

MINUTES OF PLANNING COMMITTEE MEETING - TUESDAY, 9 JUNE 2015

Present:

Councillor L Williams (in the Chair)

Councillors

I Coleman
Critchley

Elmes
Hutton

Robertson BEM
Stansfield

In Attendance:

Gary Johnston, Head of Development Management

Carmel White, Chief Corporate Solicitor

Karen Galloway, Principal Engineer Transportation

Bernadette Jarvis, Democratic Governance Senior Adviser

Chris Kelly, Democratic Governance Senior Adviser – observing only

1 DECLARATIONS OF INTEREST

There were no declarations of interest on this occasion.

2 MINUTES OF THE MEETING HELD ON 13 APRIL 2015

Resolved: That the minutes of the meeting held on 13th April be signed by the Chairman as a correct record.

3 PLANNING/ENFORCEMENT APPEALS LODGED AND DETERMINED

Resolved: To note the planning/enforcement appeals lodged and determined.

Background papers: (1) letter from the planning inspectorate dated 28th April 2015, (2) letter from the planning inspectorate dated 13th April 2015, (3) letter from the planning inspectorate dated 27th April 2015, (4) letter from the planning inspectorate dated 28th February 2015, (5) letter from the planning inspectorate dated 13th May 2015.

4 PLANNING ENFORCEMENT UPDATE REPORT - MARCH 2015

Resolved: To note the outcomes of the cases in the report and to support the actions of the Service Manager, Public Protection Department in authorising the notices.

5 PLANNING ENFORCEMENT UPDATE REPORT - APRIL 2015

Resolved: To note the outcomes of the cases in the report and to support the actions of the Service Manager, Public Protection Department in authorising the notices.

6 PLANNING APPLICATION 14/0872 - LIDL UK GMBH, 4 ANCHORSHOLME LANE WEST

The Committee considered application 14/0872 for the erection of a single storey extension to Fleetwood Road elevation to form a bakery preparation area, freezer space,

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additional warehouse space and condenser compound.

Mr Johnston, Head of Development Management, presented the key elements of the report to the Committee. Detailed plans for the proposed extension were displayed and explained to Members. Mr Johnston also provided Members with aerial photographs showing the extent of the proposed extension and confirmed that there would be no net loss of car parking spaces resulting from the extension. The Committee was informed of two letters of objection that had been received in relation to the proposed plans.

Mr Mason, the applicant, spoke in support of the application.

Following concerns raised by the Committee, Ms Galloway, Principal Engineer, confirmed that there were no transportation issues with the proposed plans.

Resolved: That the application be approved, subject to the conditions, and for the reasons, set out in the appendix to the minutes.

Background papers: Applications, plans and replies to consultations upon the applications.

7 PLANNING APPLICATION 15/0160 - LAND AT YEADON WAY, YEADON WAY

The Committee considered application 15/0160 for the erection of a part single/part two storey educational building to be developed in two phases, with associated car, motor cycle and cycle parking, landscaping, boundary treatment, two wind turbines (15 metres high), sub-station, lighting and vehicle access from Yeadon Way.

Mr Johnston, Head of Development Management, presented the key elements of the report to the Committee. He explained that the proposed application would result in a loss of 577 existing car parking spaces in the central area of South Car Park leaving 361 available car parking spaces. Mr Johnston reported on levels of ticket sales for the period between April 2014 and March 2015 which demonstrated that South Car Park was under-utilised and even at peak periods there would be sufficient parking spaces to meet demand. He explained that the proposed development would utilise space that was currently underused. It would also include areas of car parking for staff and students.

The Committee were presented with site plans and 3 dimensional photographs showing the proposed development.

Mr Johnston reported on the withdrawal of the proposed two wind turbines from the application following an objection from NATS. He also reported on the representations received from members of the public.

Mr Pye, representing the applicant, spoke in support of the application.

During consideration of the application, Members commented favourably on the merits of the application but expressed concerns regarding the loss of car parking spaces. Members were also concerned that the level of car parking provision for the development would be insufficient to meet demand, resulting in increased pressure on car parks and on-street parking in the surrounding area. Mr Johnston confirmed that one of the

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conditions attached to the application related to the implementation of an approved travel plan.

Resolved: That the application be approved, subject to the conditions, and for the reasons, set out in the appendix to the minutes.

Background papers: Applications, plans and replies to consultations upon the applications.

Chairman

(The meeting ended 6.35 pm)

Any queries regarding these minutes, please contact:
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