



Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 11th March 2010

Subject: Application 09/00500/FU – Erection of two 4 bedroom dwelling houses and three 3 bedroom houses and change of use of building, including extensions, to form 1 four bedroom house & Application 09/00501/CA – Conservation area application for demolition of workshops and storage buildings at Rear of 134-140 High Street, Boston Spa, Wetherby, LS23 6BW

APPLICANT

A Wilson, G Smith, J Tate
and A Spry

DATE VALID

17th February 2009

TARGET DATE

14th April 2009

Electoral Wards Affected: Wetherby

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

If Members are minded to refuse the applications, reasons are suggested in paragraph 1.2 of the report below:

1.0 INTRODUCTION:

- 1.1 These applications were reported to Plans Panel on 11th February 2010 with the recommendation that planning permission and conservation area consent be granted. Members expressed concerns regarding two way access to the site and highway safety. Concerns were also raised that the proposed refuse storage and collection arrangements were inadequate and could lead to residents of the proposed development having to carry bins long distances and could lead to bins instead being left on High Street, to the detriment of the character and appearance of the area and highway safety.
- 1.2 In the light of Members' concerns, the following reasons for the refusal of application 09/00500/FU are recommended:

1. *The proposed development, by virtue of the substandard width of the access drive from High Street, which would not allow for the two-way passing of vehicles, and poor visibility at the junction with High Street, would result in hazardous vehicle movement to the detriment of highway safety in this locality, contrary to policies GP5 and T2 of the Leeds Unitary Development Plan Review 2006.*
2. *The proposal makes inadequate provision for refuse storage and collection by reason of the substandard access width, which is likely to preclude access by refuse vehicles, and the distance along which residents would have to transport bins from the proposed bin store to High Street. The development is therefore likely to lead to bins being left on High Street between collections, which would appear unsightly and further restrict visibility at the site access, to the significant detriment of the character and appearance of the streetscene and the Boston Spa conservation area and to highway safety in the locality. The proposals are therefore contrary to policies GP5, N19 and T2 of the Leeds Unitary Development Plan Review 2006 and the guidance in Leeds City Council's adopted Supplementary Planning Document: Street Design Guide, and Planning Policy Guidance 15: Planning and the Historic Environment.*

- 1.3 Whilst it is recognised that the majority of the buildings on the site are of no great architectural value, it is considered that their retention would be preferable to the creation of a vacant site in terms of the impact on the character and appearance of the conservation area. Therefore in the absence of an appropriate scheme for the redevelopment of the site, the following reason for refusal of application 09/00501/CA for conservation area consent for demolition is suggested:

In the absence of an acceptable scheme for the redevelopment of the site, the demolition of the existing buildings would fail to preserve or enhance the character and appearance of Boston Spa conservation area contrary to Policy N18B of the Leeds Unitary Development Plan Review (2006) and the guidance in paragraph 4.27 of Planning Policy Guidance 15: Planning and the Historic Environment.

Background Papers:

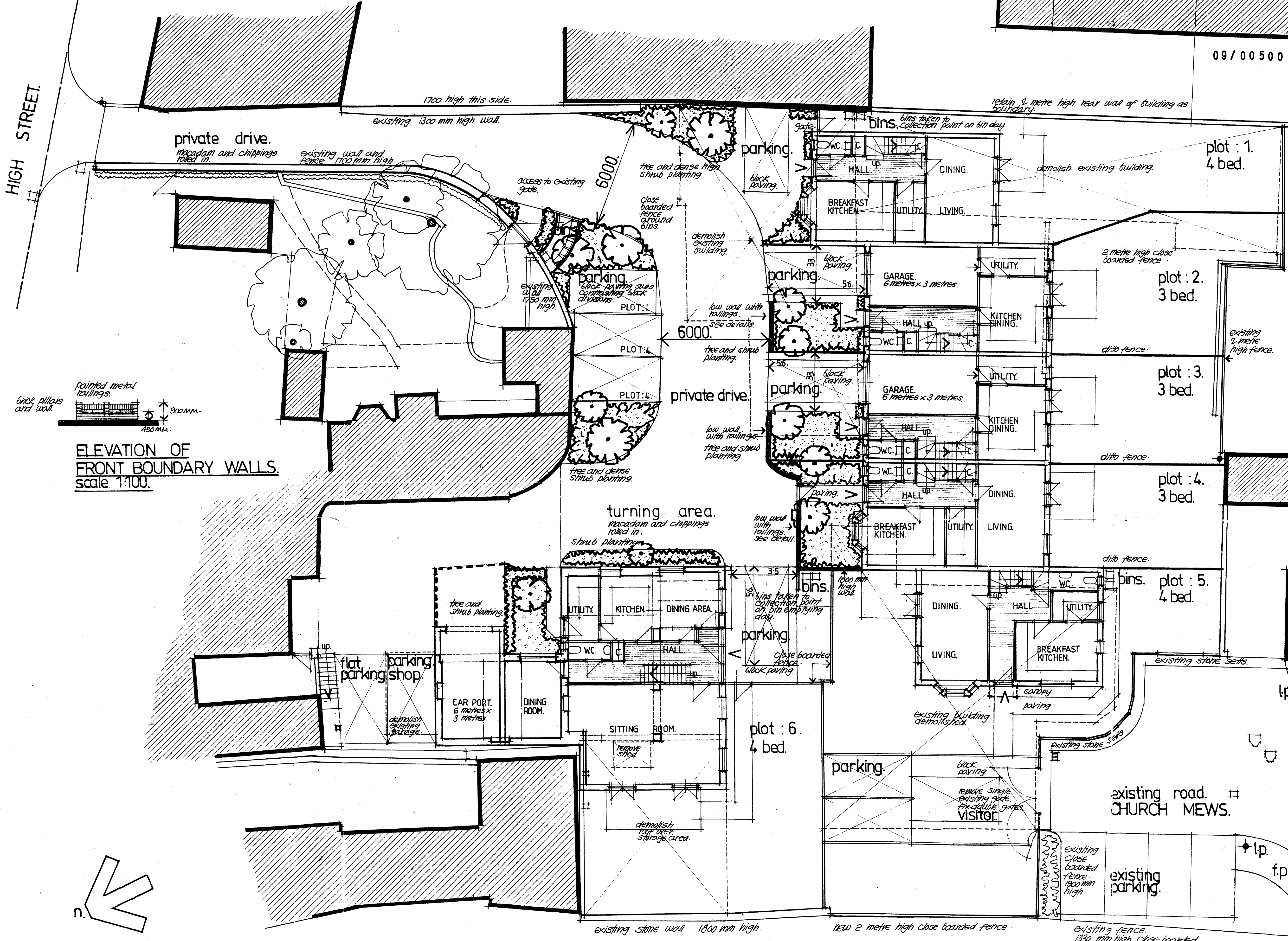
Application files 09/00500/FU and 09/00501/CA, history files 08/00399/FU and 08/00401/CA. Certificate of ownership – signed on behalf of applicants.

09/00500

- 1. All dimensions and levels to be checked on site prior to starting work.
- 2. Refer to figured dimensions only - do not scale!
- 3. All dimensions and levels to be checked on site prior to starting work.
- 4. The practice disclaim any responsibility for any variations from this drawing made without their express written consent.
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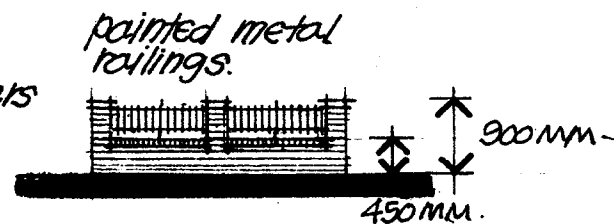
- revisions.**
- A. 27/05/2009. additional parking and existing flat and shop parking added. 6 metre aisle width. Bin spaces shown. Landscaping added. Garage plots restricted.
 - B. 3/04/2009. internal garages to plots 2 and 3. parking revised. additional landscaping shown. low walls and rollings added. living room to first floor plots 2 and 3. amenity area to plots 2+3 increased.
 - C. 10/04/2009. parking to plots 1-3 + plot 6 revised. plot 1+2 rear boundary revised. bin store repositioned. garage to plot 5 omitted. secondary kitchen window to plot 5 restricted/reduced.
 - D. 25/05/2009. garage to plot 6 strengthened. parking to plot 6. Entrance access increased in width opposite to plot 1. to increase visibility.
 - E. 16/07/2009. car port in lieu of garage to plot 6.

LEEDS CITY COUNCIL
Please refer to Decision Notice
5 - AUG 2009
REVISED



HIGH STREET

ELEVATION OF FRONT BOUNDARY WALLS.
scale 1:100.



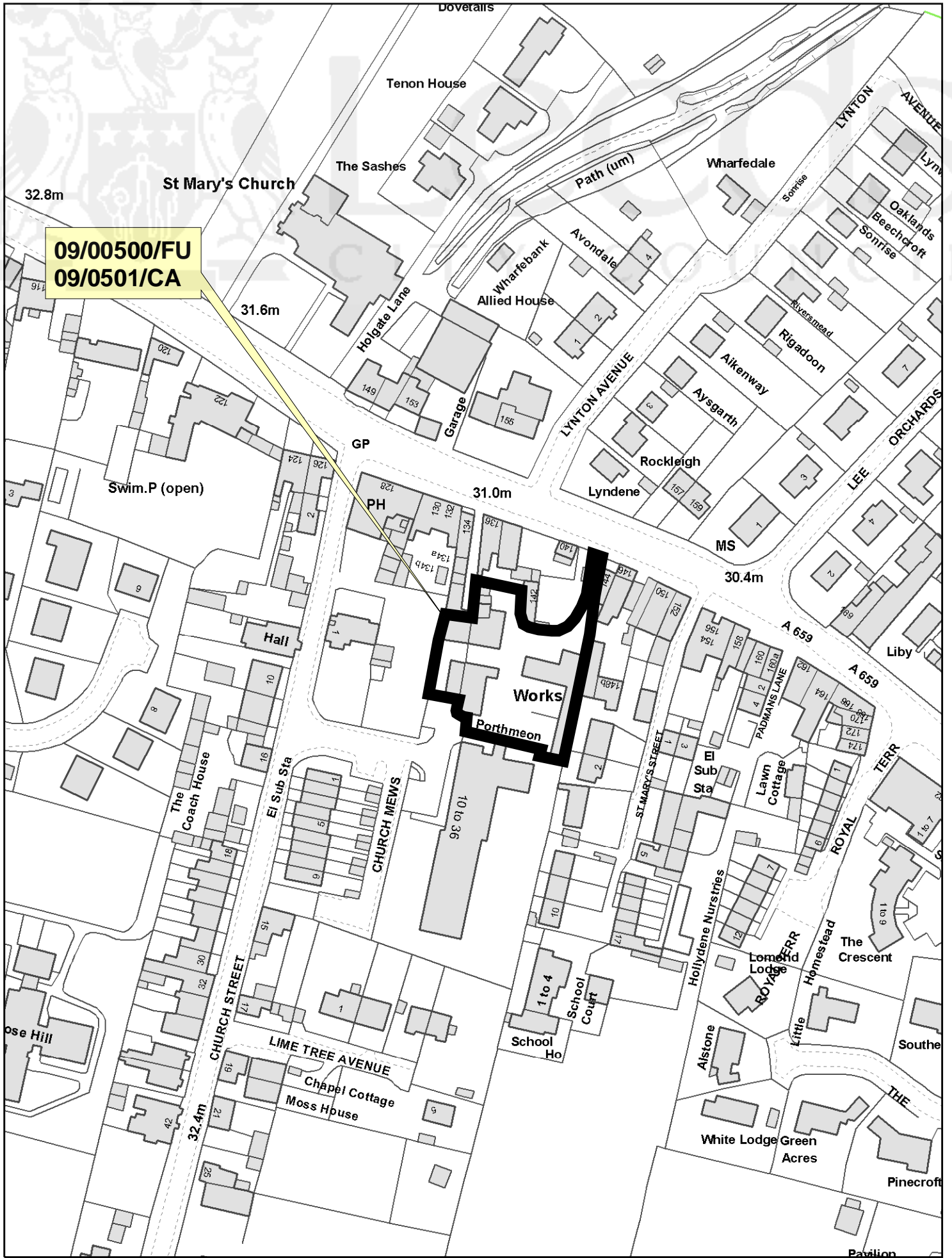
SITE PLAN AND GROUND FLOOR PLAN.

PROPOSED RESIDENTIAL DEVELOPMENT.
REAR OF 134-140 HIGH STREET. f.p.
BOSTON SPA. LS23 6BW.

planning drawing.
site plan. ground floor plan.

Peter Knowles Associates Ltd.
Architectural Building Design • Project Co-ordinators

Scale: 1:100
Date: NOV 2008.
Drawn: p.k.
Checked:
Proj. No. 107-1307-10-E.



EAST PLANS PANEL

Scale 1/1500

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