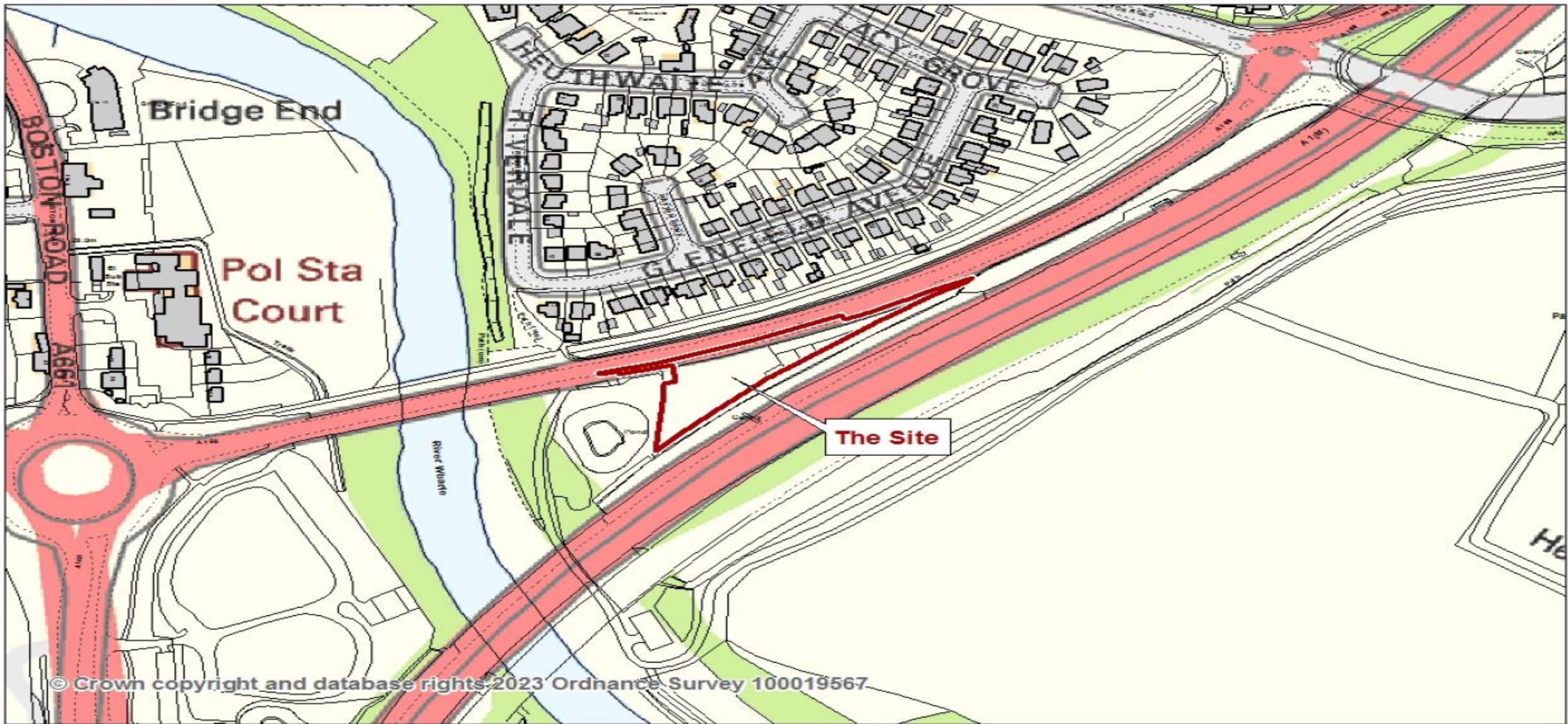
PROPOSAL: Erection of petrol filling station with ancillary shop and food outlet, car wash, electric charge points ,air and water lines, ATM, underground fuel tanks and parking.

ADDRESS: Land Off Privas Way, Wetherby, LS22 6RN





<p>WOODMAN FORECOURTS LTD</p> <p>CLIENT.</p>	<p>PRIVAS WAY, WETHERBY</p> <p>PROJECT.</p>	<p>BLOCK PLAN</p> <p>DRAWING TITLE.</p>	<p>2024.P.106.A</p> <p>DRAWING NO.</p>	<p>1:500</p> <p>SCALE@A3</p>	<p>WALKERDESIGN</p> <p>UNIT 2, FIRST FLOOR, LOSTOCK OFFICE PARK, LYNSTOCK WAY, BOLTON, BL6 4DD TEL: 01204 387622 EMAIL: INFO@WALKER-DESIGN.CO.UK</p> 
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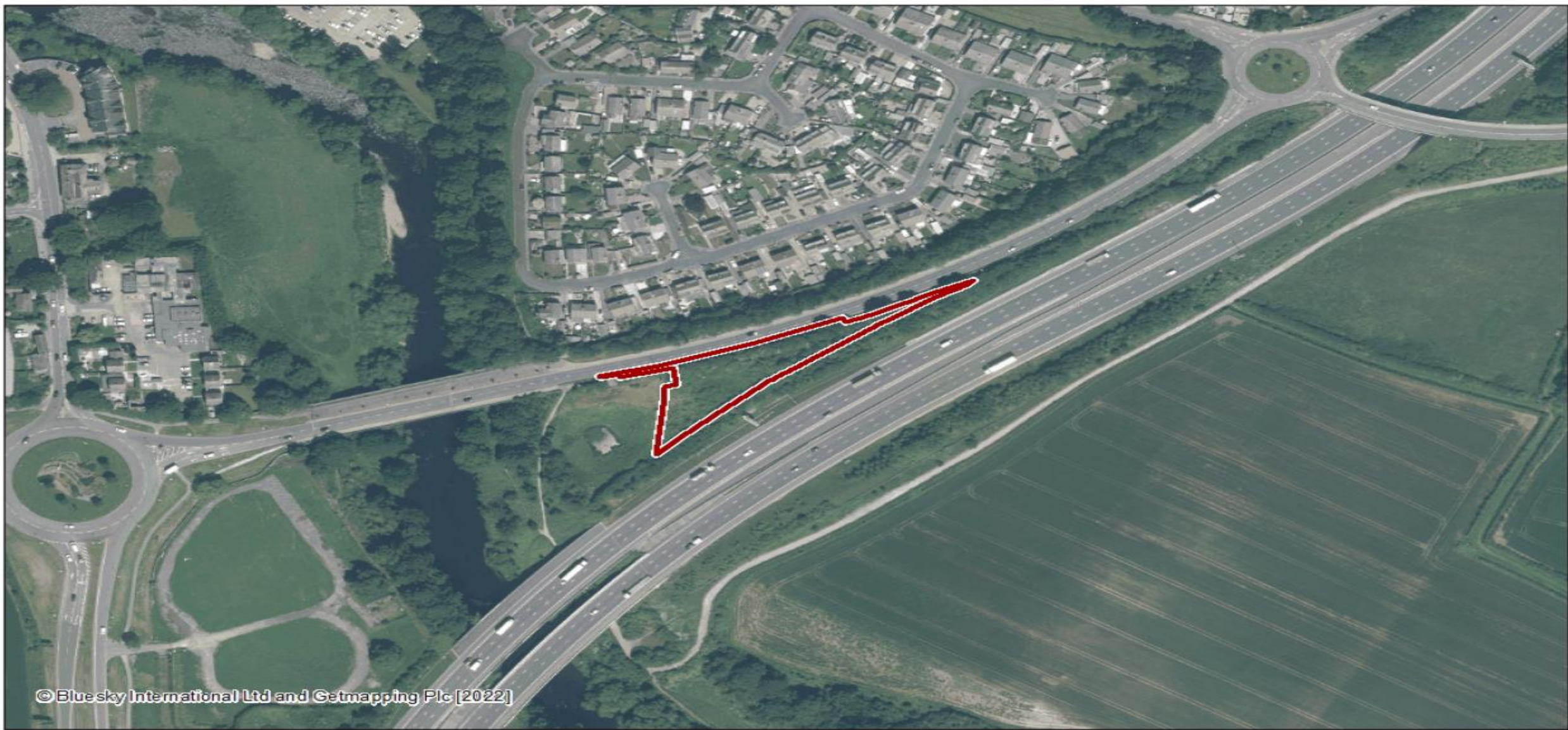


PLANS PANEL PRESENTATION

SCALE 1:2500

21





© Bluesky International Ltd and Getmapping Plc [2022]

PLANS PANEL PRESENTATION

SCALE 1:2500

22







A168	
(A168) North	2 1/2
Thorp Arch	3







Photograph 1 – Bramble scrub



Photograph 2 – Mixed scrub



Photograph 3 – Other neutral grassland



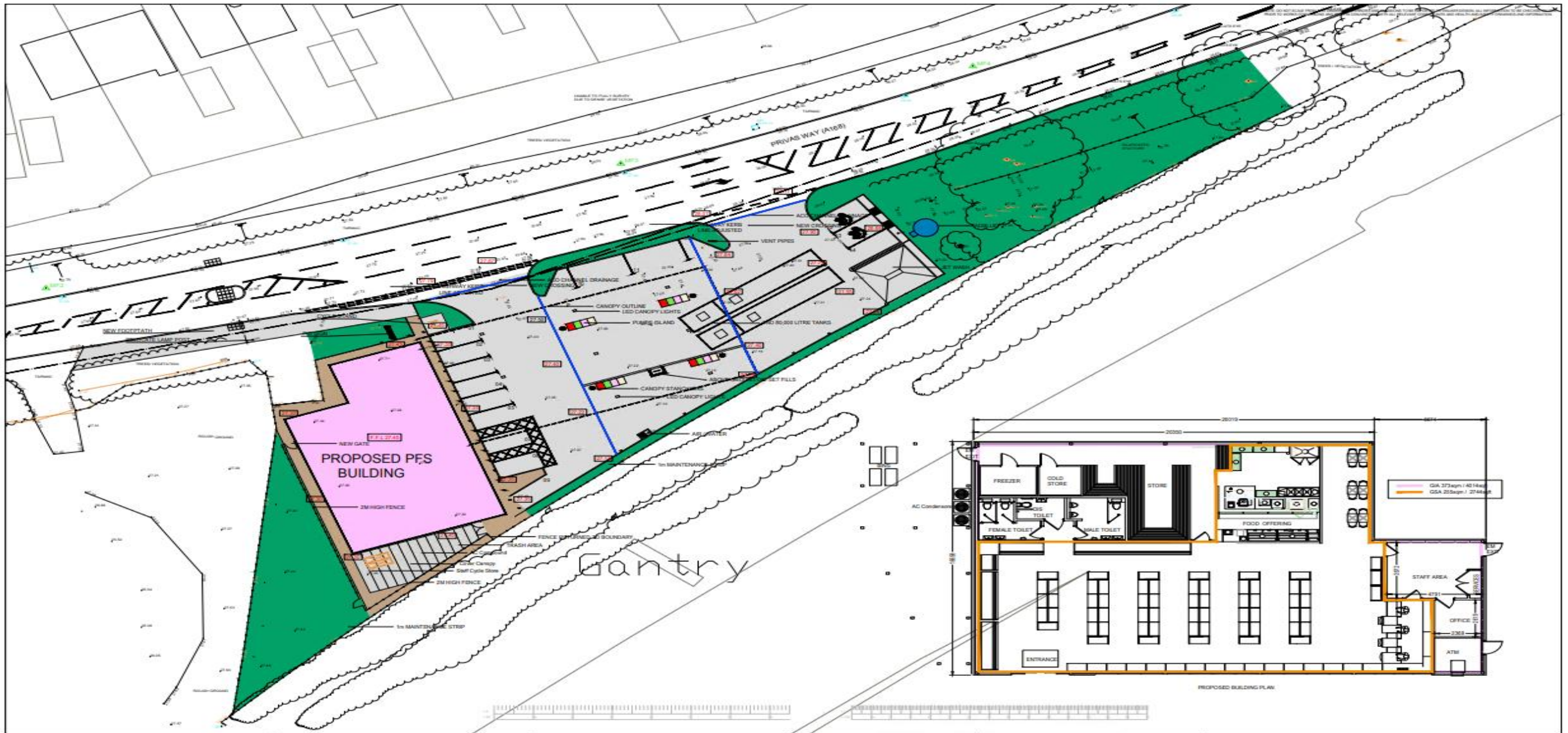
Photograph 4 – Building



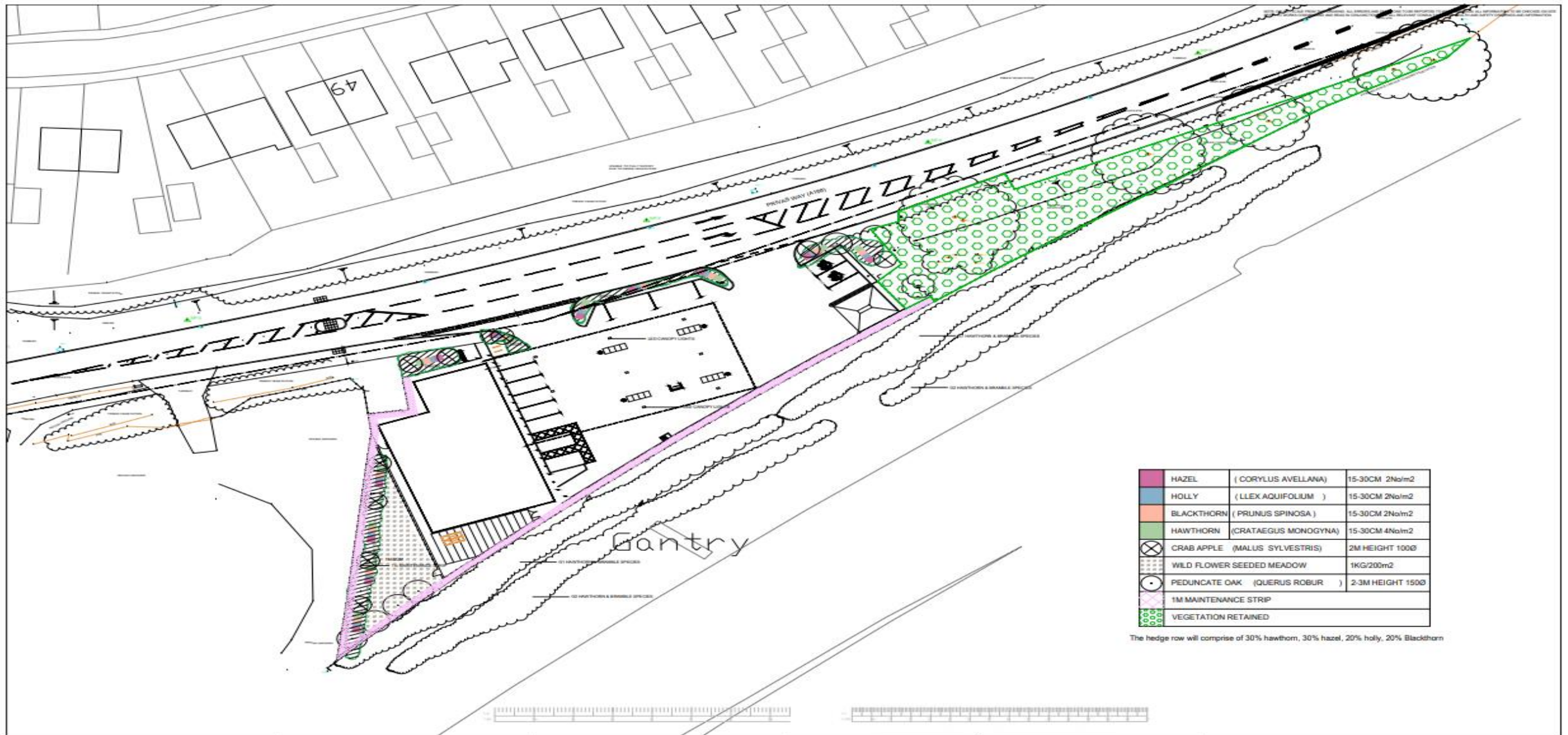
Photograph 5 – Pig pen



Photograph 6 - Hedgerow



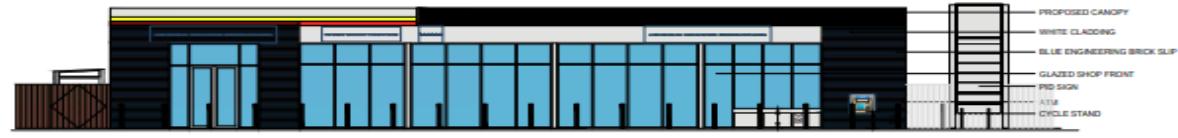
WOODMAN FORECOURTS LTD CLIENT	PRIVAS WAY, A168, WETHERBY PROJECT	PROPOSED SITE PLAN PROPOSED BUILDING PLAN TITLE	2084.P.102.E DRAWING NO.	1:200 / 1:100 SCALE @ A1	SW DRAWN	WALKER DESIGN Unit 8, Fable Place, Laneside Drive Park, Laneside Way, Baildon, BD18 4BB Telephone: 01534 847690 Email: info@walkerdesign.co.uk
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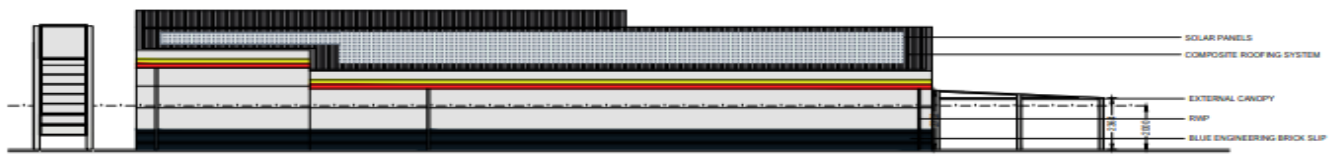
HAZEL	(CORYLUS AVELLANA)	15-30CM 2No/m2
HOLLY	(ILEX AQUIFOLIUM)	15-30CM 2No/m2
BLACKTHORN	(PRUNUS SPINOSA)	15-30CM 2No/m2
HAWTHORN	(CRATAEGUS MONOGYNA)	15-30CM 4No/m2
CRAB APPLE	(MALUS SYLVESTRIS)	2M HEIGHT 100Ø
WILD FLOWER SEEDED MEADOW		1KG/200m2
PEDUNCATE OAK	(QUERUS ROBUR)	2-3M HEIGHT 150Ø
1M MAINTENANCE STRIP		
VEGETATION RETAINED		

The hedge row will comprise of 30% hawthorn, 30% hazel, 20% holly, 20% Blackthorn

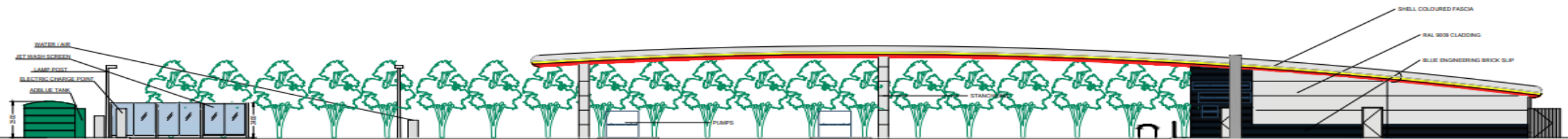
WOODMAN FORECOURTS LTD CLIENT	PRIVAS WAY, A168, WETHERBY PROJECT	PROPOSED LANDSCAPING PLAN TITLE	20B4.P.107.E DRAWING NO.	1:250 SCALE@A1	SW DRAWN	WALKERDESIGN Unit 8, Park Place, Laneside Drive Park, Livershall Way, Baxby, LE14 2BB Tel: 0113 254 88222 Email: info@walkerdesign.co.uk
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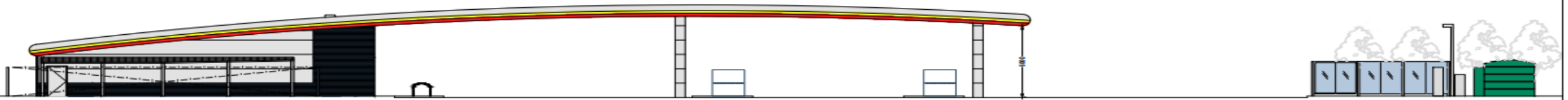
PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION




PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



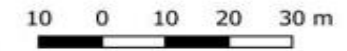
<p>WOODMAN FORECOURTS LTD CLIENT</p>	<p>PRIVAS WAY, A168, WETHERBY PROJECT</p>	<p>PROPOSED ELEVATIONS TITLE</p>	<p>2084.P.103.D DRAWING NO.</p>	<p>1:100 SCALE @ A1</p> <p>SW DRAWN</p>	<p>WALKERDESIGN <small>UNIT 8, FIRST FLOOR, LARIBASE OFFICE PARK, LYONSIDE WAY, BURNLEY, BLU 4DD TEL: 01158 267000 E: enquiries@walkerdesign.co.uk</small></p> 
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**Offset Site adjacent York Road,
Wetherby**

Key
— Offset Site Boundary

Habitats
— Cereal crops



Site Land at Privas Way, Wetherby	Client Woodman Forecourts Ltd
Plan UKHab Survey	Author JE
Plan EB03222.05	Revision 01

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Photograph 1 – Adjacent public Right of Way.



Photograph 2 – Himalayan balsam (circled in red) to the east.



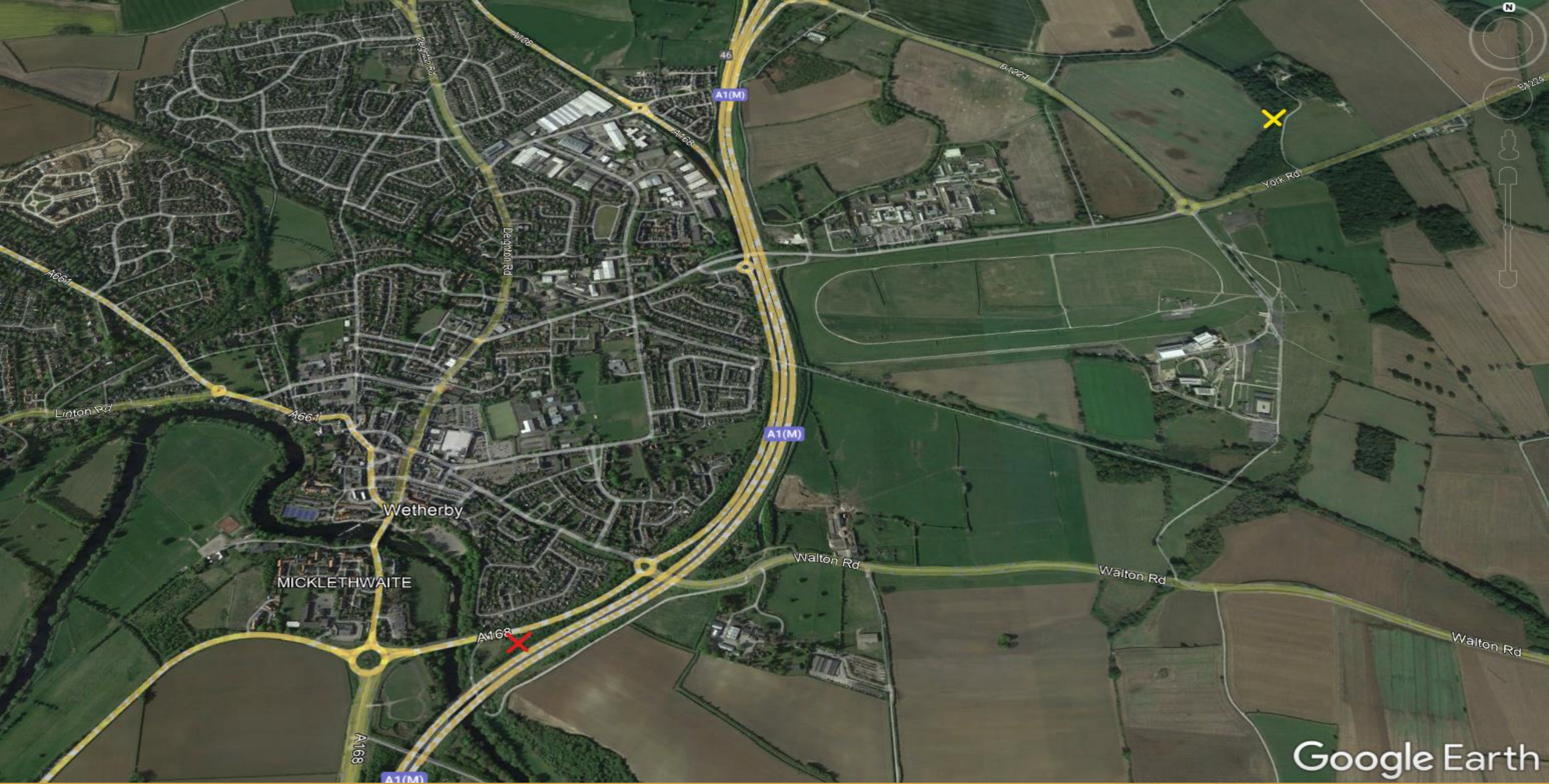
Photograph 3 – Adjacent woodland to the east and west.



Photograph 4 – Cereal crops within the Offset Site.



Photograph 5 – Further cereal crop in the immediate landscape to the west and north.



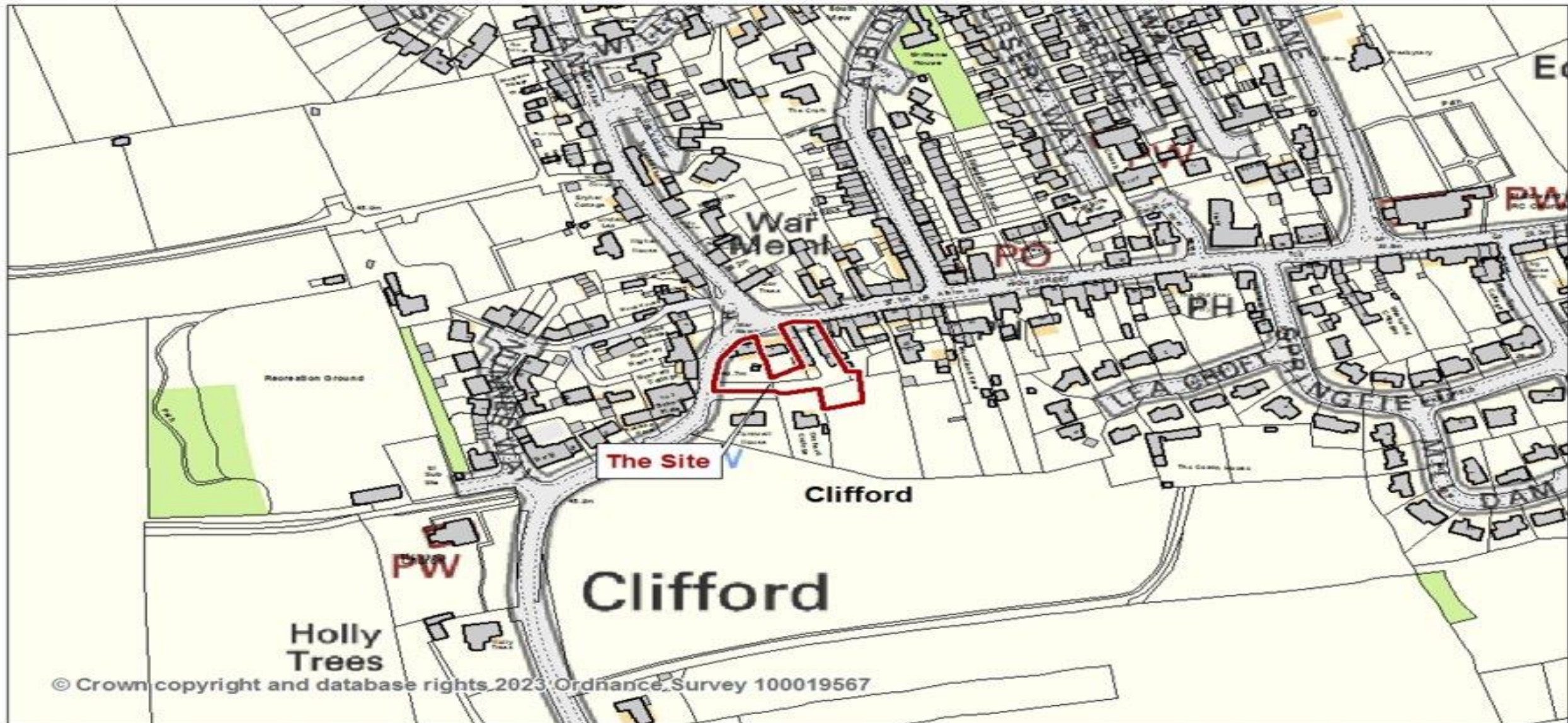
Google Earth

APPLICATION:

PROPOSAL: Realignment of the existing stone wall to facilitate vehicle and pedestrian improvements to Bramham Road. Erection of two outbuildings. Replacement of an existing timber fence with a new stone boundary wall and gate pillars. Replacement of an existing single storey extension to Corner Cottage. Change of use of land to parking, with associated hardstanding/landscaping.

ADDRESS: Corner Cottage, 2 High Street, Clifford, Wetherby, LS23 6JF





PLANS PANEL PRESENTATION

SCALE 1:2500

39





PLANS PANEL PRESENTATION

SCALE 1:2500

40







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Google Earth





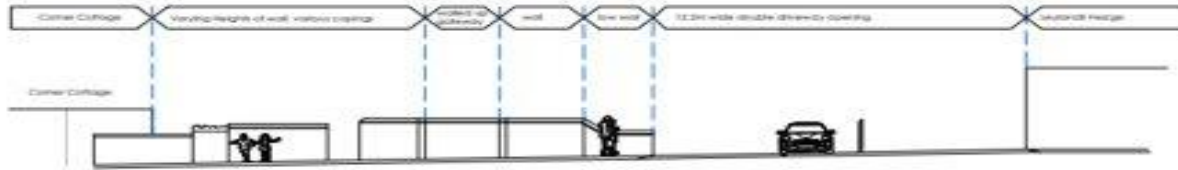




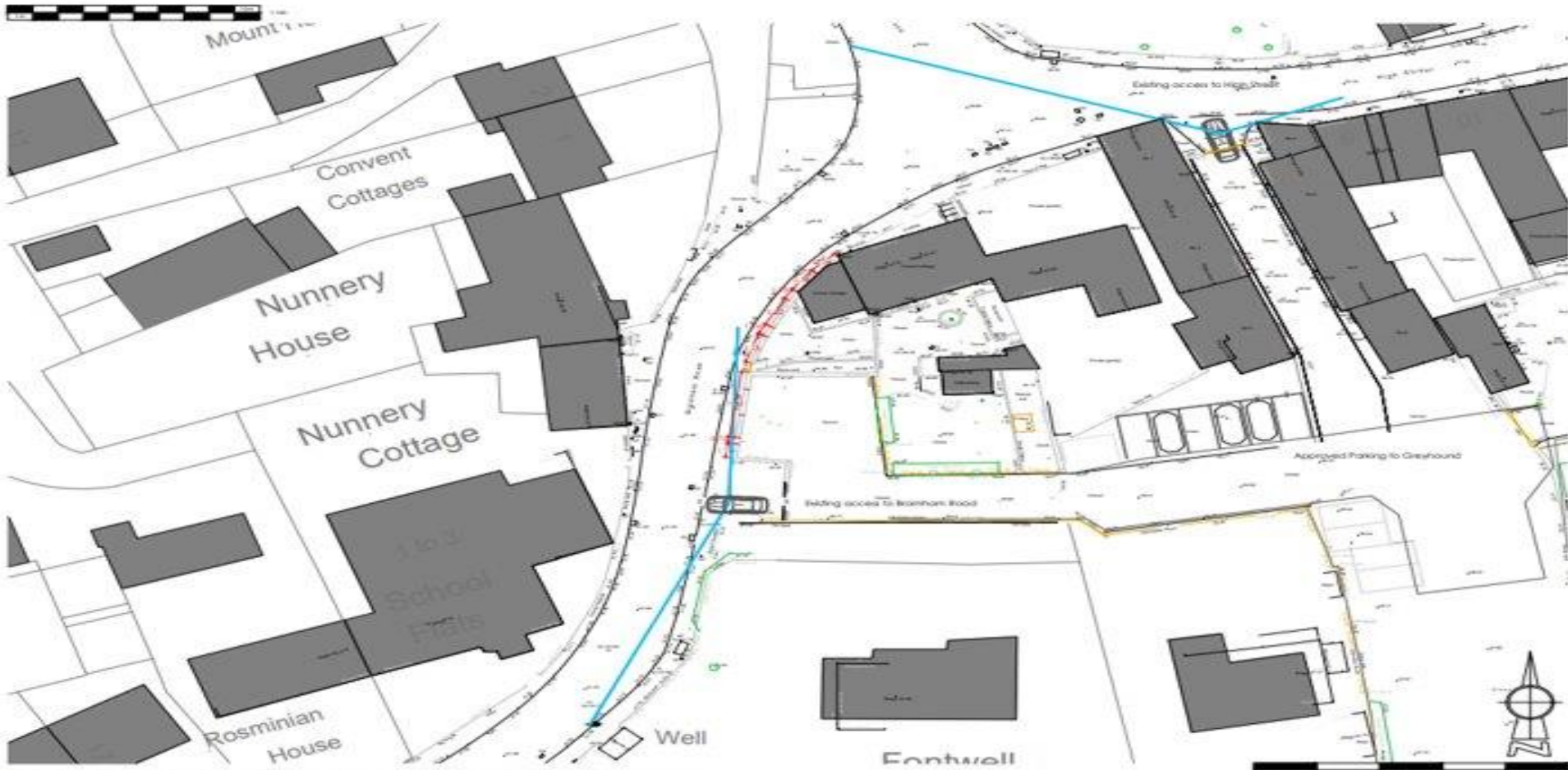




Greyhound, Clifford



Streetscene



Existing Site Access and Frontage



Corner Cottage



Corner Cottage, existing flat roofed extension and boundary wall viewed from the north and Fontwell House



Corner Cottage, existing flat roofed extension and boundary wall viewed from the west



Existing boundary wall along Brannan Road



Corner Cottage, existing flat roofed extension, boundary fence and boundary wall viewed from the southwest

Logo for bean designed, a subsidiary of HobCro Limited.

bean
designed

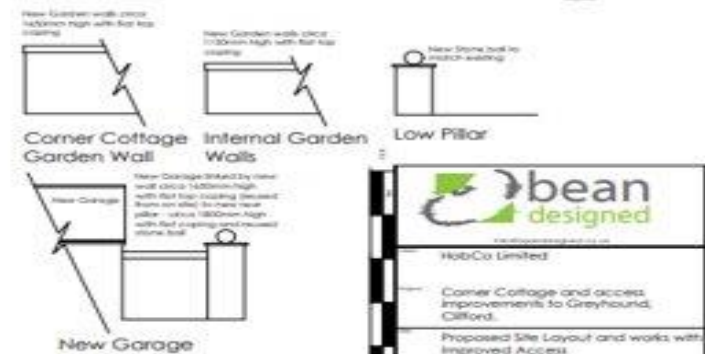
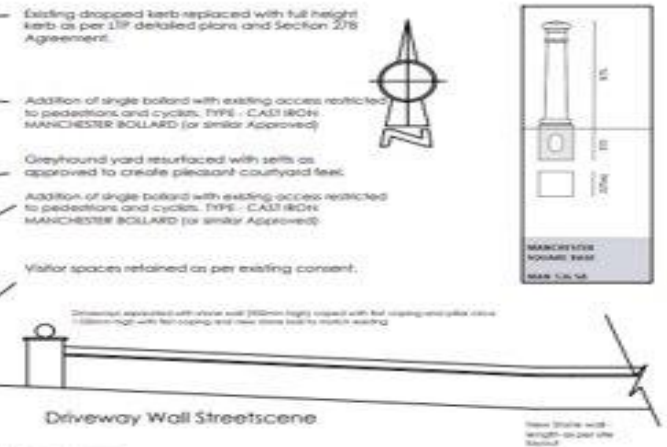
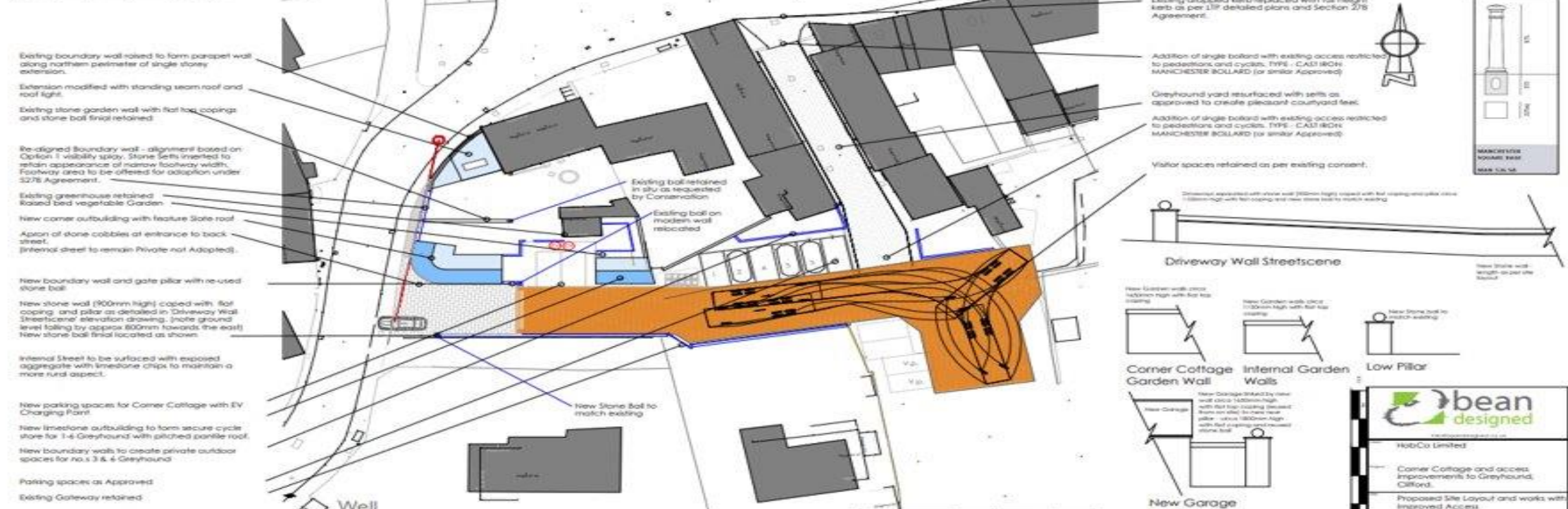
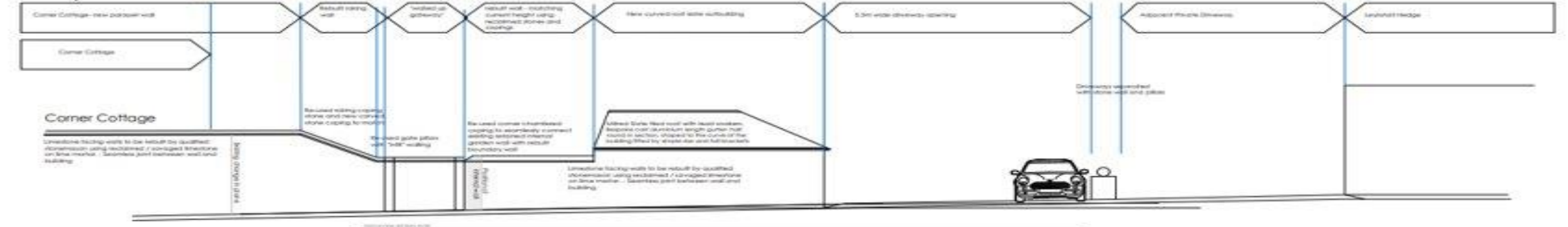
HobCro Limited

Corner Cottage and access improvements to Greyhound, Clifford

Existing Site Layout, Access and Site Frontage

DATE	BY	APP	REV
1/20/21	PL	PL	P1982-02

Greyhound, Clifford

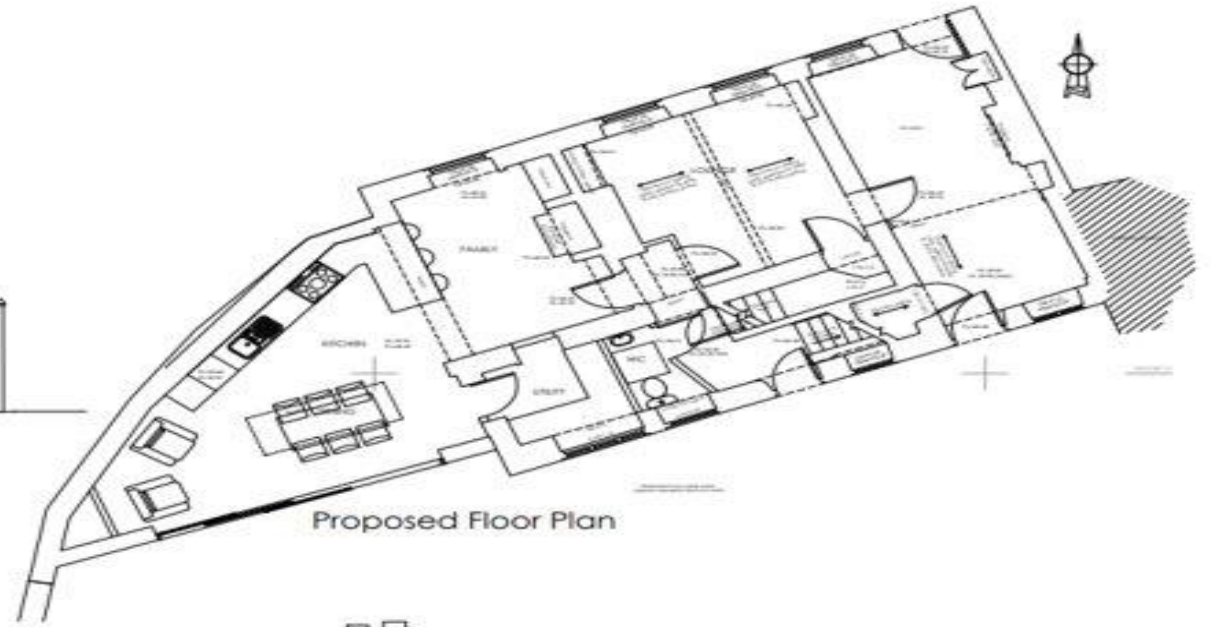


Proposed Site Access - Proposed additional works

Corner Cottage, Clifford



Proposed Front Elevation



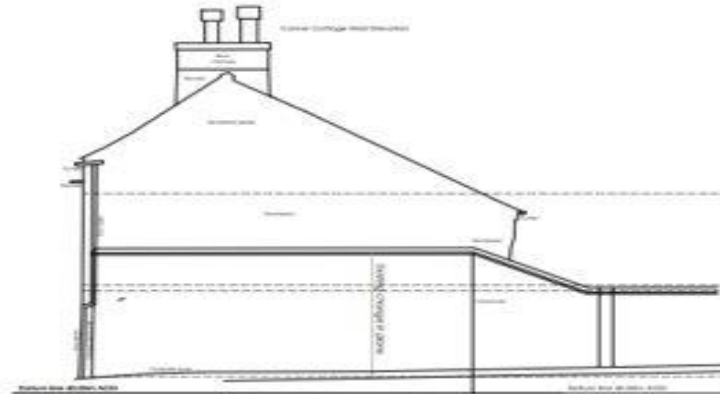
Proposed Floor Plan



Indicative low Eaves Profile 300mm Overhang



Proposed Rear Elevation



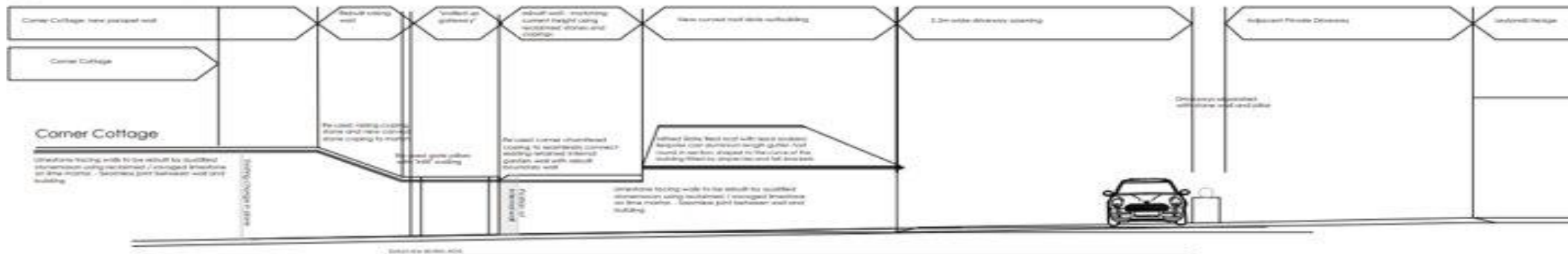
Proposed Side Elevation

Proposed Plans and Elevations

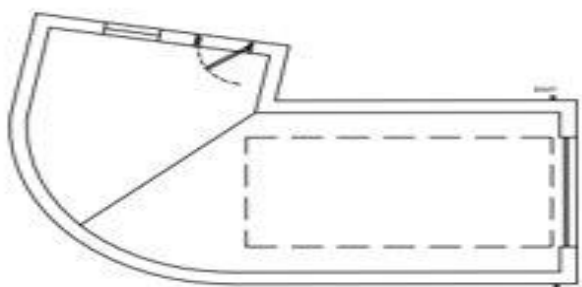


	
HOBCC Proposed remodel to existing extension at Corner Cottage, Clifford Proposed Floor Plans & Elevations	
No. 1982-12 Date: 12/11/2019	D

Corner Cottage & Greyhound, Clifford



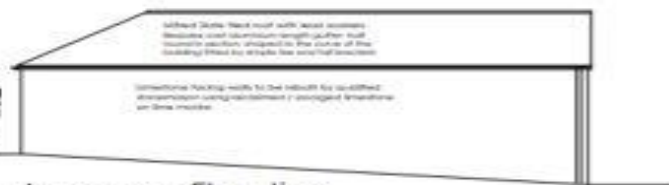
Streetscene



Outbuilding Floorplan



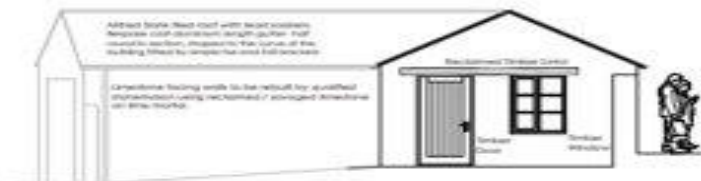
Street Elevation



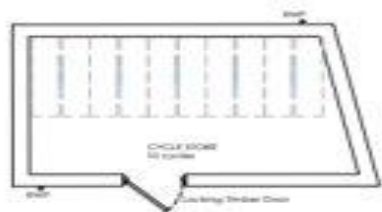
Accessway Elevation



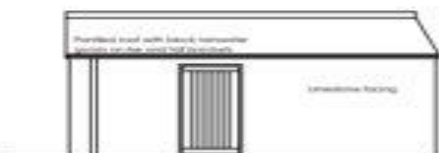
Side Elevation



Inner Elevation



Cyclestore Floorplan



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Proposed Outbuildings



HOBCO	
Proposed Outbuilding Corner Cottage & Greyhound Clifford	
Proposed Floor Plans & Elevations	
Scale	1:100
Date	15/03/2024
Project No.	P1982-15
Sheet No.	E

APPLICATION:

PROPOSAL: Part retrospective application for part two storey side and rear extension; part first floor rear extension; dormer windows to rear.

ADDRESS: 43-45 St Wilfrids Circus, Harehills, Leeds, LS8 3PF







New Proposed Plans





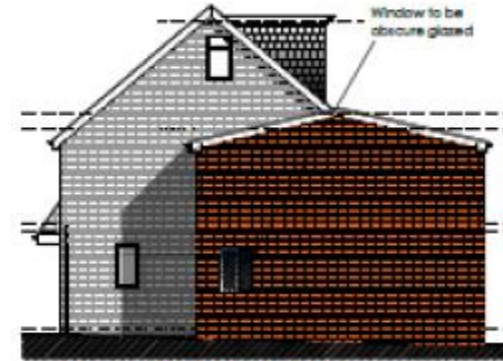
PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED SECOND FLOOR PLAN
SCALE 1:100



LOCATION PLAN
SCALE 1:1250

NORTH & EAST PLANS PANEL

THURSDAY, 9TH FEBRUARY 2023

END OF PRESENTATION

