



Originator: Stella Spriggs
Tel: 0113 37 82511

Report of the Chief Planning Officer

NORTH & EAST PLANS PANEL

Date: 24th August 2023

Subject: 22/04991/FU – 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 at Corner Cottage, 2 High Street, Clifford, Wetherby, LS23 6JF

APPLICANT	DATE VALID	TARGET DATE
HobCo Limited and the Estate of M.K. Oldham	19.07.2022	13.09.2022, extension of time agreed to 17.02.2023

Electoral Wards Affected:

Wetherby

Yes Ward Members consulted (referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: GRANT planning permission subject to the conditions set out below (with amendments or addition to the same as deemed appropriate):

1. Standard time limit 3 years
2. Approved plans
3. Time limit rebuild stone wall
4. Stonework sample – new and old (Approval of and use for construction of proposed development)
5. Stone sample coping detail (Approval of and use for construction of proposed development)
6. Stone ball finial sample to match existing (Approval of and use for construction of proposed development)
7. Slate and ridge tile samples (Approval of and use for construction of proposed development)
8. Rainwater goods including fixing methods (Approval of and use for construction of proposed development)

9. Windows and door details – timber (Approval of and use for construction of proposed development)
10. Rooflight details (Approval of and implementation for purposes of development)
11. Stone setts surfacing sample and specification (Approval of and use for construction of proposed development)
12. Hardstanding details and specification (Approval of and use for construction of proposed development)
13. Stone storage details (Approval of and use during the construction phase of the proposed development)
14. Bollard as per details provided, cast iron black
15. Electric vehicle charging points
16. Provision for contractors
17. Provision of cycle facilities
18. Specified off-site highway works

BACKGROUND:

1. The application is returned to the North and East Plans Panel following a deferral for further consultation with residents, local Ward Councillors and Clifford Parish Council. The application was previously heard at the North and East Plans Panel on 9th February 2023. The officer recommendation to grant planning permission subject to conditions as detailed (with amendments to conditions as deemed appropriate) was not accepted by Members and the application was to be revisited and return to the Plans Panel for formal determination.
2. The previous officer report is attached below as Appendix 1 and this report therefore focuses on what has happened since the February meeting and including an assessment of the consultation work carried out and revised scheme received.

UPDATE SINCE 9TH FEBRUARY PLANS PANEL MEETING:

3. In terms of changes to the plans since the item was heard at February Panel, these are limited to revising the term 'cobblestones' to 'stone setts'. This change is evident on the 'Proposed Site Access Plan'. This change in wording is reflected in the conditions proposed, with condition 11 now relating to stone setts sample and specification, rather than cobblestones.
4. To clarify, there have been no changes to the proposed plans in relation to the other elements of the proposed works as detailed within the application description - i.e., to the existing boundary wall, erection of two outbuildings, replacement of existing timber fence with new stone boundary wall and gate pillars, and replacement of an existing single storey extension to Corner Cottage, change of use of land to parking, with associated hardstanding/landscaping.
5. The 'Proposed Site Access Plan' has been amended to indicate the stone setts to the former position of the boundary wall, the threshold of the driveway, and to the pedestrian area between the dwellings at 1-6 The Greyhound. This removes reference to the term 'cobblestones'.
6. The application has been assessed by the LCC Access Officer, who made comments in relation to the stone setts proposed as part of the scheme, finding no objection subject to these meeting the relevant building standard (BS8300-1:2018 8.4).

7. The revised plans have also been assessed by LCC Conservation, who provide no objection to the stone setts, subject to specifications of the material being secured via condition, to ensure appropriateness in terms of colour match and material. The Applicant is amenable to such a condition.
8. The revision from cobbles to stone setts is considered minor in nature, so as not to require the application to be readvertised.
9. In relation to further consultation between the Applicant and local community groups, the reason for which the application was deferred at February Plans Panel, a cover letter was submitted 23rd May 2023 by the Agent for the application detailing the following engagement with Clifford Parish Council and the Local History Group:
 - Site visit: 9th March 2023
 - Revised proposals/matters put forward to the Parish Council: 15th March 2023
 - Parish Council meeting / review of the proposals: 15th March 2023
 - Requested comments / feedback from the proposals on the 27th March 2023
 - The Agent was advised on the 28th March that the Working Group were still reviewing the proposals
 - Requested comments / feedback from the proposals on the 8th April 2023
 - Email response on the 9th April 2023 confirmed that the Working Group were still considering and would investigate where this was.
10. As of 7th August 2023, no formal feedback had been provided to the Agent on the matters discussed by the Parish Council.
11. The Agent had a phone call with Councillor Lamb, Wetherby Ward Member, followed up with written correspondence to provide clarification as to matters relating to the stone setts and the position of the boundary wall in relation to visibility splays. A further meeting to discuss the scheme with local groups was suggested.
12. In response, the Agent and Applicant met with Councillor Lamb, Wetherby Ward Member, a representative of Clifford Parish Council and a representative of the Clifford Local History Group on 1st August 2023, to further discuss if a compromised position could be reached to address local concerns identified.

PLANNING POLICIES:

The Development Plan

9. As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 this application has to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan currently comprises the adopted Local Development Framework Core Strategy (2014, as amended by the Core Strategy Selective Review 2019), those policies saved from the Leeds Unitary Development Plan (Review 2006) (included as Appendix 3 of the Site Allocations Plan), the Site Allocations Plan (2019), the Natural Resources and Waste Development Plan Document (2013 and 2015) (NRWLP) and the Clifford Neighbourhood Plan (2017).
10. The following policies from the Core Strategy are considered to be of most relevance to this development proposal:

SP13 – Strategic green infrastructure
P10 – Design
P11 – Conservation historic environment
P12 – Landscapes
T2 – Highway safety
G9 – Biodiversity net gain
EN8 – Electric vehicle charging infrastructure

11. The following saved policies from the Unitary Development Plan are considered to be of most relevance to this development proposal:

GP1 – Land use and the proposals map
GP5 - Seeks to ensure that development proposals resolve detailed planning considerations, including amenity.
BD2 – Design and siting of new buildings
BD5 – Amenity and new buildings
BD6 – All alterations and extensions should respect the scale, form, detailing and materials of the original building.
BC7 – Development within Conservation Areas will normally be required to be in traditional local materials.
BC8 – Demolition of buildings in Conservation Areas
N18A & N18B – Demolition conservation area
N19 – Conservation Area new extensions and buildings
N20 – Retention features Conservation Area (e.g. boundary walls, railings, trees)
N25 – Boundary treatments
LD1 – Landscape schemes

12. The following policies from the Natural Resources and Waste DPD are considered to be of most relevance to this development proposal:

General Policy 1

13. The following policies from the Clifford Neighbourhood Plan are considered to be of most relevance to this development proposal:

DEV2 – Design standards
DEV3 – Parking
BE2 – Conserve heritage assets
GS2 – Safeguarding important views

Relevant Local Supplementary Planning Guidance/Documents

14. The most relevant local supplementary planning guidance (SPG), supplementary planning documents (SPD) are outlined below:

Building for Tomorrow Today: Sustainable Design and Construction SPD
August 2011
Building for Tomorrow Today: Sustainable Design and Construction SPD –
Update Note June 2020
Neighbourhoods for Living SPG December 2003
Neighbourhoods for Living SPG Memorandum to 3rd Edition August 2015
Neighbourhoods for Living SPG Update Note June 2020
Parking SPD January 2016
Transport SPD February 2023

Other Relevant Documents

15. Other relevant documents include:

Clifford Conservation Area Appraisal and Management Plan May 2010

National Planning Policy Framework

16. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.
17. The following sections of the NPPF are most relevant for the purposes of determining this application:
- 2. Achieving sustainable development;
 - 4. Decision-making;
 - 12. Achieving well-designed places;
 - 16. Conserving and enhancing the historic environment.
18. The Planning Practice Guidance (PPG) provides commentary on the application of policies within the NPPF. The PPG also provides guidance in relation to the imposition of planning conditions. It sets out that conditions should only be imposed where they are necessary; relevant to planning and to the development to be permitted; enforceable; precise and reasonable in all other respects.

CLIMATE EMERGENCY:

19. The Council declared a climate emergency on the 27th March 2019 in response to the UN's report on Climate Change.
20. The Planning Act 2008, alongside the Climate Change Act 2008, sets out that climate mitigation and adaptation are central principles of plan-making. The NPPF makes clear that the planning system should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions in line with the objectives of the Climate Change Act 2008.
21. As part of the Council's Best City Ambition, the Council seeks to promote a less wasteful, low carbon economy. The Council's Development Plan includes a number of planning policies which seek to meet this aim, as does the NPPF. These are material planning considerations in determining planning applications.

PUBLIC SECTOR EQUALITY DUTY

22. The Equality Act 2010 requires local authorities to comply with the Public Sector Equality Duty. The requirement to consider, and have due regard to, the needs of diverse groups to eliminate discrimination, advance equality of opportunity and access, and foster good relations between different groups in the community has

been fully taken into account in the consideration of the planning application to date and at the time of making the recommendation in this report.

23. In this instance it is considered that the proposals do not raise any specific implications in these respects and therefore it is not considered that a full Equality, Diversity, Cohesion and Integration Impact Assessment (EDCI) is required.

APPRAISAL OF THE REVISED PROPOSAL:

(1) Heritage and accessibility

24. To clarify, this appraisal considers the amendments and works undertaken since the application was heard by Members at February Plans Panel. The sole revision to the proposal since the February Panel is the removal of the term 'cobble', replacing these with 'stone setts'. The full assessment of the merits of the scheme is set out in the report for February Panel (Appendix 1).
25. The 'Proposed Site Access Plan' has been amended to remove reference to cobble, replacing this with 'stone setts' (setts are square or rectangular quarried stones whereas cobble are round – consequently setts provide a more even surface to walk on). This serves to provide greater clarity regarding the material that is proposed to be used and the detailed specification to be submitted in this regard for the Local Planning Authority's approval. The specification and subsequent use of the stone setts is proposed to be controlled via condition, to ensure its appropriateness, both in terms of accessibility standards, and in conservation terms, for a suitable stone colour and finish.
26. The submitted plans have been assessed by relevant consultees, namely the Council's Access and Conservation officers, who provide no objection subject to conditions. As such, the proposal is considered acceptable in these terms.
27. The Applicant highlights the involvement of a qualified and accredited stone mason in the preparation of the proposals and associated supporting documentation. As such, it is considered due regard is given to the heritage interest of the wall, and the specification and carrying out of works in accordance with the submitted details can be controlled by appropriate condition.
28. Discussions during the course of the February Panel also queried the safety of the existing vehicular access to Bramham Road. From further discussion with Highways, it is noted that there are no recorded accidents in relation to the Bramham Road exit over the past five years. The proposal serves to improve the visibility splays from the Bramham Road exit from the application site, through the realignment of the boundary wall. As such, Highways have no objection to the proposed works, subject to relevant conditions, as specified.

(2) Public engagement

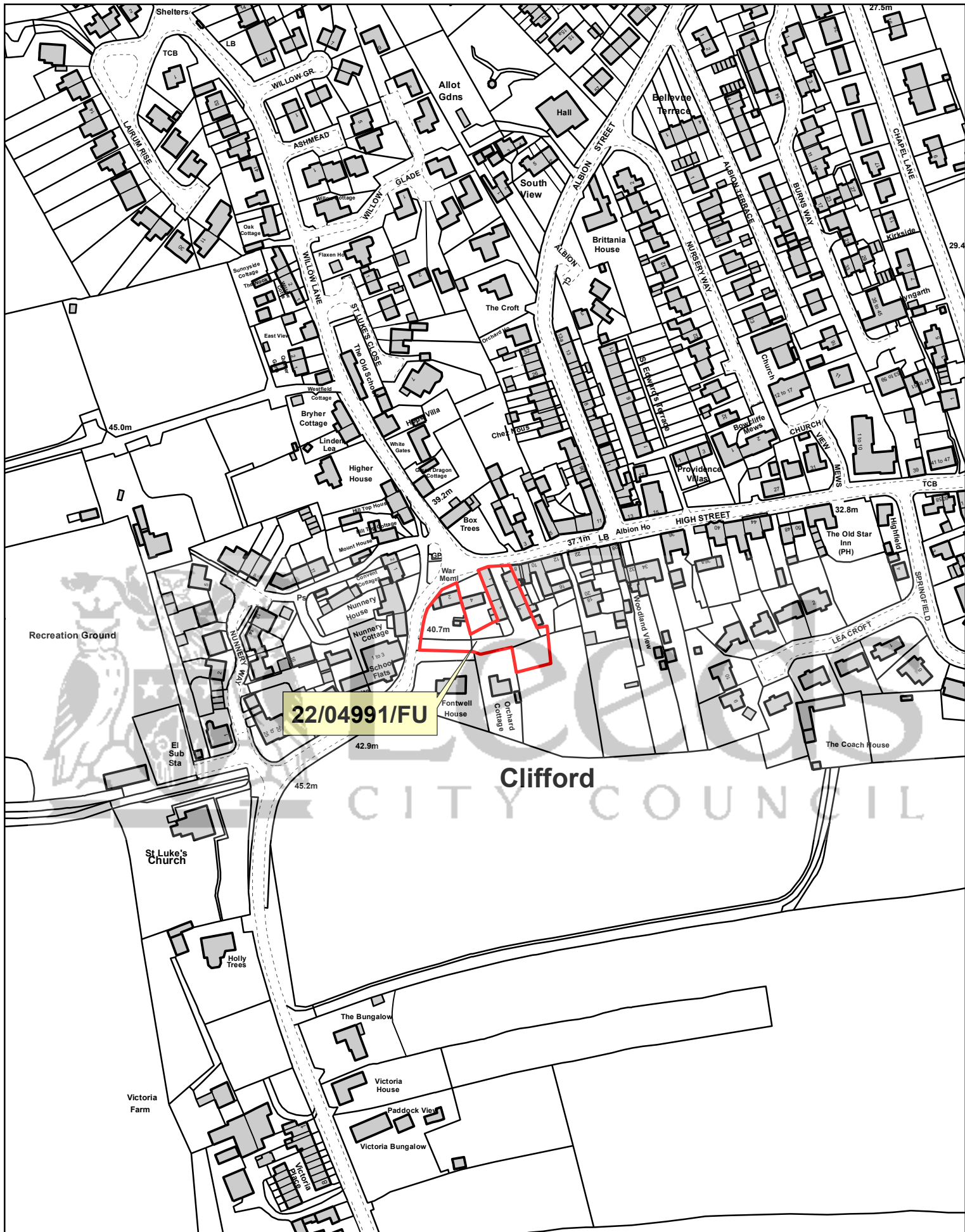
29. As set out previously, from an officer perspective, the proposal is considered acceptable, noting the increase in height to the boundary wall, its integration into the extension and outbuilding as proposed, replacement of existing unsympathetic timber fencing with stone walling, and improved visibility splays from the site access to Bramham Road, to outweigh the less than substantial harm to the Clifford Conservation Area identified.

30. The item was deferred at the February Plans Panel to allow for further consultation with the local community and Ward Councillors on issues of concern. It is noted that objections from the Clifford Parish Council and Clifford Local History Group were received prior to the application being heard at the February Plans Panel. No further public representations have been received since the item being heard at February Panel.
31. The Agent has provided details of their engagement with local groups and Ward Members carried out since the February Plans Panel (paragraphs 3-6, above). As of 7th August 2023, it is understood no formal written feedback had been provided by the Parish Council on the matters discussed. It is understood that Parish Council support exists for all aspects of the proposals, and aspects of the scheme are acknowledged to serve as improvements – with the exception of the realignment of the boundary wall. The realignment of the boundary wall thus remains a fundamental objection to the scheme by the Clifford Parish Council and Local History Group. As such, whilst a compromised position was sought, none was reached.
32. The Agent has detailed the ways in the scheme has sought to minimise impact to the existing wall, limiting the set back of the wall as far as is practically possible to allow for the visibility splays to the access to be achieved in line with Manual for Streets guidance. Submitted supporting documents assert that – were the application to seek the outbuilding and extension works on the line of the existing wall – this would serve to worsen the existing visibility from the access to Bramham Road.
33. The Applicant has also considered the example of an extension and boundary wall development cited by local groups (a site opposite Cinder Lane, planning approval 17/03982/FU), and discussed the ways in which the proposed scheme differs.
34. To note, supporting documents also detail that the Applicant wrote to stakeholders in advance of the application being submitted, providing copies of the proposals and documents, and inviting them to discuss the proposals and review any concerns. It is understood acknowledgement of receipt of these documents was received, however no comments from stakeholders were received in response to this information.
35. Whilst no mutually agreeable solution has been reached, it is considered the Applicant has allowed reasonable opportunity for the provision of comments and discussion of the scheme. It is therefore considered that the Applicant and their nominated Agent have made reasonable endeavours to consult and engage with the local community to listen to the concerns of local residents since the application was heard at February Plans Panel.

CONCLUSION:

36. The application would realign and rebuild an existing boundary wall to improve visibility splays to an existing driveway access. The application includes increases in height to the existing boundary wall, and replacement of existing timber fencing with stone boundary walls. The proposed works also include the erection of two outbuildings and a single storey side extension. The extension and one of the outbuildings are proposed to be built into the boundary wall structure. This is considered to create a greater sense of containment to the site which preserves and enhances the character of the Clifford Conservation Area as well as the setting of nearby listed buildings and structures.

37. Since the item was heard at February Plans Panel, the application has been assessed by the LCC Access Officer, who provides no objection to the stone setts proposed, subject to a condition to ensure their appropriate specification in line with relevant building standards. LCC Conservation have no objection to the change in annotation from cobbles to stone setts, as per the updated plans.
38. The Applicant has carried out consultation with Clifford Parish Council, Clifford Local History Group, and local Ward Members, making reasonable endeavours to reach an agreeable solution between parties. Whilst no mutually agreed upon scheme has been reached, it is considered that the Applicant has carried out appropriate engagement with the community on issues of concern.
39. It is thus considered that overall the proposal does accord with the Development Plan when read as a whole and as such the application is recommended for approval.



NORTH AND EAST PLANS PANEL

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PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/2500





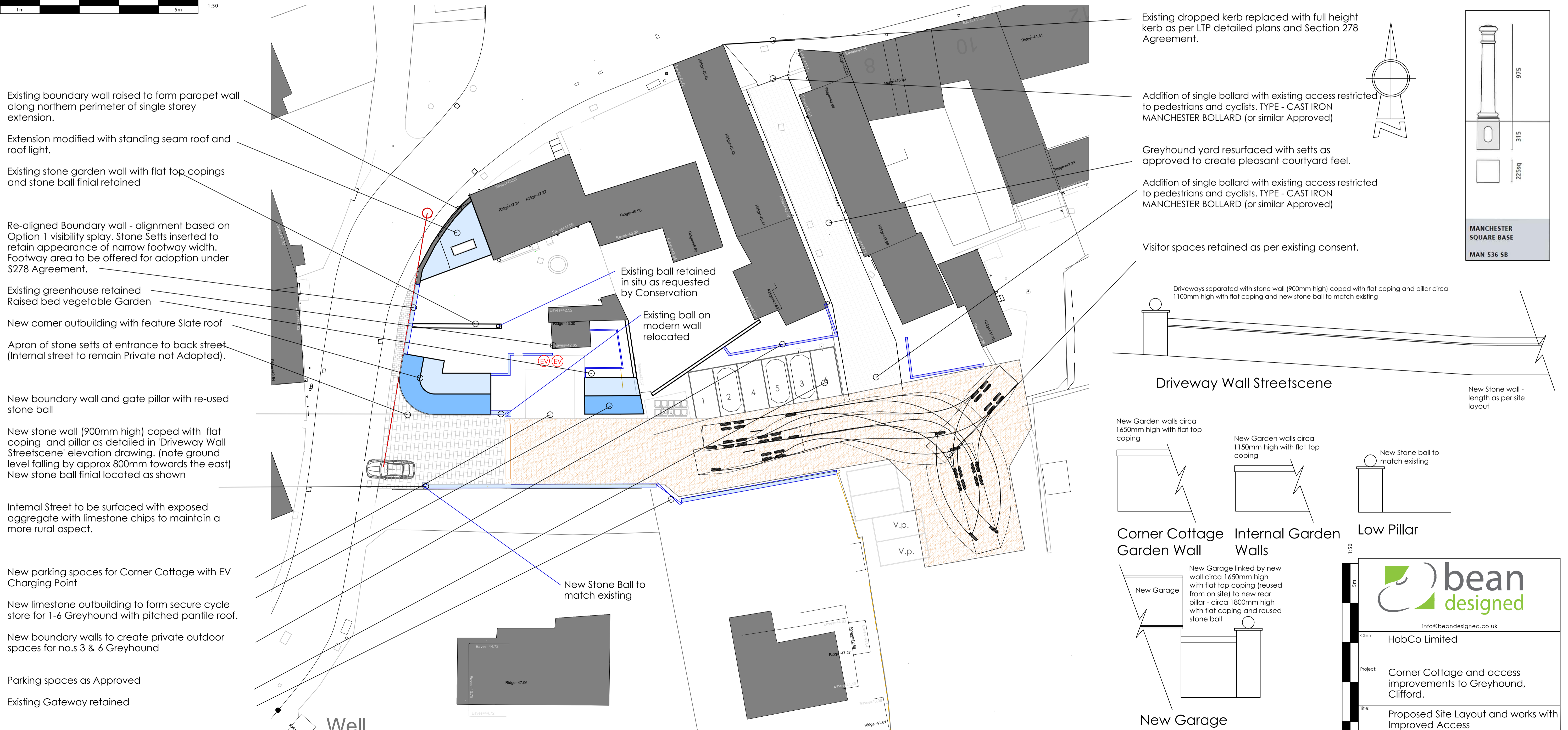
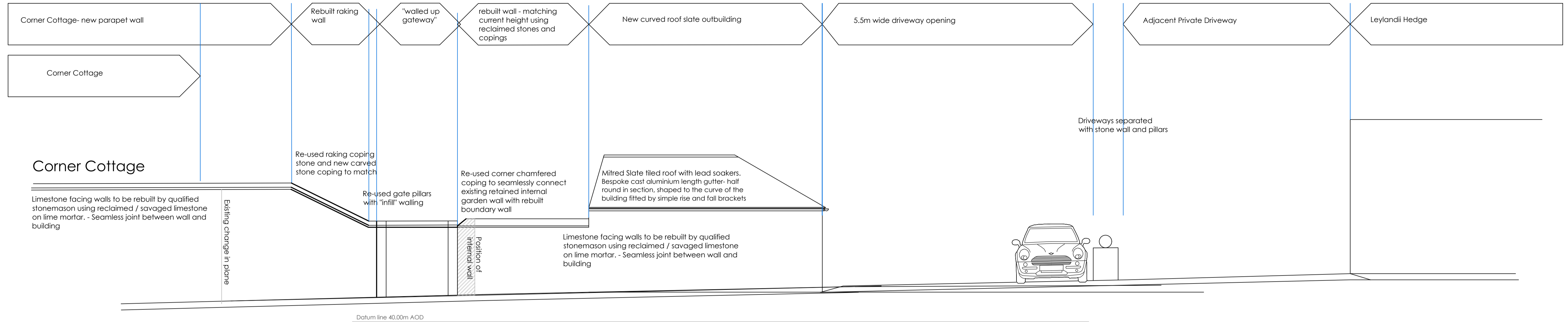
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PLANS PANEL PRESENTATION

SCALE 1:2500



Greyhound, Clifford



Proposed Site Access - Proposed additional works

bean designed
info@beandesign.co.uk

Client: HobCo Limited

Project: Corner Cottage and access improvements to Greyhound, Clifford.

Title: Proposed Site Layout and works with Improved Access

Date: 10/01/23 By: ALP Drg. No. P1982:06 Rev. L
Scale: Varies @ A1 Chk: CLP

APPENDIX 1: 22/04991/FU 9TH FEBRUARY 2023 PANEL REPORT



Originator:	Stella Spriggs
Tel:	0113 37 82511

Report of the Chief Planning Officer

NORTH & EAST PLANS PANEL

Date: 9th February 2023

Subject: 22/04991/FU – 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 at Corner Cottage, 2 High Street, Clifford, Wetherby, LS23 6JF

APPLICANT	DATE VALID	TARGET DATE
HobCo Limited and the Estate of M.K. Oldham	19.07.2022	13.09.2022, extension of time agreed to 17.02.2023

Electoral Wards Affected: Wetherby <input type="checkbox"/> Yes Ward Members consulted (referred to in report)

Specific Implications For: Equality and Diversity <input type="checkbox"/> Community Cohesion <input type="checkbox"/> Narrowing the Gap <input type="checkbox"/>

RECOMMENDATION: GRANT planning permission subject to the conditions set out below (with amendments or addition to the same as deemed appropriate):

- 19. Standard time limit 3 years
- 20. Approved plans
- 21. Time limit rebuild stone wall
- 22. Stonework sample – new and old (Approval of and use for construction of proposed development)
- 23. Stone sample coping detail (Approval of and use for construction of proposed development)
- 24. Stone ball finial sample to match existing (Approval of and use for construction of proposed development)

25. Slate and ridge tile samples (Approval of and use for construction of proposed development)
26. Rainwater goods including fixing methods (Approval of and use for construction of proposed development)
27. Windows and door details – timber (Approval of and use for construction of proposed development)
28. Rooflight details (Approval of and implementation for purposes of development)
29. Cobble sets sample and specification (Approval of and use for construction of proposed development)
30. Hardstanding details and specification (Approval of and use for construction of proposed development)
31. Stone storage details (Approval of and use during the construction phase of the proposed development)
32. Bollard as per details provided, cast iron black
33. Electric vehicle charging points
34. Provision for contractors
35. Provision of cycle facilities
36. Specified off-site highway works

INTRODUCTION:

1. This application is presented to North and East Plans Panel at the request of Councillor Lamb, Wetherby Ward Member, on the basis of the potential significance to the conservation area, the fact that the site is located at a key gateway to the village and the application has raised local concern.
2. As the matters raised by the Ward Councillor are based on material planning considerations that give rise to concerns affecting more than neighbouring properties, the request meets the criteria outlined in the Officer Scheme of Delegation and it is appropriate to report the application to Panel for determination.
3. The proposal seeks permission for the 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 and replacement of an existing single storey extension to Corner Cottage. Subject to relevant conditions as outlined above (and amendments to or addition of others as deemed appropriate), the proposal is recommended by officers for approval.

PROPOSAL:

4. The proposal seeks permission for the 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 and replacement of an existing single storey extension to Corner Cottage, change of use of land to parking, with associated hardstanding/landscaping. Each of the elements of this proposal is described in detail below.
5. The realignment of the existing stone wall to facilitate vehicle and pedestrian improvements to Bramham Road – The existing boundary wall is to be dismantled and rebuilt. The wall will be set back by up to 1 metre, with the depth of repositioning varying along its length. This will create a wider footpath, which will be offered for

adoption under a S278 agreement. The new width of footpath is to be constructed in stone setts. The realignment is sought to improve vehicular and pedestrian movement in the area. The wall is to vary in height, with integration into the side extension to Corner Cottage and its outbuilding, with a height of 2.8 metres raking down to 1.8 metres.

6. Erection of two outbuildings – Two outbuildings are proposed. One outbuilding adjoins and forms part of the boundary wall fronting Bramham Road, with a curved wall to its southern and western aspects. The building has a pitched roof, to a ridge height of 4 metres and eaves height of 2.7 metres at its highest point (noting some variation in land levels between the pavement edge and within the Corner Cottage site). The curved outbuilding is 9.3 metres in length and 6.2 metres in width. The outbuilding is to serve as an ancillary structure to Corner Cottage, with a garage door opening to its eastern side, and window and door to its northern side.
7. The second outbuilding is positioned more centrally within the site, to serve as secure cycle storage for the dwellings at 1-6 Greyhound. This building is 6 metres in length and 3.7 metres in width. The building has a pitched roof, to a ridge height of 3.3 metres and eaves height of 2.4 metres. The building has a single door, to its southern side.
8. Both outbuildings are to be constructed with limestone facing walls, slate tiled roofs, with black rainwater goods supported on simple rise and fall brackets. Timber doors and windows are proposed.
9. Replacement of an existing timber fence with a new stone boundary wall and gate pillars – Existing timber fencing to the rear of Corner Cottage and along the southern boundary of the site, adjacent to the access road, is to be replaced with stone walling. The Corner Cottage garden wall is to be 1.65 metres high, with a flat top coping. Garden walls to 3 and 6 Greyhound are to be 1.15 metres high with a flat top coping. The wall to the southern side of the driveway is to be 0.9 metres high, with flat coping, a 1.1 metre high pillar to the driveway entrance and a new stone ball detail to match existing.
10. Replacement of an existing single storey extension to Corner Cottage – The existing single storey side extension to Corner Cottage is to be demolished and replaced. The proposed extension is to be positioned to the western elevation of Corner Cottage and infill the space to its boundary wall to the west. The extension is 7.6 metres in width at its widest point, with a maximum depth of 5.6 metres. The extension proposes a flat roof to a height of 3 metres. Materials proposed are stonework to walls, with a single ply flat roof. Large sliding doors are proposed to the southern elevation. The extension is broadly triangular in its floor plan form, given its position between the boundary wall and dwelling. The extension is to serve as a kitchen-diner.
11. Change of use of land to parking with associated hardstanding/landscaping - The proposal includes the creation of an area of hardstanding towards the south eastern corner of the application site. The land is currently greenfield. The use of this land as parking was previously granted consent under application 20/02804/FU. As such, the existing and proposed plans supplied as part of the current application reference 'Approved parking to Greyhound'. At the time of the Officer site visit, it did not appear that this permission had been implemented. The internal street and parking area (hardstanding) is to be surfaced with exposed aggregate with limestone chips.

SITE AND SURROUNDINGS:

12. The application site is a U-shaped area of land within the Clifford Conservation Area. The application site includes the properties of Corner Cottage (2 High Street) and 1-6 The Greyhound, with associated parking and garden areas. These properties are all considered to be positive structures within the Clifford Conservation Area Appraisal and Management Plan (CAAMP). Corner Cottage, at the junction of Bramham Road/Willow Lane/High Street is a stone built dwelling with a catslide pantile roof. The property is rendered to side. The property has an existing flat roofed single storey extension to side, constructed in stone and render, which is visible above the boundary wall to the site. The red line boundary includes some existing outbuildings, as well as parking areas for properties within the boundary.
13. Running along the western extent of the site is a tall stone build boundary wall with coping detail. The wall has evidently been altered over time, with gateposts included as part of the structure, and variation in the coursing and colouring of the stonework. The wall is positioned to the pavement edge of Bramham Road. The wall varies in height along its length, with a lower element towards the existing driveway access to the site. Adjacent to the driveway access, the wall takes a right angle away from the pavement edge and is set back from the highway. The boundary wall also runs east-west within the site, with a finial ball detail. The boundary wall is listed within the Clifford Neighbourhood Plan as a potential non-statutory heritage asset. Within the site, and along its southern boundary, is timber fencing.
14. The site is accessed both from High Street, to its north, and Bramham Road, to its west. The site is in the setting of a number of Grade II listed buildings and structures, as follows:
 - Nunnery House, to the opposite side of Bramham Road
 - Head's House at Northways School and disused schoolroom attached on right, to the opposite side of Bramham Road
 - Clifford War Memorial, at the junction of High Street/Bramham Road/Willow Lane, to the north of Corner Cottage
 - Baptismal Well and flanking walls, to the south of the application site.
15. The Baptismal Well, Northways and War Memorial are all considered landmark features in the Clifford CAAMP. The application site also falls within key short-range views and is adjacent to the identified gateway into the village from Bramham, as set out in the Clifford CAAMP. The site falls within Key Short Range View B as identified in the Clifford Neighbourhood Plan.
16. The site is within Strategic Green Infrastructure, as designated by policy SP13 of the Core Strategy (as amended 2019).

RELEVANT PLANNING HISTORY:

17. *Tree works:*
19/03111/TR: T1 Purple Plum - Fell due to low value and limited long term contribution. T2 Sycamore - Fell due to growing in an unsustainable location. The tree is causing damage to the existing boundary wall. T3 Rowan - Fell due to risk of the tree failing due to decay and hollowing of the main stem. T4 Purple Plum - Fell due to low value and limited long term contribution. T5 Apple - Fell due to poor condition.
 No objection 21.06.2019

Planning applications:

18. H31/219/82/: Alterations to form toilet and shower room and extensions to form enlarged sitting room and utility room to rear. Approved 27.09.1982. Implemented.
19. 31/89/96/FU: Single storey rear extension. Withdrawn 23.01.1997.
20. 31/41/97/OT: Outline application to erect detached house. Disposed of 28.06.2005.
21. 12/03438/CA: Conservation area application for demolition and reconstruction of existing boundary wall. Refused 30.10.2012, Appeal Dismissed 03.09.2013.
22. 12/03437/FU: One detached dwelling and reconstruction of boundary wall. Refused 30.10.2012, Appeal Dismissed 03.09.2013.
23. 20/02804/FU: First floor extensions and remodelling to numbers 3 and 6 and new roof light to number 5 including landscape works to yard. Approved 08.12.2020. Extant, not yet implemented.
24. 21/06625/FU: Demolition and alignment of the existing stone wall to facilitate vehicle and pedestrian improvements to Bramham Road; Erection of two outbuildings to facilitate parking and cycle storage facilities; Single storey extension to existing dwelling including alterations to existing side extension; Replacement of an existing timber fence with a new stone boundary wall and gate pillars; creation of new car parking and garden areas. Refused 22.11.2021.
25. 21/06557/FU: Demolition and alignment of the existing stone wall to facilitate vehicle and pedestrian improvements to Bramham Road. Erection of two outbuildings including cycle storage. Withdrawn 24.02.2022

HISTORY OF NEGOTIATIONS:

26. The application is a revised resubmission of previously refused and withdrawn applications to realign the boundary wall, erection of two outbuildings, and single storey extension to Corner Cottage, as considered under applications 21/06557/FU and 21/06625/FU.
27. The scheme under consideration seeks to address previous concerns raised through the provision of revised plans and additional information. During the course of the current application, the Applicant has been amenable to providing further information and revisions as required by officers, addressing outstanding concerns, including:
 - Elevation drawings for the new boundary wall and gate pillars to either side of the gateway entrance
 - Elevation drawings for new boundary walls to private garden areas within the site
 - Clarification of the rainwater goods proposed to the garage outbuilding, to ensure these sit appropriately in relation to the boundary wall and elevations
 - Further detail in relation to the stonework methodology, regarding the retention of the existing character, stone placement and coursing
 - Proposed specification details for the bollard to the High Street entrance
 - The use of stone rather than render to the single storey rear extension
 - Provision of a cross section of the eaves and fascia to the single storey rear extension to ensure its appropriateness for the setting
 - The removal of timber fencing notations to the proposed site layout
 - Revision to the position of the finial ball details

- Clarification on stone storage proposed
- Provision of vehicle tracking within the site for refuse vehicles
- Cycle storage and electric vehicle charging point locations indicated
- Update to description to include specific reference to the proposed hardstanding parking area, in the interests of completeness and clarity

CONSULTATION RESPONSES:

28. *Highways* – No objection subject to condition. Revised plans and additional information addresses previous queries raised. Following clarification, no management plan for the internal roads would be required.
29. *Conservation* – No objection subject to condition. Revised drawings and additional information addresses previous queries raised.

PUBLIC/LOCAL RESPONSE:

30. The application was advertised via site notices, posted 31st August 2022. The application was also advertised in the Yorkshire Evening Post, published 26th August 2022.
31. Councillor Lamb referred the application for determination at Plans Panel in the event officers were minded to approve the application, citing the following reasons:
- The potential significance of the development to the conservation area
 - The fact that this is on a key gateway to the village
 - The significant local concern
40. Six objection comments have been received, summarised below:
- Concerns re advertising of application and period to comment
 - Concerns in relation to realignment of boundary wall, key view in village, historic setting
 - Existing boundary wall position slows drivers on approach into village
 - Corner Cottage could be extended without changing the boundary wall
 - Query the accuracy of the speed survey, noting its date
 - The application will lead to further applications to build new dwellings, further development
 - Site overdeveloped over the years, lacking consideration of its history
 - Contrary to Conservation Area Appraisal and Management Plan and Neighbourhood Plan
 - 20mph speed limit in area, no need to alter wall for road safety reasons
 - Concerns about traffic generation
 - The proposed rebuild changes the character of the wall, loss of curve to the wall
 - The new wall to the extension should be built inside the line of the existing wall and extension should have a pitched roof
 - Single access to be taken from Bramham Road serving 8 properties, excessive for this type of driveway
 - New garage will impact sight line for exiting onto Bramham Road

- Application does not take into account previous objections
- Applicant has not consulted with the community

Parish Council

41. Clifford Parish Council object to the proposed development, in relation to the works to the stone boundary wall, for the following reasons:
- The wall is extremely important in contributing to the positive sense of enclosure and containment that is a strong character feature as you enter the heart of the village
 - Historic nature of the wall, the stone, coursing and coping of the boundary wall being built at the same time as the lower section of the adjacent Grade II listed flanking walls to the Baptismal Well.
 - The setback of the wall would sever its association with the listed wall
 - Loss of historic form and character
 - Creating a wider pavement would be out of character in this area and would have a detrimental impact on the setting of the listed wall. The wall mirrors a similar wall on the opposite side of Bramham Road and contributes greatly to the street scene on the entry and egress to this historical part of the village, it also sits opposite Grade II listed Nunnery House.
 - Contrary to Clifford Neighbourhood Plan regarding retention of stone boundary walls and relevant local planning policies
 - Very difficult to rebuild
 - Contrary to NPPF paragraph 199 – no public benefits to outweigh the harm
 - Harm to Clifford Conservation Area and the setting of listed buildings
42. Clifford Local History Group object on the following grounds:
- No reference to the Clifford Neighbourhood Plan
 - The wall will have to be demolished then rebuilt, will lose its subtle features and character
 - The proposals are not sensitive to the historic environment
 - Moving wall will disturb the long-established view at entrance to village and its positive contribution to the Conservation Area
 - Northways School site should not be viewed as precedent, predates neighbourhood plan
 - Reference to planning history, dismissed appeal
 - No change in circumstances from previous refusals
 - Issues generated from increase in number of households and creation of sole access

PLANNING POLICIES:

The Development Plan

43. As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 this application has to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan currently comprises the adopted Local Development Framework Core Strategy (2014, as amended by the Core Strategy Selective Review 2019), those policies saved from the Leeds Unitary Development Plan (Review 2006) (included as Appendix 3 of the Site Allocations Plan), the Site Allocations Plan (2019), the Natural Resources and Waste Development Plan Document (2013 and 2015) (NRWLP) and the Clifford Neighbourhood Plan (2017).

44. The following policies from the Core Strategy are considered to be of most relevance to this development proposal:

General Policy – Sustainable Development and the NPPF
SP13 – Strategic green infrastructure
P10 – Design
P11 – Conservation historic environment
P12 – Landscapes
T2 – Highway safety
G9 – Biodiversity net gain
EN8 – Electric vehicle charging infrastructure

45. The following saved policies from the Unitary Development Plan are considered to be of most relevance to this development proposal:

GP1 – Land use and the proposals map
GP5 - Seeks to ensure that development proposals resolve detailed planning considerations, including amenity.
BD2 – Design and siting of new buildings
BD5 – Amenity and new buildings
BD6 – All alterations and extensions should respect the scale, form, detailing and materials of the original building.
BC7 – Development within Conservation Areas will normally be required to be in traditional local materials.
BC8 – Demolition of buildings in Conservation Areas
N18A & N18B – Demolition conservation area
N19 – Conservation Area new extensions and buildings
N20 – Retention features Conservation Area (e.g. boundary walls, railings, trees)
N25 – Boundary treatments
LD1 – Landscape schemes

46. The following policies from the Natural Resources and Waste DPD are considered to be of most relevance to this development proposal:

General Policy 1

47. The following policies from the Clifford Neighbourhood Plan are considered to be of most relevance to this development proposal:

DEV2 – Design standards
DEV3 – Parking
BE2 – Conserve heritage assets
GS2 – Safeguarding important views

Relevant Local Supplementary Planning Guidance/Documents

48. The most relevant local supplementary planning guidance (SPG), supplementary planning documents (SPD) are outlined below:

Building for Tomorrow Today: Sustainable Design and Construction SPD
August 2011
Building for Tomorrow Today: Sustainable Design and Construction SPD –
Update Note June 2020

Neighbourhoods for Living SPG December 2003
Neighbourhoods for Living SPG Memorandum to 3rd Edition August 2015
Neighbourhoods for Living SPG Update Note June 2020
Parking SPD January 2016
Street Design Guide (main report) SPD August 2009
Street Design Guide (appendices) SPD August 2009

Other Relevant Documents

49. Other relevant documents include:

Clifford Conservation Area Appraisal and Management Plan May 2010

National Planning Policy Framework

50. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.
51. The following sections of the NPPF are most relevant for the purposes of determining this application:
- 2. Achieving sustainable development;
 - 4. Decision-making;
 - 12. Achieving well-designed places;
 - 16. Conserving and enhancing the historic environment.
52. The Planning Practice Guidance (PPG) provides commentary on the application of policies within the NPPF. The PPG also provides guidance in relation to the imposition of planning conditions. It sets out that conditions should only be imposed where they are necessary; relevant to planning and to the development to be permitted; enforceable; precise and reasonable in all other respects.

CLIMATE EMERGENCY:

53. The Council declared a climate emergency on the 27th March 2019 in response to the UN's report on Climate Change.
54. The Planning Act 2008, alongside the Climate Change Act 2008, sets out that climate mitigation and adaptation are central principles of plan-making. The NPPF makes clear that the planning system should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions in line with the objectives of the Climate Change Act 2008.
55. As part of the Council's Best City Ambition, the Council seeks to promote a less wasteful, low carbon economy. The Council's Development Plan includes a number of planning policies which seek to meet this aim, as does the NPPF. These are material planning considerations in determining planning applications.

PUBLIC SECTOR EQUALITY DUTY

56. The Equality Act 2010 requires local authorities to comply with the Public Sector Equality Duty. The requirement to consider, and have due regard to, the needs of diverse groups to eliminate discrimination, advance equality of opportunity and access, and foster good relations between different groups in the community has been fully taken into account in the consideration of the planning application to date and at the time of making the recommendation in this report.
57. In this instance it is considered that the proposals do not raise any specific implications in these respects and therefore it is not considered that a full Equality, Diversity, Cohesion and Integration Impact Assessment (EDCI) is required.

MAIN ISSUES:

The following main issues have been identified:

- (1) Design and character, impact to heritage assets
- (2) Highways and Highway Safety
- (3) Amenity
- (4) Representations

APPRAISAL:

(1) Design and character, impact to heritage assets

Context

58. The application site occupies a prominent position within the village of Clifford, as approached from Bramham. The site is in the setting of a 'gateway' location, as acknowledged in the Clifford Conservation Area Appraisal and Management Plan (CAAMP). The site is also within Key Short Range View B, 'on Bramham Road entering Clifford village', as per policy GS2 of the Clifford Neighbourhood Plan.
59. Policy GS2 sets out that Development should consider the visual impact of proposals on key views and minimise adverse impact on these views through the careful consideration of the design, siting and layout of proposals.
60. Policy DEV2 of the Clifford Neighbourhood Plan relates to design standards for development within Clifford. The policy specifies that within the Conservation Area and its setting the following design principles should be taken into account:
- Extensions built in the Conservation Area should conform to the design of existing structures
 - New development must respond sensitively and creatively to the historic environment
 - There will be a presumption against infill and backland development. Any development proposing the infill of a site or the subdivision of a plot must respond to the scale, massing, layout and distribution of positive structures within the conservation area. The historic toft and-croft plan should also be respected
 - The impact of development on the character and appearance of the conservation area should be considered. This applies equally to development outside the conservation area if it is likely to affect the setting

- Stone boundary walls which make a positive contribution to the conservation area will be retained. New boundary treatments should fit with the character of existing boundary walls and should be constructed from matching limestone.
61. The application site includes an existing boundary wall positioned to the pavement edge of Bramham Road. The boundary wall follows the curve of Bramham Road, and is constructed in stone, with a coping detail. The wall breaks to allow for a pedestrian gate to Corner Cottage. The site is in the setting of a number of Grade II listed buildings and structures, as follows:
- Nunnery House, to the opposite side of Bramham Road
 - Head's House at Northways School and disused schoolroom attached on right, to the opposite side of Bramham Road
 - Clifford War Memorial, at the junction of High Street/Bramham Road/Willow Lane, to the north of Corner Cottage
 - Baptismal Well and flanking walls, to the south of the application site.
62. The Baptismal Well and flanking walls and boundary walls to the Head's House are particularly pertinent to the application under consideration, given the existing visual relationship between the flanking walls and the boundary wall to the application site, which provide a sense of visual containment to Bramham Road and the entrance into the village.
63. The boundary wall, due to its evident alterations over time, is not considered to represent a Non-Designated Heritage Asset, on the advice of LCC Conservation. This being said, the boundary wall evidently contributes to the character of the Conservation Area, providing a sense of containment to the highway in this location, reflecting similar boundary wall structures in the context, and serving as an attractive feature within the setting. Stone boundary walls are noted to make a positive contribution to the Conservation Area, and their retention is encouraged within the Clifford CAAMP.
64. It is evident that the boundary wall has been altered over time, with variations within the stonework, including gateposts. A section of wall also runs east-west within the site, forming the rear garden wall of Corner Cottage. This section of wall includes a finial ball detail to its eastern end. The wall, and finial ball detail, is to be retained in the proposed works.
65. It is acknowledged that the application site includes an extensive planning history, as set out within Section 4, above. Previous applications for works to the boundary wall have been refused, and, with respect to the 2012 applications, related appeals dismissed. In the 2012 appeal decision, the Inspector notes the wall to be "a prominent feature in the street scene, particularly when approaching from the south on High Street" which "provides a visual pinch-point". The Inspector goes on to conclude that "[the boundary wall's] demolition would therefore be a retrograde step, and whilst the new wall would involve the re-use of existing materials it would not provide the same degree of containment as the existing structure." Consequently, in considering the proposed works under applications 12/03438/CA and 12/03437/FU, the proposal is found to neither preserve nor enhance the character and appearance of the Conservation Area.
66. More recently, application 21/06625/FU was refused, on the grounds of the development, notably the realignment of the existing boundary wall, being significantly harmful to the character and appearance of the Conservation Area and the setting of nearby listed buildings and structures.

67. The application currently under consideration demonstrates a number of significant material differences to the schemes previously determined. The proposal has been revised in response to previous concerns raised regarding the impact to the Conservation Area setting and importance of the boundary walls in this location, with additional supporting information provided. The key revisions to the scheme are summarised below:
- Raking of boundary wall for seamless link to replacement single storey side extension
 - Use of stone to single storey rear extension, not render
 - Clarity regarding the eaves profile and fascia to the single storey rear extension
 - Use of timber doors and windows to outbuilding openings
 - Removal of unsympathetic fascia board detailing to outbuildings, replacement with simple rise and fall brackets to rainwater goods
 - Integration of garage outbuilding into boundary wall
 - Boundary wall to southern site boundary, replacing existing fencing
 - Retention of existing internal stone boundary walls within the site
 - Retention of existing and inclusion of replica finial ball details
 - Revision to the position of the finial ball details
 - Clarification on stone storage proposed
 - Provision of vehicle tracking within the site for refuse vehicles
 - Cycle storage and electric vehicle charging point locations indicated
 - Update to description to include specific reference to the proposed hardstanding parking area, in the interests of completeness and clarity
68. The Applicant has provided the following documents in support of the application:
- Heritage statement
 - Design and access statement
 - Method statement
 - Additional detail to method statement
69. The Applicant has revised the scheme considered under application 21/06625/FU, and over the course of the current application, in response to officer comments, to address concerns raised.
- Boundary walls
70. The loss of the historic wall's form of construction and associated patina of age is considered to cause 'less than substantial harm' to the special character of the Conservation Area.
71. As per the NPPF, where harm is identified, irrespective of the level of harm, great weight should be given to the heritage asset's conservation (paragraph 199). Any identified harm requires clear and convincing justification (paragraph 200), including weighed against the public benefits of the proposal (paragraph 202). To balance the identified harm, the proposed scheme would have to secure clear and tangible public benefits for the Conservation Area.
72. The proposal seeks the realignment of the existing boundary wall, setting it back by up to 1 metre from its current position. This involves the careful dismantling and rebuilding of the boundary wall in sections, with stone labelled and stored in its sections, to ensure its distinctive character features are retained. Details of this process have been provided in the stone methodology statements submitted. These

details are considered to provide the necessary comfort that the existing boundary wall to Bramham Road can be dismantled and rebuilt, retaining its character and interest, subject to appropriate methods.

73. The proposal retains the existing raking detail and embedded stone gate posts within the wall, ensuring interpretation of its development over time remains. This is considered key in retaining the character and interest of the wall. The new sections of wall also include a finial wall detail to match existing, adjacent to the entrance.
74. The raised section of retained wall is proposed to be in limestone and coping to match historic existing. The additional height to the wall will serve to further restrict views into the site and private garden areas beyond, further adding to the sense of containment created, where there are currently views across.
75. Furthermore, the proposal removes existing timber fencing to the southern site boundary and within the application site, replacing these with stone boundary walling, in keeping with the existing stone walling. New sections of stone wall are also proposed to garden areas of the Greyhound properties. These again serve to provide a greater degree of containment to the site as a whole, and more sympathetic material in response to the setting, serving to introduce further elements of a noted Clifford Conservation Area characteristic – stone boundary walling.

Outbuildings

76. The proposal includes two outbuildings, one of which is proposed to be built into the boundary wall. The garage outbuilding will sit and read as part of the boundary wall, seamlessly bonding into the realigned and raised section of wall. The curved garage, leading to the site access, is considered to reintroduce a sense of containment to this part of the conservation area. This outbuilding is considered to sit sympathetically with the existing buildings to the site, clearly reading as an ancillary structure in its design, form and function. The window and door openings, as well as eaves and rainwater goods detailing provided is sympathetic to the existing property and its setting, and specifications of these are required by condition.
77. A second outbuilding is proposed within the site, to serve as cycle storage for 1-6 Greyhound. This is simple in form and scale, again clearly reading as ancillary to the dwellings in the context. The outbuilding is detailed appropriately to the historic setting and will serve to provide a further degree of containment within the application site itself.

Side extension to Corner Cottage

78. The proposed side extension is also to be built into the curve of the boundary wall. This will allow the extension to read as part of the boundary wall structure, lessening its visual presence within the street scene. The integration of the extension into the boundary wall will again ensure the focus in views falls to the boundary wall structure itself, rather than the more contemporary extension, ensuring the extension sits seamlessly in relation to its context.
79. The extension itself includes large sliding doors, which will read as a more contemporary addition to the property. However, given the screening afforded by the boundary wall, the sympathetic materials and clearly subservient scale in relation to Corner Cottage itself, there are not considered to be any significant concerns in this regard. The existing single storey extension projects above the boundary wall. As such, the integration of the extension into the boundary wall is considered to serve as more visually cohesive in views of the site and within its Conservation Area setting, which serves as a benefit to the proposed scheme.

Landscaping/hardstanding

80. The inclusion of an apron of cobbled setts to the driveway threshold would serve to break down the prominence of tarmac in the location and introduce a traditional feature into the setting. Cobble sets are also proposed between the Greyhound properties, where vehicular access is to be restricted, through the installation of a bollard to the High Street entrance to the site. Again, this is considered to introduce a sympathetic traditional feature to the site, which will be visible from the public realm. Details of the bollard have been provided, and the design is considered appropriate for the high quality, historic context of the site.
81. Cobbled sets are also proposed to the new width of pavement resulting from the realignment of the wall. This is considered to allow for an understanding of the former position of the wall to be retained within the street scene, and a further sense of containment to the space.
82. The proposed hardstanding to the south-eastern area of the site, to serve as parking, was previously approved under application 20/02804/FU. The extent of hardstanding is considered to be of a scale appropriate to its use, with appropriate materials proposed and controlled by condition. As such, this does not raise any significant concerns in relation to design and character matters or designated heritage assets.

Conditions

83. Representations received raise concerns in relation to the demolition of the wall, and loss of its character through reconstruction. The details provided in the Method Statement (and subsequent additional detail) set out clarify that the wall will be dismantled in sections, with stones labelled by course, to ensure the existing character and appearance, with its variations and development over time, is protected. Given the methodology presented, it is considered that the proposal represents a deconstruction and rebuilding of the wall, rather than demolition as such. The wall will be dismantled by hand, with stone courses kept in order, cleaned and securely stored in their sections. This methodology would be secured by condition and form part of the approved plans, in the event of the application proceeding positively. Stonework sample panels, including coursing and mortar details, would also be required by condition, prior to the commencement of construction.
84. Noting the importance of the rebuilding of the boundary wall in ensuring the acceptability of the scheme, a condition is proposed which ensures that following the demolition of the wall, its reconstruction is completed within a specified time period. This is considered necessary to ensure the full implementation of the works.
85. Additionally, a number of other conditions are recommended for the proposal, to ensure the appropriateness of detailing, noting the sensitive nature of the site, in the setting of listed buildings and structures and within a prominent position in the Conservation Area. The dismantled stone is required to be stored securely, to prevent theft. Details are required for the rainwater goods, including fixing methods, new finial ball, slate and ridge tile to roofs, window and door details, cobble sets and roof light proposed. Whilst indicative details and annotations to the plans are considered broadly acceptable in principle (e.g. timber doors are indicated to the outbuilding on plans), samples and specifications are required to ensure the details are appropriate to the setting, for example matching in terms of colour and scale. The bollard will also be conditioned to be implemented as per the specification on plan, with a painted black finish.

Conclusion

86. To summarise, it is noted that loss of the existing boundary wall would represent less than substantial harm to the special character of the Conservation Area. However, the boundary wall is to be realigned and retained, rather than lost. The increase in height to sections of the boundary wall, integration into the extension and outbuilding, and replacement of existing unsympathetic timber fencing with boundary walling throughout the application site is considered to reinforce and add to the existing sense of containment which boundary treatments offer in the setting. This will respect the character of the views within the setting at this key gateway to the historic core of the village and respond sensitively to the setting of nearby listed buildings and structures. A methodology has been provided for the stone works which is considered to pay due care to the heritage interest of the boundary wall, so as to ensure the interpretation of its development over time shall be retained.
87. The proposed hardstanding and change of use of land to serve as parking has previously been approved under application 20/02804/FU, an extant permission at this time. The hardstanding serves as parking, visitor parking and turning for numbers 1-6 Greyhound. The hardstanding is sympathetic in its material proposed. The use of cobble sets to areas where the site meets the public highway, at both Bramham Road and High Street, is considered to be appropriate to the setting, respecting both its design and historic character.
88. The proposal has been assessed by Conservation, who provide no objection subject to conditions in relation to materials samples, which would be required to be submitted and approved by the LPA prior to their use in the development. These recommended proposed conditions are included within the list as outlined at the start of this report.
89. The proposal also serves to improve existing visibility splays to this vehicular access, discussed in the following section. As such, it is considered that the proposal has demonstrated the necessary public benefits so as to outweigh the identified harm to the Conservation Area.

(2) Highways and Highway Safety

90. Policy T2 of the Core Strategy (as amended 2019) relates to the accessibility of new development, requiring parking provision to be in line with current guidelines. Policy EN8 relates to the provision of electric vehicle charging points for new parking spaces, requiring 1 charging point per parking space for residential developments.
91. Policy DEV3 of the Clifford Neighbourhood Plan relates to parking, stating that development proposals which lie within the central area of Clifford, including extensions to existing buildings, should not result in any development having parking spaces below the standards set by Leeds City Council for new developments. Parking sites should be accommodated within the curtilage of the development site.
92. Highways have assessed the scheme and provide no objection subject to conditions. Following clarification of the nature of works included within this application and previously granted consents (namely 20/02804/FU), the requirement for a management plan for the internal road is not considered necessary, given the number of units to the site will not be increasing as part of the proposal.
93. The proposed realignment of the existing boundary wall will improve visibility splays to the access onto Bramham Road. The realignment also widens the existing footway, making the use of the pavement more accessible for all users. The widened footway is to be built to adoptable standards and offered for adoption, which would be secured via a condition relating to a Section 278 agreement with the Highways Authority.

94. The proposed outbuildings will provide secure cycle/motorcycle parking for occupants of Corner Cottage and 1-6 Greyhound, promoting sustainable travel opportunities. The proposal provides new parking spaces for Corner Cottage, each with electric vehicle charging points, which are within the application site.
95. Visitor parking spaces and turning areas within the site are retained, as per details secured under approval 20/02804/FU. The internal road layout also demonstrates swept path analysis for use by refuse vehicles.
96. As such, the improvement to visibility splays at the Bramham Road access and widening of the footpath as a result of the realignment of the boundary wall are considered to generate benefits in terms of highways safety and accessibility. Consequently, there are no significant concerns in this regard, and the proposal is considered compliant with the relevant policies.

(3) Amenity

97. The proposed alterations do not raise any significant concerns in relation to overdominance, overshadowing or overlooking. The proposed outbuildings are positioned away from neighbouring properties, and are of a modest scale suitable to their location and function. The proposed new sections of boundary wall replace existing boundary treatments in the location, and the realignment of the existing boundary wall is set adjacent to the pavement edge, away from any neighbouring properties. The single storey rear extension replaces an existing extension in this location, and window openings face the rear garden area of the property to which it relates.

(4) Representations

98. *Advertising of the application* – As set out under paragraph 7.1, the application was advertised via site notices, posted 31st August 2022. The application was also advertised in the Yorkshire Evening Post, published 26th August 2022. This is in line with statutory requirements as set out in Table 1, paragraph 29 of the NPPG: ‘Consultation and Pre-Decision Matters’ (Paragraph: 029 Reference ID: 15-029-20170728) relating to consultation and pre-decision matters.
99. *Applicant consultation with the community* – Whilst encouraged by the LPA, for developments of this scale, there is no requirement for applicants to carry out consultation with community members in relation to planning applications. Community members have the opportunity to be informed and resultantly comment upon applications of this nature by way of the advertisement of the application as outlined in the paragraph above and subsequent period for comment. The receipt of representations in relation to this application is testament to all the necessary statutory consultation requirements having been undertaken.
100. *Traffic generation* – The proposal is not considered to raise any significant concerns in relation to traffic generation, as no additional dwellings are proposed as part of the development under consideration.
101. *Overdevelopment of the site over time* – The proposal is not considered to represent overdevelopment of the site, with the works proposed considered proportionate to the existing properties and retaining a sufficient garden area to dwellings.

102. *Clifford Neighbourhood Plan and Conservation Area Appraisal and Management Plan* – These documents have been considered in the above appraisal, with relevant planning policies considered.
103. *Precedent* – It is emphasised that each application is considered on its own merits, taking into account relevant material planning considerations.

CONCLUSION:

104. The application would realign and rebuild an existing boundary wall to improve visibility splays to an existing driveway access. The application includes increases in height to the existing boundary wall, and replacement of existing timber fencing with stone boundary walls. The proposed works also include the erection of two outbuildings and a single storey side extension. The extension and one of the outbuildings are proposed to be built into the boundary wall structure. This is considered to create a greater sense of containment to the site which preserves and enhances the character of the Clifford Conservation Area as well as the setting of nearby listed buildings and structures.
105. Objections received with regard to the application, as outlined above, can be suitably addressed by way of the planning conditions outlined at the beginning of this report, to ensure appropriate detail and due care is taken with regard to the proposed works, noting their historic interest.
106. It is thus considered that overall the proposal does accord with the Development Plan when read as a whole and as such the application is recommended for approval.

BACKGROUND PAPERS:

Application file reference: 22/04991/FU

Certificate of ownership: Cert A signed by the Agent