



Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 14th January, 2009

Subject: APPLICATION at St Wilfrid's Avenue, Harehills, Leeds (09/05235/LA) – Residential development comprising of 10 three bedroom semi-detached houses.

APPLICANT
Leeds City Council

DATE VALID
01.12.2009

TARGET DATE
02.03.2010

Electoral Wards Affected:
Gipton & Harehills

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: DEFER AND DELEGATE to the Chief Planning Officer for approval, subject to the specified conditions below, and to allow for the expiry of the public notification period and no adverse representations being received that raise new issues:

1. Time limit
2. Plans agreed
3. External walling and roofing materials details
3. Landscaping conditions re. details and implementation
4. Contamination conditions
5. Drainage conditions
6. Parking area surfacing and allocation
7. Mud on road measures
8. Levels details

Details of conditions to be deferred and delegated to officers.

Reasons for Approval: The application is considered to comply with the general thrust of the UDP policies. Whilst it fails to provide a contribution towards open space provision as required by UDP Policies and the Greenspace SPG, it would provide 10 (100%) affordable houses. An area of open space would be provided within the nearby development at

Easterly Mount. The scale of investment in affordable housing, the use of brownfield land in a sustainable location, the high quality of the layout and design of the dwellings, the sustainable construction methods, the use of a Local Lettings Policy and the use and training of local labour are considered to outweigh the harm that would result in terms of the shortfall of the financial contribution towards Greenspace and any other concerns. As such the application is considered acceptable.

1.0 INTRODUCTION:

1.1 A previous permission granted on 27 March 2008 and relating to this site and Easterly Mount, was for a near identical proposal but for market housing. That was as part of Phase I of the East and South East Leeds regeneration Initiative (EASEL) and was also considered by Panel. This proposal complements the previous agenda item relating to an application for 53 units at Easterly Mount, Gipton. Due to the economic downturn the private housing scheme, which was to be developed by Bellway Homes Ltd in partnership with the Council, is now not a viable option. The proposed scheme, the grant for which has been secured by the Regeneration Team from the Homes and Communities Agency (HCA), is therefore the only development option currently available and viable.

2.0 PROPOSAL:

2.1 The site has permission for 10 houses as part of the EASEL Phase 1 development programme. That permission was for private housing whilst this would be for 100% affordable housing. In addition, the houses would be very slightly increased in floorspace to meet HCA house size standards. This would not however alter the layout.

3.0 SITE AND SURROUNDINGS:

3.1 This site was previously a housing area. It was cleared several years ago. The reasons for clearance was a combination of the properties being no longer sustainable due to the level of investment required to bring them up to standard and a lack of demand for certain property types, particularly flats. The site is now laid to grass.

4.0 RELEVANT PLANNING HISTORY:

4.1 07/01007/FU – Sites 1 and 2 - 63 dwelling houses and associated access works approved 27/3/2008

5.0 PUBLIC/LOCAL RESPONSE:

5.1 None

6.0 CONSULTATIONS RESPONSES:

Environment Agency: Recommend conditions and informatives.

Yorkshire Water: Recommend conditions and informatives.

Non Statutory Consultations:

Drainage Officer: Recommends conditions.

Contamination: Recommends conditions

Highways: Recommends conditions.

7.0 PLANNING POLICIES:

7.1 The development plan comprises the Regional Spatial Strategy to 2026 (RSS) and the adopted Leeds Unitary Development Plan (Review 2006). The RSS includes a broad development strategy for the region, setting out regional priorities in terms of location and scale of development and includes the following policies:

The RSS for Yorkshire and Humber adopted in May 2008.

- YH1 Growth and change will be managed to achieve sustainable development
- YH2 Need to reduce greenhouse gas emissions
- YH7 Location of development - This identifies the need for a sequential approach giving first priority to the re-use of previously developed land and buildings and making effective use of existing transport infrastructure and capacity.
- H2, B2 Indicates that housing development on brownfield sites should be prioritised.
- T1 Identifies aims for personal travel reduction and modal shift.

Local – Leeds Unitary Development Plan (Review 2006) Policies:

- H3 Phasing of housing sites
- H4 Housing upon unallocated sites
- H11-13 Affordable housing
- H21 Need for Greenspace
- N2 Need for Greenspace
- N4 Requirement for Greenspace
- N12 New development design considerations
- N13 Building design
- N24 Assimilate development into adjoining Greenspace
- N25 Boundary treatments of new developments
- T2 Highways Safety
- T5: Satisfactory and secure access and provision for pedestrians and cyclists.
- T6: Seeks to ensure satisfactory access for disabled users.
- T7A: Seeks secure cycle parking facilities
- T24 Parking requirements
- LD1 Landscaping
- GP2 Development of vacant/underused sites
- GP5 General development requirements
- BD2: Design and siting of new buildings should complement and enhance surroundings.
- BD3: Seeks to achieve access for all.
- BD4: Seeks to minimise the impact of plant and machinery.
- BD5: Satisfactory level of amenity for occupants and surroundings.

SPG - Neighbourhoods For Living: A Guide for Residential Design; Greenspace
SPDs - Community Safety; Public Transport; Street Design; Biodiversity.

National Planning Guidance

PPS1 Delivering Sustainable Development,

PPS3 Housing;
PPG13 Transport;
PPG17 Sport and Recreation

MAIN ISSUES

Principle of Development
Greenspace

APPRAISAL

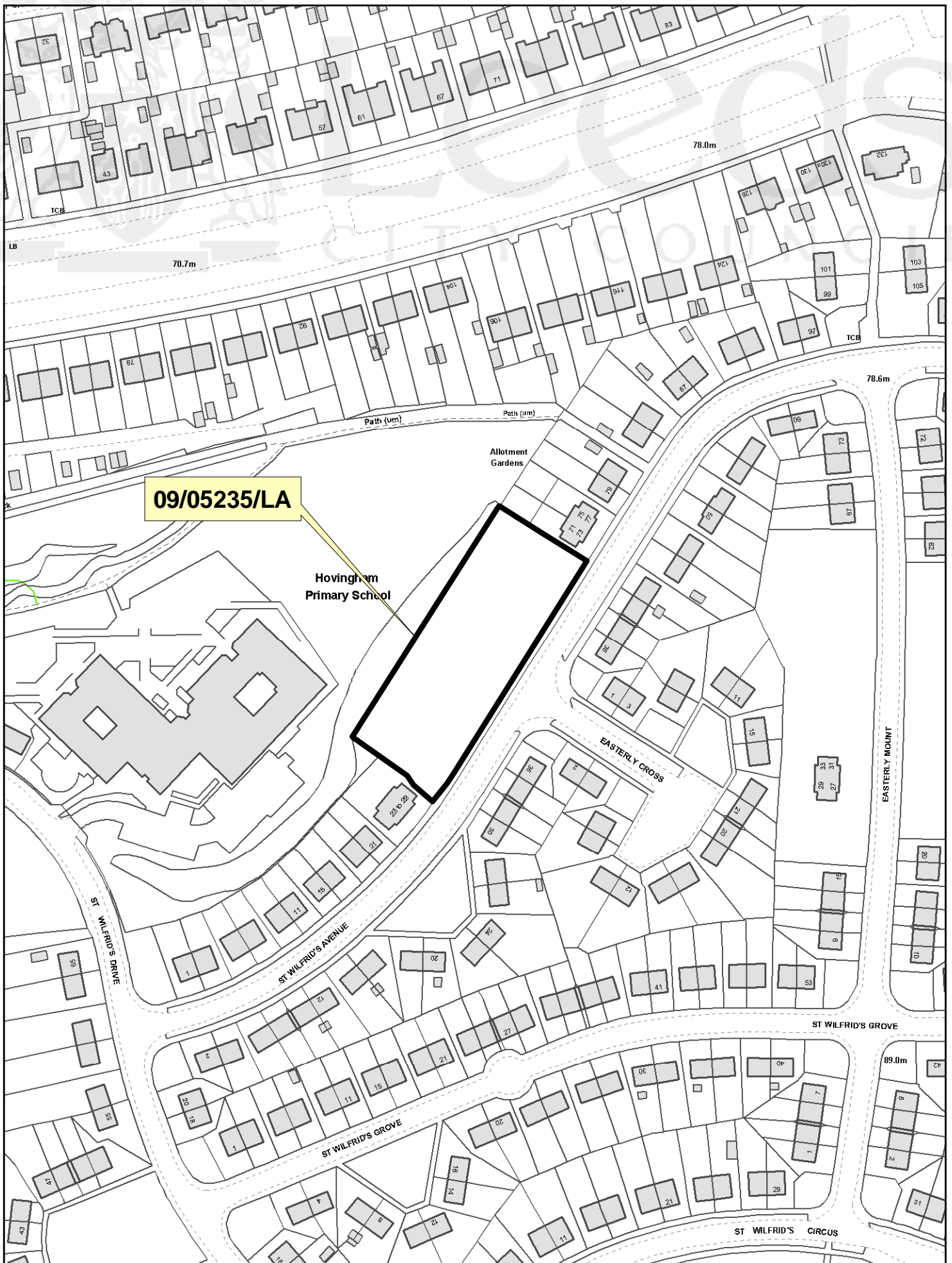
Principle of Development

- 8.1 The principle of development has been accepted by the previous permission. The land was formerly housing/flats which has been cleared and therefore the proposal makes a positive contribution to achieving housing targets on brownfield land.
- 8.2 The land has been vacant now for a number of years and although grassed does not contribute positively to the appearance of the area. The existing permission is now extremely unlikely to be implemented and as such this cleared site has little prospect of being developed without this proposal.
- 8.3 The nature of the grant funding requires that the build programme is specified and the project must be implemented in accordance with this schedule. This proposal will therefore ensure that the development is commenced immediately and completed by March 2011. This is a significant benefit of the application given the current uncertainty over development projects.
- 8.4 The layout would remain identical to that approved by Panel in 2008. It would provide bespoke house designs along a dedicated service road. The materials would reflect those already in use on Site 5 and 7 which have proved successful in achieving a high quality environment. In addition, the development would be built to Sustainable Homes Level 3 standard.
- 8.5 The site has been designed to accommodate a refuse vehicle. Provision for storage of bins and cycles would be within the curtilage of each dwelling as required by the Code for Sustainable Homes.
- 8.6 The development in conjunction with the Easterly Mount proposal would involve the employment of two apprentices from the local area during the construction process. Letting of the properties would be based on a Local Lettings Policy that has been developed in consultation with local Ward Members.
- 8.7 The original EASEL proposals for market housing and the layouts and designs were subject to considerable local consultation. Three public exhibitions were held; sessions with local Councilors' and community groups were undertaken; questionnaires were distributed and returned; and publicity leaflets distributed. With regard to this site no comments were received during the original application process. As part of this application normal publicity was undertaken for a major development. In addition, leaflet drops were made to 400 local houses and the plans displayed in three local schools between 4 and 7 January. Details of the public response to the proposal will be reported at Panel.

- 8.8 The proposal would take advantage of grant funding from the HCA as described in the report relating to Easterly Mount. A proposal for ten houses would not normally attract a requirement for any developer contributions other than Greenspace and no such contributions are proposed in this case.

Greenspace

- 8.9 Open space provision is required by the *Greenspace relating to new housing development* SPG for all sites of 10 units or more. This is not provided. The shortfall in Greenspace would normally be compensated for by an off-site contribution which would go towards new or improved provision in the area. The provision of this contribution would make the development unviable as fully explained in the Easterly Mount report. A new Greenspace would be provided on the nearby Easterly Mount development.
- 9.0 **CONCLUSION**
- 9.1 Consideration has been given to all material planning considerations. The scheme would bring many significant benefits in terms of inward investment to the area and make a contribution to affordable housing provision. Without this development the site would be likely to remain vacant for the foreseeable future bringing no benefit to the area and stalling the regeneration initiatives. It is considered that the benefits of the proposal far outweigh the concern with regard to the lack of developer contributions towards Greenspace. Subject to appropriate conditions it is recommended that development would be acceptable and would make a positive contribution to the area.
- 9.2 As the end of the consultation process coincides with the date of the Panel, the recommendation seeks the delegation of the decision to the Chief Planning Officer following consideration of any new representations made prior to the deadline.
- 10.0 **Background Papers:**
- 10.1 Application and history files.
Certificate A signed by the applicant declaring that all land is owned by applicant.



09/05235/LA

Hovingham
Primary School

Allotment
Gardens

EASTERLY CROSS

ST WILFRID'S DRIVE

ST WILFRID'S AVENUE

ST WILFRID'S GROVE

ST WILFRID'S GROVE

ST WILFRID'S CIRCUS

EASTERLY MOUNT

EAST PLANS PANEL

Scale 1/1500

PRODUCED BY COMMUNICATIONS, GRAPHICS & MAPPING, LEEDS CITY COUNCIL
 This map is based upon the Ordnance Survey's Digital data with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.
 (c) Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 (c) Crown Copyright. All rights reserved. Leeds City Council O.S. Licence No. - 100019567

