



**Report of the Chief Planning Officer**

**PLANS PANEL EAST**

**Date: 11/03/10**

**Subject: APPLICATION 09/03976/FU – RE-CLADDING OF AND ALTERATIONS TO OFFICES TO FORM 2 FOUR BEDROOM SEMI-DETACHED HOUSES EACH WITH ATTACHED DOUBLE GARAGE. SPEAR FIR, BARDSEY, LEEDS, LS17 9EA.**

**APPLICANT**

Park Lane Homes

**DATE VALID**

29/09/09

**TARGET DATE**

24/11/09

**Electoral Wards Affected: Harewood**

Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

**RECOMMENDATION:**

**GRANT PERMISSION subject to the following conditions**

1. Standard Time Limit
2. Plans Approved.
3. Approval of all materials. Use of natural stone and slate to be explicit within condition.
4. Landscaping details to be submitted (to include boundary treatments, hardstanding, lighting, services, planting, hedging and a 10m wide N24 transition belt).
5. Landscaping implementation.
6. Replacement of any trees that die.
7. Method Statement for protection of existing trees during construction.
8. Details of foul and surface water drainage including use of sustainable drainage methods.
9. Laying out of vehicular areas (permeable surfacing to be used).
10. Removal of permitted development rights for enclosure of car ports.

11. Submission of bat survey.

12. Removal of permitted development rights for conservatories, extensions, garages, outbuildings and dormers.

13. Reporting of any unexpected contamination.

**Reasons for approval:** The application is considered to comply with policies GP5, N13, N24, N33, N37, N39A, GB4, T2, H4, BD5, BD6, LD1 of the UDP Review, as well as guidance contained within SPG 13 Neighbourhoods for Living, PPS1, PPG2, PPS3 and, having regard to all other material considerations (including the potential improvements in terms of visual amenity, reduced intensity of use and landscaping enhancements as well as re-use of an existing site), is considered acceptable.

## 1 INTRODUCTION:

1.1 This application was previously reported at Panel on 11<sup>th</sup> February 2010. At this Members expressed concern about the amount of development in this Green Belt site and requested that further negotiation on the number of dwellings be had with the applicants.

1.2 Minutes from 11/02/10.

- Plans, drawings and photographs were displayed at the meeting. A site visit had taken place earlier in the day which some Members had attended.
- Officers presented the report which sought permission for alterations to offices to form three 4 bedroom dwellings on land at Spear Fir Bardsey LS17 which was situated in the Green Belt and a Special Landscape Area.
- Members were informed that originally the land had been an agricultural site before changing to horticultural use prior to the current, office use.
- Officers stated that although the site was not in a sustainable location, the proposals would ensure that the site would not become derelict and that the scheme would result in a less intensive use, with the current 13-16 car parking spaces being reduced to approximately 6.
- The Panel heard representations from the applicant's agent and Councillor Rachael Procter who objected to the proposals.
- Members commented on the following matters:
  - • concern at such development within the Green Belt.
  - • whether every effort had been made to market the property for office use.
  - • that the proposals were over-intensive.
  - • that given the existing situation that two properties, possibly with integral garages might be considered more appropriate to that being proposed.
- RESOLVED - That determination of the application be deferred to the next meeting to enable negotiations on a reduced scheme to take place with all parties, including Ward Members.

1.3 These discussions have taken place and the scheme has been reduced from 3 dwellings down to 2. The existing building will now have the central bay removed forming 2 detached 5 bedroom properties. The previously proposed car ports will be retained to avoid the need for attached garages as it is felt that the car ports provide a more open and agricultural feel than an enclosed garage. The site layout has been amended, with open parking removed resulting in larger extents of front garden spaces. A 10m buffer zone of planting around the domestic curtilage is also shown.

1.4 The applicants met with Councillor Rachael Procter with regard to the proposed changes. It is understood that Councillor Procter's concerns with the development have now been overcome.

## **2 CONCLUSION**

2.1 The reduced scheme of just 2 dwellings represents an even less intense use of the site than previous; it will also reduce the level of presence on this green belt site, and provide for larger soft landscaped areas. Benefits still accrue in that the new materials will provide enhanced visual amenity in the special landscape area and a significant area of landscaping can be identified and brought forward. Members are therefore requested to accept the officer recommendation of approval subject to the recommended conditions.

### **Background Papers:**

Panel Agenda 11/02/10.

Application and history files – refer to history section above.

Certificate of Ownership – signed as applicant.

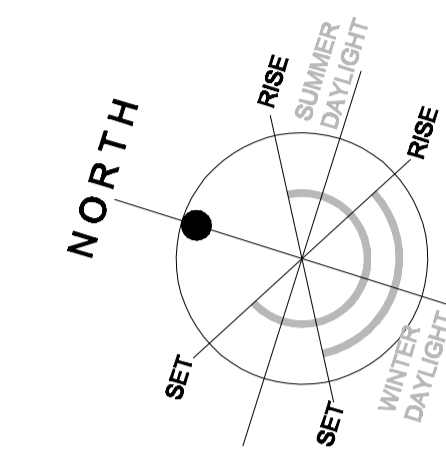
THIS DRAWING IS COPYRIGHT AND THE INTELLECTUAL PROPERTY OF LOROC ARCHITECTS LIMITED. THIS DRAWING MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORITY.

**DO NOT SCALE**

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT / ENGINEER / CONTRACTOR. ALL INFORMATION ON THIS DRAWING IS SUBJECT TO A FULL AND COMPREHENSIVE TOPOGRAPHICAL SURVEY AND CONFIRMATION OF RELEVANT TITLE.

**ADDITIONAL NOTES**

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY.



**NOTES**

THIS DRAWING IS BASED ON ORDNANCE SURVEY INFORMATION. IT IS SUBJECT TO CONFIRMATION OF BOUNDARIES / RIGHTS OF WAY / EASEMENTS AND CONSULTATION WITH THE LOCAL AUTHORITY, DESIGN TEAM AND PUBLIC UTILITIES, ETC.

**BOUNDARY TREATMENTS**

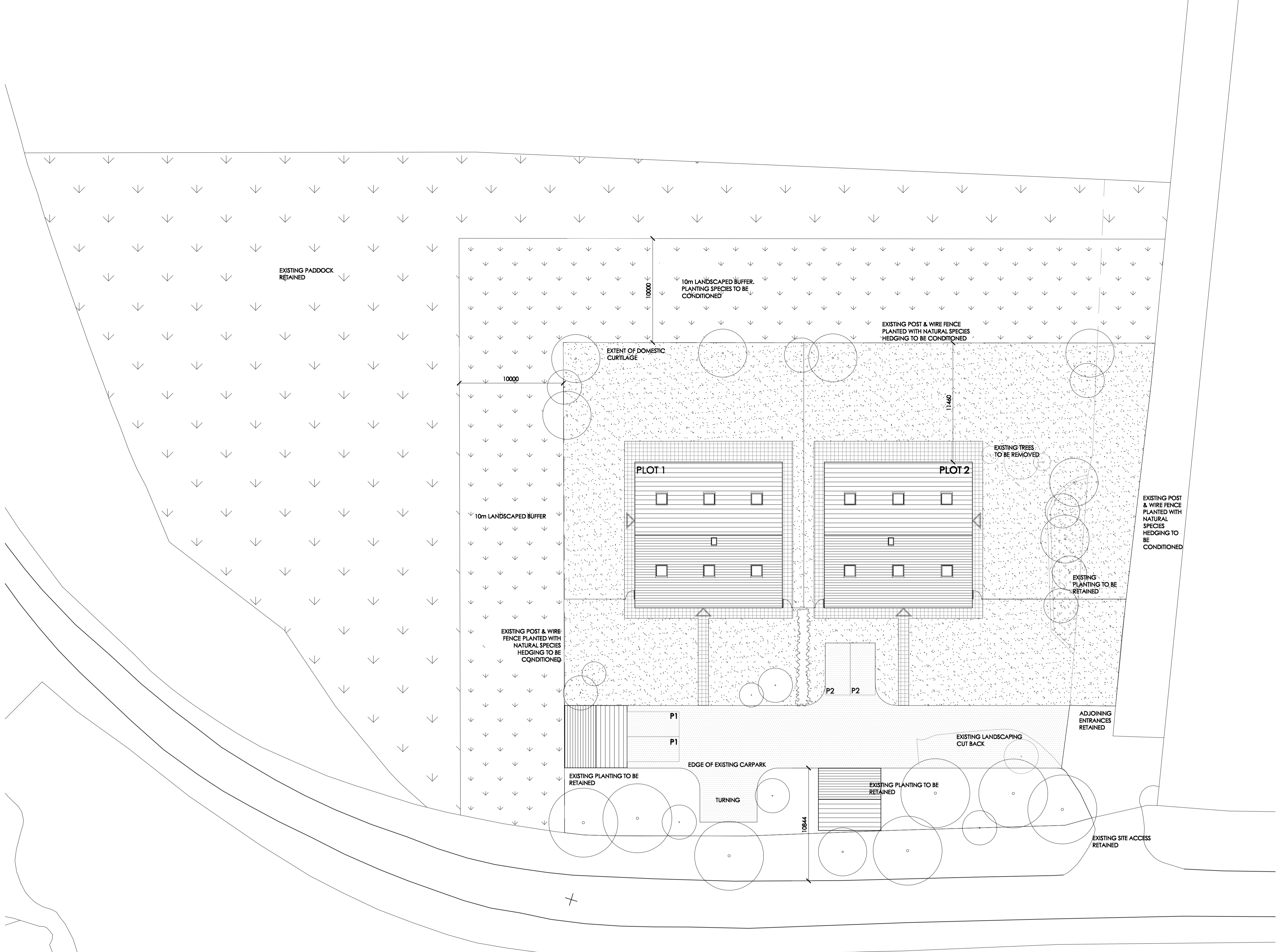
- 1800mm HIGH TIMBER CLOSE BOARDED FENCE
- 1200mm HIGH RAILINGS
- GATE POSTS WITH RAILINGS
- BOUNDARY

**GROUND TREATMENTS**

- EXISTING BUILDINGS TO BE DEMOLISHED
- EXISTING BUILDINGS
- PAVING SLABS TO PATH & PATIO
- BRINDLE SETTS TO MARGIN AND ACCESSWAY
- TARMAC
- TURFED AREAS
- LOW LEVEL SHRUBS TO INCLUDE SPECIES SUCH AS BOX, COTONEASTER, EUONYMUS, BERBERIS & MAHONIA
- LARGER SHRUB PLANTING TO INCLUDE SPECIES SUCH AS HAWTHORN, BLACKTHORN, CHERRY, CORNUS & ELDER

**GENERAL KEY**

- ENTRANCE/S
- GATE
- PROPOSED TREES TO INCLUDE SPECIES SUCH AS SILVERBIRCH, MOUNTAIN ASH & NATIVE CHERRY
- EXISTING TPO'D TREES
- EXISTING TREES TO BE REMOVED



B GARAGED REMOVED AND CARPORTS ADDED. RH JC 25-02-10

A NOTATION UPDATED RH JC 18-02-10

REV DESCRIPTION DRW/CHKD DATE



CLIENT PARK LANE HOMES

PROJECT SPEAR FIR, BARDSEY

TITLE PROPOSED SITE PLAN

SCALE 1:200 @ A1 DATE FEB 2010

DRAWING NO. 1271-105 REVISION B

DRAWN BY RH CHECKED BY JC

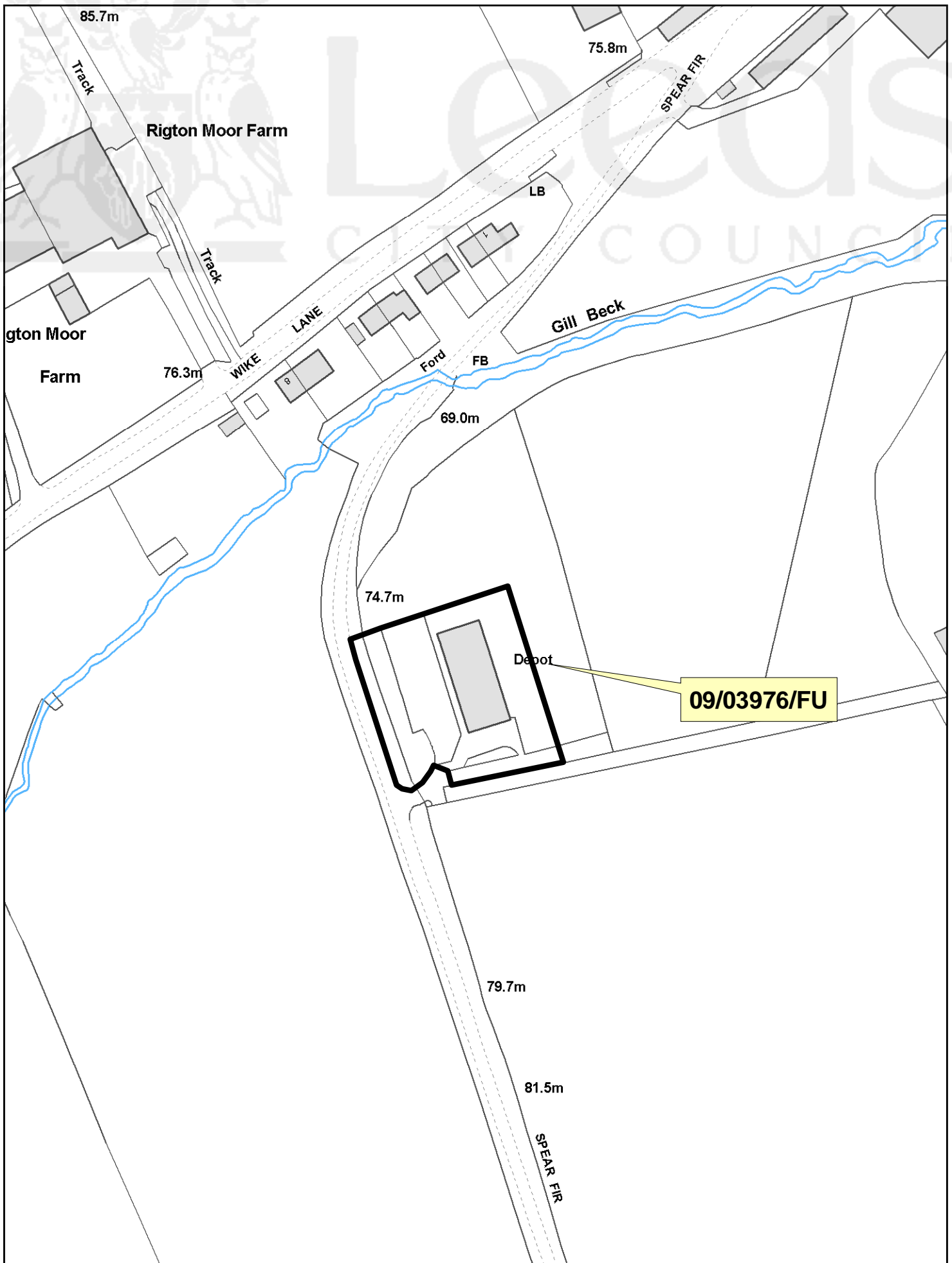
PURPOSE OF ISSUE  
 PLANNING  BUILDING REGS  TENDER  
 APPROVAL  COMMENT  CONSTRUCTION

LOROC ARCHITECTS  
 WHITEHALL WATERFRONT  
 2 RIVERSIDE WAY LEEDS LS1 4EH  
 T: 0113 233 7788 F: 0113 243 4808 W: www.loroc.co.uk

ADDITIONAL COMMENTS DENOTED ON DWG AREA AS (CDM)

AREA	CONSTRUCTION	USE	MAINTENANCE	DECOMMISSION
CDM 2007	PERCEIVED SIGNIFICANT RESIDUAL RISKS THAT ARE EITHER / OR ANY COMBINATION OF THE FOLLOWING : NOT OBVIOUS ■ UNUSUAL ■ DIFFICULT TO MANAGE			





# EAST PLANS PANEL

○  
Scale 1/ 1500