



PLANNING SERVICES

DECISIONS LIST

No. 12

16TH TO 22ND MARCH 2009

83 APPLICATIONS

**THE LEONARDO BUILDINGS
2 ROSSINGTON STREET
LEEDS LS2 8HD.TEL. 0113 247 8000**

**All Planning Applications are available for inspection at the Development Enquiry
Centre at the Leonardo Buildings
and at some Libraries.**

DECISIONS FOR WEEK 16TH TO 22ND MARCH 2009

WARD: Adel & Wharfedale

Application Number	08/06694/FU		
Applicant:	Mr Trevor Giles		
Proposal	Part single storey part two storey front side and rear extension		
Site	37 Whinfield Adel Leeds LS16 7AE		
Decision:	Approved	Decision Date	20 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) All new stonework shall be constructed in natural stone to match the stonework of the existing building in stone type, colour, face dressing, coursing, bed depth and colour, and detail of jointing material.

In the interests of visual amenity and to ensure that the stonework matches the existing.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) the proposed bathroom and ground floor toilet windows shall be glazed with obscure glass and maintained thereafter as such.

In the interests of amenity.

- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) the garage shall not be altered or otherwise converted in such a way as to prevent its use by motor vehicles, used incidentally to the enjoyment of the dwelling house as such.

In order to retain sufficient off-street car parking spaces within the curtilages of dwellings in the interests of the free and safe use of the highway and avoid need for a new garage.

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- 6) Prior to the first occupation of the extension a 2 metre high close boarded fence shall be erected on the southern side boundary of the site for the entire length of the dwelling unless previously agreed in writing by the Local Planning Authority. The fence shall be retained and maintained for the life of the development.

In the interests of residential amenity

- 7) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

WARD: Adel & Wharfedale

Application Number	09/00041/FU		
Applicant:	Ms H Hinchcliffe		
Proposal	Variation of condition 4 of approval 07/05965/FU (opening hours)		
Site	429 Otley Road Headingley Leeds LS16 6AJ		
Decision:	Approved	Decision Date	18 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development shall not be occupied until the approved facilities for the storage and disposal of litter and waste materials have been provided. Those approved details shall thereafter be retained at all times.

In the interests of amenity.

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- 3) No development shall take place until details of the extract ventilation system, including details of a filter to remove odour, and the methods of treatment of the emissions, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works approved in accordance with this condition have been completed. Such works shall thereafter be retained.

In the interests of amenity and visual amenity.

- 4) The opening hours of the premises shall be restricted to 0800 hours to 2330 hours Monday to Saturday, and 1000 hours to 2300 hours on Sundays and Bank Holidays.

In the interests of amenity of nearby residents.

- 5) The hours of delivery to and from the premises shall be restricted to 0800 hours to 2000 hours Monday to Saturday with no deliveries on Sundays and Bank Holidays.

In the interests of amenity.

- 6) The use shall not be brought into operation until a grease trap has been provided on the drainage outlet(s) from the food preparation area(s). The grease trap shall be retained at all times thereafter.

To ensure the removal of grease from waste effluent in the interests of general amenity.

- 7) The development shall not be occupied or brought into use until that part of the site shown to be used by vehicles, on the approved plans, has been laid out, drained, surfaced and sealed, as approved, and that area shall not thereafter be used for any other purpose other than the vehicle related use approved.

In the interests of the free and safe use of the highway.

- 8) The development shall not be occupied until the vehicle parking space shown on the approved plan of sufficient width to accommodate the needs of disabled persons is provided and reserved for such use. Such a facility shall thereafter not be used for any other purpose.

In the interests of disabled people.

- 9) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

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GP5, SF15, T2, T24

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

WARD: Alwoodley

Application Number	09/00199/FU		
Applicant:	M Bashir		
Proposal	Single storey side and rear extension		
Site	561 Ring Road Moortown Moortown Leeds LS17 8PF		
Decision:	Approved	Decision Date	18 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

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WARD: Alwoodley

Application Number	09/00303/FU		
Applicant:	Tesco Stores Ltd		
Proposal	Single storey extension to shop with associated car parking		
Site	Wike Ridge Lane Slaid Hill Leeds LS17		
Decision:	Withdrawn	Decision Date	18 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

WARD: Ardsley & Robin Hood

Application Number	08/04488/FU		
Applicant:	Esso Petroleum Co Ltd		
Proposal	Demolition of existing sales building and canopy and erection of new sales building, canopy and installation of new tanks and pumps		
Site	Ardsley Service Station Bradford Road East Ardsley WF3 2JA		
Decision:	Approved	Decision Date	20 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) No building works shall take place until details and samples of all external walling materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The walls shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 3) No development shall take place until details of the position, design, materials and type of all walls and/or fences or permanent boundary treatment, whether or not shown to be erected on the approved plans, have been submitted to and approved in writing by the Local Planning Authority. Such walls and fences shall be erected in accordance with the approved details, before the land/buildings to which they

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relate are occupied, and shall thereafter be retained and shall not be altered or removed without the written consent of the Local Planning Authority.

In the interests of amenity and visual amenity.

- 4) No building works shall take place until details and samples of all surfacing materials to be used for the areas to be used by vehicles and pedestrians have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The surfacing works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 5) The development shall not be occupied or brought into use until that part of the site shown to be used by vehicles, on the approved plans, has been laid out, drained, surfaced and sealed, as approved, and that area shall not thereafter be used for any other purpose other than the vehicle related use approved.

In the interests of the free and safe use of the highway.

- 6) No structures shall be erected, or planting take place, which exceed 1 m in height above the level of the adjoining highway, within a strip of land 2.4 m deep when measured from the carriageway edge along the full frontage of the site. This area of land shall thereafter be kept clear of all obstructions greater than 1 m in height.

In the interests of the free and safe use of the highway.

- 7) Notwithstanding the details shown on the plans hereby approved and prior to the commencement of development, full details of the facilities for the parking of cycles within the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the cycle parking facilities thereby approved have been provided. The facilities shall thereafter be retained and maintained as such.

In order to meet the aims of the Transport Policy as incorporated in the Leeds Unitary Development Plan.

- 8) Prior to the commencement of development a scheme detailing the method of storage and disposal of litter and waste materials, including recycling facilities, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a description of the facilities to be provided including, where appropriate, lockable containers and details for how the recyclable materials will be collected from the site with timescales for collection. The approved scheme shall be implemented before the development hereby permitted is brought into use and no waste or litter shall be stored or disposed of other than in accordance with the approved scheme.

In the interests of amenity and to promote recycling.

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- 9) No development shall take place until the following works have been agreed in writing; DDA kerbing, the provision of a bus shelter and crossover alterations along with a timetable for the carrying out of these works. The works shall be carried out in accordance with the agreed timetable.

In the interests of the free and safe use of the highway.

- 10) The opening hours of the premises shall be restricted to 0600 hours 2400 hours (midnight) Monday to Sunday.

In the interests of the amenity of nearby residents.

- 11) The hours of delivery to and from the premises, (excluding the delivery of fuel to the premises) together with loading and unloading within the premises shall be restricted to 0600 hours to 2000 hours Monday to Sunday.

In the interests of amenity.

- 12) No lighting fitment shall be installed on the site in such a way that the source of light is directly visible from nearby residential properties or is a hazard to users of adjoining or nearby highways.

In the interests of residential amenity and to safeguard the free and safe flow of vehicular traffic.

- 13) No tannoy system shall be operated until details of the operation of the system, including hours of operation, have been submitted to and approved in writing by the Local Planning Authority. The tannoy system shall thereafter only be used in accordance with the approved details.

In the interests of amenity.

- 14) No mechanical ventilation or air conditioning system shall be installed or operated until details of the installation and operation of the system have been submitted to and approved in writing by the Local Planning Authority. The system shall thereafter only be installed and operated in accordance with the approved details.

In the interests of amenity.

- 15) No development shall take place until details of works for dealing with surface water discharges from the proposed development, including any off-site watercourse works have been submitted and approved in writing by the Local Planning Authority. No piped discharges of surface water from the application site shall take place until the surface water drainage works, including any off-site watercourse works approved under conditions attached to this permission, have been completed.

To ensure that the site can be properly drained without flooding.

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- 16) No development shall take place until a plan showing details of an oil interceptor has been submitted to and approved in writing by the Local Planning Authority. Such oil interceptor as may be approved shall be designed to intercept all surface water from areas to be used by vehicles and any other areas likely to be subject to contamination. The development shall not be brought into use until the oil interceptor has been provided, and it shall thereafter be retained and maintained in a satisfactory condition.

To ensure that surface water from the site is not contaminated.

- 17) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Soft landscape works shall include (a) Planting plans, (b) written specifications (including cultivation and other operations associated with plant and grass establishment), (c) schedules of plants noting species, planting sizes and proposed numbers/densities, (d) implementation programme.

To ensure the provision of amenity afforded by appropriate landscape design.

- 18) Hard and soft landscaping works shall be carried out in accordance with the approved details. The hard landscape works shall be completed prior to the occupation of any part of the development. The soft landscape works shall be completed by no later than the end of the planting season following the substantial completion of the development. The landscape works shall be implemented to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice.

To ensure the provision, establishment and maintenance to a reasonable standard of landscaping in accordance with the approved proposals.

- 19) a) All existing trees, shrubs and other natural features shown on the approved plans to be retained shall be fully safeguarded during the course of the site works and building operations in accordance with the guidance of British Standard 5837 (Guide for Trees in relation to Construction), or with the particulars specified in details which shall first have been submitted to and approved in writing by the Local Planning Authority.

b) No development shall be commenced, or materials or equipment brought onto site (except in connection with compliance with this condition), until all trees, shrubs or features to be protected have been protected in accordance with the approved details, or in the absence of such details, in accordance with BS 5837, with either:-

- i) 1.5m height chestnut paling to BS 1722 Part 4 securely mounted on post and two rails framework and clad with orange fluorescent mesh,
ii) 2.4m height heavy duty plywood hoarding securely mounted on scaffolding.

c) Pre-printed laminated waterproof signs at least A4 in size shall be securely fixed to the fencing posts to each enclosure at 10 metre minimum intervals bearing the words

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PROTECTED TREE ZONE
NO STORAGE OR OPERATIONS
WITHIN FENCED AREA

d) The protective enclosure shall be maintained during the course of the site works and no equipment, machinery or materials shall be stored within any area enclosed in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, including any underground services. No fires shall be burnt within 10m distance of the outer edge of the canopy of any tree protected.

e) The protective enclosure shall be retained in position until all equipment, machinery or materials have been removed from the site and the development has been occupied, or in the case of a residential development, the houses in the curtilages of which the trees are located are occupied .

To ensure the protection and preservation of trees, shrubs and other natural features during construction works.

20) In this condition 'retained tree/hedge/bush' means an existing tree or other vegetation which is to be retained as shown on the approved plans and particulars. This condition shall have effect until the expiration of five years from the date the development is occupied/brought into use.

a) No retained tree/hedge/bush shall be removed, uprooted or destroyed nor shall any retained tree be pruned, topped or lopped or suffer root severance other than in accordance with the approved plans and particulars without the written approval of the Local Planning Authority. Any pruning, topping or lopping approved shall be carried out in accordance with British Standard 3998 (Recommendations for Tree Works) and in accordance with the actions recommended in any tree survey approved by this permission or agreed in writing by the Local Planning Authority.

b) If any retained tree/hedge/bush is removed without the prior written consent of the Local Planning Authority, uprooted or destroyed or dies the Local Planning Authority shall be notified. Another tree/hedge/bush shall be planted at the same place and that tree/hedge/bush shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

To ensure the continuity of amenity afforded by existing trees and vegetation and to protect existing trees from damage during site preparation and construction works in the interest of general amenity.

21) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

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Policy GP5
Policy T2

Policy BD5
Policy LD1

Policy S9

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

WARD: Ardsley & Robin Hood

Application Number	09/00082/FU		
Applicant:	Mrs Yvonne Banks		
Proposal	Conversion and alterations to integral garage to form habitable room		
Site	9 Shancara Court Tingley WF3 1JP		
Decision:	Approved	Decision Date	18 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling window materials shall match those existing.

In the interests of visual amenity.

- 3) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

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WARD: Ardsley & Robin Hood

Application Number	09/00296/FU		
Applicant:	M Newton		
Proposal	Conservatory to rear		
Site	3 Fairfield Close Rothwell Leeds LS26 0GE		
Decision:	Approved	Decision Date	17 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external dwarf walling materials shall match those existing.

In the interests of visual amenity

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) the proposed windows facing the property to the east at 5 Fairfield Close shall be glazed with obscure glass and maintained thereafter as such unless otherwise agreed in writing by the Local Planning Authority.

In the interests of the amenity of the host property and the neighbouring property at 5 Fairfield Close.

- 4) The proposed extension shall be constructed contemporaneously with that of the adjoining dwelling 5 Fairfield Close (09/00295/FU) and not as a separate extension to this dwelling only unless otherwise agreed in writing by the local planning authority.

The Local Planning Authority does not consider the proposal to be acceptable as a separate development.

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

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Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

WARD: Ardsley & Robin Hood

Application Number	09/00354/FU		
Applicant:	Mr David Grayston		
Proposal	Single storey side and rear extension		
Site	7 Sherwood Green Robin Hood Wakefield WF3 3AR		
Decision:	Approved	Decision Date	18 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any additional windows are inserted in the west facing side elevation of the proposed extension.

As the insertion of windows could lead to problems of overlooking.

- 4) The hardstanding shown to the front of the host property on the approved plans shall be constructed before commencement of the construction of the extension and shall be retained for the lifetime of the extensions unless otherwise agreed in writing by the Local Planning Authority.

In the interests of highway safety.

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance

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Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

WARD: Ardsley & Robin Hood

Application Number	09/00389/FU		
Applicant:	Mr Alan Potter		
Proposal	Part two storey side and rear and part single storey rear extension, increase to roof height and formation of gable to front, and new chimney to side		
Site	High Trees Baghill Road West Ardsley Wakefield		
Decision:	Approved	Decision Date	20 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any additional windows are inserted in the side elevation facing 33 Baghill Road or at first floor level in the side elevation facing 37 Baghill Road of the proposed extensions.

As the insertion of windows could lead to problems of overlooking.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within

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Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

WARD: Armley

Application Number	07/04327/RM		
Applicant:	Conroy Brook (Developments) Ltd		
Proposal	Erection of 1 four storey and 1 three storey block, comprising a total of 41 two bedroom flats, and 10 four bedroom houses with car parking and landscaping		
Site	Kirkstall Hall Broad Lane Bramley Leeds		
Decision:	Approved	Decision Date	16 March 2009
Type	Reserved Matters Application	Decision Type	Delegated Decision

- 1) Notwithstanding the details shown on the plans hereby approved, prior to the commencement of development full details (including materials and means of enclosure) of the proposed bin store(s) shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the bin store(s) thereby approved have been provided. The bin store(s) shall thereafter be retained and maintained as such in accordance with the approved details.

To ensure that adequate provision for bin storage is made and is in the interests of visual and residential amenity.

- 2) No development shall take place until details of the position, design, materials and type of all walls and/or fences or permanent boundary treatment, whether or not shown to be erected on the approved plans, have been submitted to and approved in writing by the Local Planning Authority. Such walls and fences shall be erected in accordance with the approved details, before the land/buildings to which they relate are occupied, and shall thereafter be retained and shall not be altered or removed without the written consent of the Local Planning Authority.

In the interests of amenity and visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking or re-enacting that Order with or without modification) planning permission shall be obtained before any extensions are erected.

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As the Local Planning Authority wish to keep control over the erection of these buildings.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any additional windows are inserted in any elevation(s) of the proposed dwelling houses, other than those hereby approved.

As the insertion of windows could lead to problems of overlooking.

- 5) Dust generated by vehicles on roads, haul routes and circulation areas within the site in dry weather conditions shall be suppressed by the use of equipment able to deliver sufficient volumes of water and provided on site for this purpose. Immediate preventative action, including the suspension of operations shall be taken if dust generated by machinery on site becomes airborne and can be seen being carried by the wind beyond the site boundary.

In the interests of general amenity and the amenity of occupants of nearby premises.

- 6) Prior to the commencement of development, full details of the construction access and a construction traffic management strategy shall be submitted to and approved in writing by the Local Planning Authority and implemented accordingly.

In the interest of highways safety

- 7) In approving these reserved matters the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policies GP5, BD5, T2, T24 and N13 of the adopted UDP (Review) 2006.

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

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WARD: Armley

Application Number	09/00249/LA		
Applicant:	Ms J Norfolk		
Proposal	Detached prefabricated classroom unit		
Site	Castleton Primary School Green Lane Armley Leeds		
Decision:	Approved	Decision Date	18 March 2009
Type	Local Authority Application Reg 4(1)	Decision Type	Delegated Decision

1) The building hereby permitted shall be removed on or before 18 March 2014. And the land restored to its former condition and levels as described by the plans to be approved under condition no. 4 of this permission.

2) No building works shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

3) The development shall not be occupied until provision has been made in the means of access both to and within the proposed development, and within sanitary conveniences, for the needs of employees and members of the public who are disabled. All such facilities shall thereafter be retained and made available for use.

In the interests of disabled people.

4) Prior to the commencement of development, plans of the site showing details of the existing and proposed ground levels, in relation to the ground levels of the main school building, levels of any paths, hard surfaced play area, the height of any retaining walls within the development site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in complete accordance with the details so approved and shall be retained thereafter as such.

To ensure that the works are carried out at suitable levels in relation to adjoining properties and highways in the interests of visual amenity.

5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of

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The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

PPS1

GP5, BD6, N12, N13, T2

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

WARD: Armley

Application Number	09/00428/FU		
Applicant:	Mr Rehman		
Proposal	Increase in height to previously approved detached double garage to rear		
Site	40 Armley Grange Avenue Armley Leeds LS12 3QN		
Decision:	Refused	Decision Date	20 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers that the proposed garage is unacceptable by virtue of its height and massing in close proximity to the neighbouring boundary, resulting in a development that would overshadow and over dominate the private amenity space of 159 Stanningley Road, to the detriment of the residential amenity of the occupier of the said dwelling. As such, the proposal is therefore contrary to Policy GP5 of the Leeds Unitary Development Plan (Review) 2006.

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WARD: Beeston & Holbeck

Application Number	09/00207/FU		
Applicant:	S Hosty		
Proposal	Two 4 bedroom semi-detached houses to site of former plant hire yard		
Site	Garage Site Rear Of 17 Robb Street Cross Flatts Leeds		
Decision:	Approved	Decision Date	18 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) No building works shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) the proposed en-suite window on the east elevation shall be glazed with obscure glass and maintained thereafter as such.

In the interests of amenity.

- 4) No development shall take place until details of the position, scale, design and materials of the proposed detached garages, have been submitted to and approved in writing by the Local Planning Authority. The garages shall be erected in accordance with the approved details, before the buildings to which they relate are occupied.

In the interests of amenity and visual amenity.

- 5) The development shall not be occupied or brought into use until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include (a) proposed finished levels and/or contours, (b) other vehicle and pedestrian access and circulation areas, (c) hard surfacing areas. Soft landscape works shall include (d) planting plans, (e) written specifications (including cultivation and other operations

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associated with plant and grass establishment), (f) schedules of plants noting species, planting sizes and proposed numbers/densities.

To ensure the provision of amenity afforded by appropriate landscape design.

- 6) Hard and soft landscaping works shall be carried out in accordance with the approved details. The hard landscape works shall be completed prior to the occupation of any part of the development. The soft landscape works shall be completed by no later than the end of the planting season following the substantial completion of the development. The landscape works shall be implemented to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognized codes of good practice.

To ensure the provision, establishment and maintenance to a reasonable standard of landscaping in accordance with the approved proposals.

- 7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Amended Order 2008 (or any Order revoking or re-enacting that Order with or without modification) planning permission, shall be obtained before any works classed under Schedule 2, Part 1, Class A (extensions) of that Order are undertaken, other than those expressly authorized by this permission.

As the Local Planning Authority wish to keep control over the erection of these buildings and to prevent overlooking of neighbouring property and to accord with policy GP5 of the Leeds Unitary Development Plan (Review 2006).

- 8) The development shall not be occupied or brought into use until details of the position, design, materials and type of all walls and/or fences or permanent boundary treatment, whether or not shown to be erected on the approved plans, have been submitted to and approved in writing by the Local Planning Authority. Such walls and fences shall be erected in accordance with the approved details, before the land/buildings to which they relate are occupied, and shall thereafter be retained and shall not be altered or removed without the written consent of the Local Planning Authority.

In the interests of amenity and visual amenity.

- 9) Development shall not commence until a Phase I Desk Study has been submitted to, and approved in writing by, the Local Planning Authority and:
- (a) Where the approved Phase I Desk Study indicates that intrusive investigation is necessary, development shall not commence until a Phase II Site Investigation Report has been submitted to, and approved in writing by, the Local Planning Authority,
 - (b) Where remediation measures are shown to be necessary in the Phase I/Phase II Reports and/or where soil or soil forming material is being imported to site, development shall not commence until a Remediation Statement

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demonstrating how the site will be made suitable for the intended use has been submitted to, and approved in writing by, the Local Planning Authority. The Remediation Statement shall include a programme for all works and for the provision of Verification Reports.

To ensure that the presence of contamination is identified, risks assessed and proposed remediation works are agreed in order to make the site suitable for use in accordance with Policy GP5 of the Leeds Unitary Development Plan and Annexe 2 of PPS23.

- 10) If remediation is unable to proceed in accordance with the approved Remediation Statement, or where significant unexpected contamination is encountered, the Local Planning Authority shall be notified in writing immediately and operations on the affected part of the site shall cease. An amended or new Remediation Statement shall be submitted to, and approved in writing by, the Local Planning Authority prior to any further remediation works which shall thereafter be carried out in accordance with the revised approved Statement.

To ensure that any necessary remediation works are identified to make the site suitable for use in accordance with Policy GP5 of the Leeds Unitary Development Plan and Annexe 2 of PPS23.

- 11) Remediation works shall be carried out in accordance with the approved Remediation Statement. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or phase of a site shall not be brought into use until such time as all verification information has been approved in writing by the Local Planning Authority.

To ensure that the remediation works are fully implemented as agreed and the site has been demonstrated to be suitable for use in accordance with Policy GP5 of the Leeds Unitary Development Plan and Annexe 2 of PPS23.

- 12) Before development commences details of works for dealing with surface water discharges from the proposed development including any off-site watercourse works shall be submitted to and approved by the Council.

To ensure that the site can be properly drained without flooding.

- 13) No piped discharges of surface water from the application site shall take place until the surface water drainage works, including any off-site watercourse works, approved under the foregoing conditions have been completed.

To ensure that the site is properly drained.

- 14) The development shall not be occupied or brought into use until that part of the site shown to be used by vehicles, on the approved plans, has been laid out, drained, surfaced and sealed, as approved, and that area shall not thereafter be used for any other purpose other than the vehicle related use approved.

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In the interests of the free and safe use of the highway.

- 15) Prior to the commencement of development full details (including siting, materials and means of enclosure) of the proposed bin store(s) shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the bin store(s) thereby approved have been provided. The bin store(s) shall thereafter be retained and maintained as such in accordance with the approved details.

To ensure that adequate provision for bin storage is made and is in the interests of visual and residential amenity.

- 16) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of the Regional Spatial Strategy 2004 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

PPS1:-Delivering Sustainable Development (2005)

PPS2:-Housing (2006)

Policies GP5, BD5, BD6, LD1, N24, N12, N13, H4 (UDP Review), T2, T24

SPG13:- Neighbourhoods for Living

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

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WARD: Beeston & Holbeck

Application Number	09/00255/ADV		
Applicant:	Clear Channel Outdoor		
Proposal	2 internally illuminated single sided bus shelter signs		
Site	Outside 346 Dewsbury Road Hunslet Leeds LS11 7BD		
Decision:	Approved	Decision Date	19 March 2009
Type	Application to Display Adverts	Decision Type	Delegated Decision

- 1) This Consent shall be restricted to a period of five years from the date of the Consent.

In accordance with the Town and Country Planning (Control of Advertisement) (England) Regulations 2007.

- 2) In granting consent for the advertisement/s the City Council has taken into account all material planning considerations relating to amenity and public safety, including those arising from the comments of any statutory or other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and policies within The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR):

Policy GP5 (UDP)

Policy BD8 (UDP)

On balance, the City Council considers the advertisement/s would not give rise to any unacceptable consequences for amenity or public safety.

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WARD: Bramley & Stanningley

Application Number	08/06810/FU		
Applicant:	Riding Properties Ltd		
Proposal	Change of use of first floor of vacant mill to fitness centre		
Site	Units 16 And 17 Cape Mills Coal Hill Lane Rodley		
Decision:	Refused	Decision Date	16 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The proposed gymnasium constitutes a town centre leisure use in an out-of-centre location. The proposal is unjustified through a) a failure to robustly apply the sequential test and provide evidence of the lack of availability of sequentially preferable locations within the catchment area, and b) the potential impact on the vitality and viability of existing centres within the catchment area. The proposal would therefore result in harm to the vitality and viability of existing town centres and is contrary to policy S3 of the adopted Leeds Unitary Development Plan, to Policy E2 of the Regional Spatial Strategy, and to PPS6 (particularly paras 1.8, 2.44, 3.13 and 3.21-3.22).

WARD: Burmantofts & Richmond Hill

Application Number	08/05926/FU		
Applicant:	M Hussain		
Proposal	Change of use of dwelling involving alterations to 1 one bedroom flat and 2, two bedroom flats.		
Site	25 St Hildas Crescent Cross Green Leeds LS9 0DB		
Decision:	Approved	Decision Date	18 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) Notwithstanding the information already provided prior to the commencement of development, a scheme detailing the method of storage and disposal of litter and waste materials, including recycling facilities, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a description of the facilities to be provided including, where appropriate, lockable containers and details for how the recyclable materials will be collected from the site with timescales for collection. The approved scheme shall be implemented before the

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development hereby permitted is brought into use and no waste or litter shall be stored or disposed of other than in accordance with the approved scheme.

In the interests of amenity and to promote recycling.

- 3) Notwithstanding the details shown on the approved drawings, prior to the occupation of the property details of a suitable sound insulation scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before first occupation of any flat and retained thereafter as such.

In the interests of the residential amenity of occupants of adjoining property.

- 4) The external walling materials shall match those existing.

In the interests of visual amenity.

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

BD6: GP5; T2; T24; SPG Development of Self Contained Flats

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

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WARD: Burmantofts & Richmond Hill

Application Number	09/00080/LI		
Applicant:	Mr Paul Wharam		
Proposal	Listed building application to rebuild brick gable and carry out work to factory		
Site	St Saviours Hall East Street Leeds LS9		
Decision:	Approved	Decision Date	16 March 2009
Type	Listed Building Application	Decision Type	Delegated Referred to ODPM

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) No building works shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 3) Any necessary making good of the existing brickwork shall be carried out to match exactly that existing in terms of colour, texture, profile, dimension, scale, bonding and/or coursing, and colour and type of mortar jointing.

In the interests of visual amenity and preserving the character of the building.

- 4) Prior to commencement of any part of the works hereby approved, details of the methods and measures to be employed in the cleaning process to remove the existing paintwork shall be submitted to and approved in writing by the Local Planning Authority. The cleaning operations shall be carried out in accordance with the approved details.

To ensure the most appropriate method is used to clean the listed building.

- 5) In granting Listed Building Consent the City Council has taken into account all material matters relating to the building's special architectural or historic interest, including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan -

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Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BC1 (UDP)
Policy GP5 (UDP)

Policy BC7 (UPD)
Policy N17 (UDP)

Policy BD6 (UDP)

On balance, the City Council considers the proposal would not give rise to any unjustified consequences for the special architectural or historic interest of the listed building.

WARD: Burmantofts & Richmond Hill

Application Number	09/00096/FU		
Applicant:	Mr M Yakub		
Proposal	Change of use from car park to car wash		
Site	120 Lupton Avenue Burmantofts Leeds LS9 6EE		
Decision:	Refused	Decision Date	19 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers that the change of use of the site to a hand car wash will cause a significant loss of residential amenity to nearby occupants of the houses on Lupton Avenue due to odours and noise caused by the operation of jet washers and amplified sound as a result of the intensification of use at the site. The proposal is therefore considered to be contrary to policy GP5 of the Leeds Unitary Development Plan (Review 2006).
- 2) The Local Planning Authority considers that the hand car wash will create a measurable loss of pedestrian and highway safety due to a single access point positioned parallel to Lupton Avenue and the potential queuing and overspill of patron traffic onto the public highway at peak times in close proximity to residential properties. The proposal is therefore considered to be contrary to policies GP5, T24 and T2 of the Leeds Unitary Development Plan (Review 2006).

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WARD: Burmantofts & Richmond Hill

Application Number	09/00225/FU		
Applicant:	D Hodgkinson		
Proposal	Detached prefabricated cafe/takeaway to car park		
Site	Land Front Of And Adjacent Leeds Market Cold Store Newmarket Green Cross Green Leeds		
Decision:	Approved	Decision Date	16 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The use hereby permitted shall be discontinued on or before 17 March 2011.

The Local Planning Authority wishes to review the use of the land at the end of this period.

- 2) The building hereby permitted shall be removed on or before 17 March 2011.

In the interests of visual amenity.

- 3) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

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WARD: Calverley & Farsley

Application Number	08/03385/FU		
Applicant:	Mr Patel		
Proposal	Detached double garage with store room at lower ground floor level to front, and detached summer house to front		
Site	Poplar Farm Bagley Lane Farsley Pudsey		
Decision:	Refused	Decision Date	18 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers that the proposal would result in incongruous additions to the original dwelling house which would appear overly intrusive and out of character with the visual amenities of the area. The proposal would therefore be contrary to policies GP5 and BD6 of the Leeds Unitary Development Plan Review (2006) and guidance contained within PPS1 Delivering Sustainable Development.
- 2) The Local Planning Authority considers that the proposal would fail to adequately respect the setting or historic character of the original farm house, a Grade II Listed Building, to the significant detriment of visual amenity. The proposal would therefore be contrary to policies N14, N15, N16, N17 and GP5 of the Leeds Unitary Development Plan Review (2006) and guidance contained within PPG15 Planning and the Historic Environment.

WARD: Calverley & Farsley

Application Number	08/03410/LI		
Applicant:	Jay Patel		
Proposal	Listed building application for detached double garage with store room at lower ground floor level to front, and detached summer house to front		
Site	Poplar Farm Bagley Lane Farsley Pudsey		
Decision:	Refused	Decision Date	18 March 2009
Type	Listed Building Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers that the proposals would fail to adequately respect the setting and historic character of the original farmhouse, a grade II Listed Building, to the significant detriment of visual amenity. The proposals would therefore be contrary to policies N14, N15, N16 and N17 of the Leeds Unitary Development Plan Review (2006) and contrary to advice contained within PPG15 Planning and the Historic Environment.

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WARD: Calverley & Farsley

Application Number	09/00006/FU		
Applicant:	R Dennis		
Proposal	Single storey side extension		
Site	1 Oak Street Pudsey LS28 7JY		
Decision:	Approved	Decision Date	20 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

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WARD: Calverley & Farsley

Application Number	09/00145/ADV		
Applicant:	Clear Channel Outdoor		
Proposal	2 internally illuminated single sided bus shelter signs		
Site	Town Street / Opposite Slaters Road Pudsey LS28 6DW		
Decision:	Approved	Decision Date	16 March 2009
Type	Application to Display Adverts	Decision Type	Delegated Decision

- 1) This Consent shall be restricted to a period of five years from the date of the Consent.

In accordance with the Town and Country Planning (Control of Advertisement) (England) Regulations 2007.

- 2) In granting consent for the advertisement/s the City Council has taken into account all material planning considerations relating to amenity and public safety, including those arising from the comments of any statutory or other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and policies within The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR):

Policy GP5 (UDP)

Policy BD8 (UDP)

Policy BD9 (UDP)

On balance, the City Council considers the advertisement/s would not give rise to any unacceptable consequences for amenity or public safety.

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WARD: City & Hunslet

Application Number	09/00164/LI		
Applicant:	La Senza		
Proposal	Listed Building Application for alterations involving new signage to retail unit		
Site	9A Lands Lane Leeds LS1 6AW		
Decision:	Approved	Decision Date	16 March 2009
Type	Listed Building Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) Prior to commencement of development, samples of materials (including details of colours) of the non illuminated 1 fascia sign and 11 letter signs hereby approved, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The non illuminated 1 fascia sign and 11 letter signs shall be installed in accordance with the approved details.

In the interest of the character and appearance of the host listed building, the street scene and the City Centre Conservation Area.

- 3) In granting Listed Building Consent the City Council has taken into account all material matters relating to the building's special architectural or historic interest, including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD8 UDP)

Policy GP5 (UDP)

Policy N17 (UDP)

On balance, the City Council considers the proposal would not give rise to any unjustified consequences for the special architectural or historic interest of the listed building.

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WARD: City & Hunslet

Application Number	09/00229/ADV		
Applicant:	Venturelab - J Whitson		
Proposal	5 non illuminated individual letter fascia signs to front		
Site	The Bridge Waterloo Street Hunslet Leeds		
Decision:	Approved	Decision Date	16 March 2009
Type	Application to Display Adverts	Decision Type	Delegated Decision

- 1) In granting consent for the advertisement/s the City Council has taken into account all material planning considerations relating to amenity and public safety, including those arising from the comments of any statutory or other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and policies within The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR):

Policy GP5 (UDP)

Policy BD8 (UDP)

Policy BD9 (UDP)

On balance, the City Council considers the advertisement/s would not give rise to any unacceptable consequences for amenity or public safety.

WARD: City & Hunslet

Application Number	09/00278/FU		
Applicant:	Venturelab - J Whitson		
Proposal	Change of use of ground and basement floors of vacant retail unit (A1 use) to offices (B1 use) and professional and financial services (A2 use) including new shopfront and addition of 4 A/C condenser units to rear wall		
Site	The Bridge Waterloo Street Hunslet Leeds		
Decision:	Approved	Decision Date	16 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) No mechanical ventilation or air conditioning system shall be installed or operated until details of the installation and operation of the system have been submitted to

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and approved in writing by the Local Planning Authority. The system shall thereafter only be installed and operated in accordance with the approved details.

In the interests of amenity.

- 3) Prior to the commencement of development a scheme detailing the method of storage and disposal of litter and waste materials, including recycling facilities, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a description of the facilities to be provided including, where appropriate, lockable containers and details for how the recyclable materials will be collected from the site with timescales for collection. The approved scheme shall be implemented before the development hereby permitted is brought into use and no waste or litter shall be stored or disposed of other than in accordance with the approved scheme.

In the interests of amenity and to promote recycling.

- 4) No plant and/or machinery shall be used on the premises, unless it is enclosed in sound-insulating material in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

In the interests of amenity.

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD4 (UDP)
Policy CC5 (UDP)

Policy BD6 (UDP)
Policy GP5 (UDP)

Policy BD7 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

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WARD: City & Hunslet

Application Number	09/00432/ADV		
Applicant:	Renew Leeds Ltd - Ms S Howells		
Proposal	1 non illuminated individual letter sign and 1 non illuminated fascia sign to offices		
Site	34 Regent Street Sheepscar Leeds LS2 7QA		
Decision:	Approved	Decision Date	19 March 2009
Type	Application to Display Adverts	Decision Type	Delegated Decision

- 1) In granting consent for the advertisement/s the City Council has taken into account all material planning considerations relating to amenity and public safety, including those arising from the comments of any statutory or other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and policies within The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR):

Policy GP5 (UDP) Policy BD8 (UDP)

On balance, the City Council considers the advertisement/s would not give rise to any unacceptable consequences for amenity or public safety.

WARD: City & Hunslet

Application Number	09/00229/ADV		
Applicant:	Venturelab - J Whitson		
Proposal	5 non illuminated individual letter fascia signs to front		
Site	The Bridge Waterloo Street Hunslet Leeds		
Decision:	Approved	Decision Date	16 March 2009
Type	Application to Display Adverts	Decision Type	Delegated Decision

- 1) In granting consent for the advertisement/s the City Council has taken into account all material planning considerations relating to amenity and public safety, including those arising from the comments of any statutory or other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and policies within The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR):

Policy GP5 (UDP) Policy BD8 (UDP) Policy BD9 (UDP)

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On balance, the City Council considers the advertisement/s would not give rise to any unacceptable consequences for amenity or public safety.

WARD: City & Hunslet

Application Number	09/00479/FU		
Applicant:	Gleneuro UK Property Fund PLC		
Proposal	Addition of 2 air condensor unit to roof of offices		
Site	St Andrews House 119 - 121 The Headrow Leeds LS1 5JW		
Decision:	Approved	Decision Date	18 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD4 (UDP)
Policy GP5 (UDP)

Policy BD6 (UDP)
Policy N17 (UDP)

Policy CC5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

DECISIONS FOR WEEK 16TH TO 22ND MARCH 2009

WARD: City & Hunslet

Application Number	09/00480/LI		
Applicant:	Gleneuro UK Property Fund PLC		
Proposal	Listed Building Application for Addition of 2 air condensor unit to roof of offices		
Site	St Andrews House 119 - 121 The Headrow Leeds LS1		
Decision:	Approved	Decision Date	18 March 2009
Type	Listed Building Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) In granting Listed Building Consent the City Council has taken into account all material matters relating to the building's special architectural or historic interest, including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD4 (UDP)
Policy GP5 (UDP)

Policy BD6 (UDP)
Policy N17 (UDP)

Policy CC5 (UDP)

On balance, the City Council considers the proposal would not give rise to any unjustified consequences for the special architectural or historic interest of the listed building.

DECISIONS FOR WEEK 16TH TO 22ND MARCH 2009

WARD: Crossgates & Whinmoor

Application Number	08/03440/OT		
Applicant:	Zurich Assurance Ltd		
Proposal	Outline application for partial redevelopment of the former Vickers tank factory for residential development.		
Site	Manston Lane Cross Gates Leeds LS15 8ST		
Decision:	Approved	Decision Date	16 March 2009
Type	Outline Planning Application	Decision Type	Committee

- 1) Approval of the following details (hereinafter referred to as the reserved matters) shall be obtained from the Local Planning Authority, in writing before the development is commenced.

Access
 Layout
 Scale
 Appearance
 The landscaping of the site

Plans and particulars of the reserved matters shall be submitted utilising a planning application form and shall be carried out as approved.

Because the application is in outline only and as no details have been submitted of the reserved matters, they are reserved for subsequent approval by the Local Planning Authority.

- 2) Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be agreed.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3) The development shall be restricted to a maximum number of 151 units and at the size range as shown in the illustrative layout plan No. 21 Rev C date stamped 09/06/08 unless otherwise first agreed in writing by the Local Planning Authority. No more than 122 units (split into 112 houses and 10 flats) shall be constructed until the Manston Lane link road is built and opened to the public.

In the interests of highway safety and to ensure the appropriate amount of contributions are secured.

- 4) No building works shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local

DECISIONS FOR WEEK 16TH TO 22ND MARCH 2009

Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 5) No building works shall take place until details and samples of all surfacing materials to be used have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The surfacing works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 6) No development shall take place until details of the position, design, materials and type of all walls and/or fences or permanent boundary treatment, whether or not shown to be erected on the approved plans, have been submitted to and approved in writing by the Local Planning Authority. Such walls and fences shall be erected in accordance with the approved details, before the land/buildings to which they relate are occupied, and shall thereafter be retained and shall not be altered or removed without the written consent of the Local Planning Authority.

In the interests of amenity and visual amenity.

- 7) Prior to the commencement of development full details (including siting, materials and means of enclosure) of the proposed bin store(s) shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the bin store(s) thereby approved have been provided. The bin store(s) shall thereafter be retained and maintained as such in accordance with the approved details.

To ensure that adequate provision for bin storage is made and is in the interests of visual and residential amenity.

- 8) Prior to the commencement of development a sound insulation scheme detailing measures to protect the amenity of the occupants of the proposed residential development from noise emitted from nearby industrial premises and adjacent railway line has been submitted to and approved in writing by the Local Planning Authority. The use hereby approved shall not commence until the works have been completed, and any such noise insulation scheme as may be approved shall be retained thereafter.

To protect the amenity of future occupants from potential noise emitted from nearby industrial premises and/or the railway line.

- 9) Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within 6m either side of the centre line of the sewer, which cross the site.

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In order to allow sufficient access for maintenance and repair work to the existing drainage system.

- 10) Prior to the commencement of development details of works for dealing with surface water discharges from the proposed development (i.e. plans and summary of calculations) and proposal of any off-site watercourse works shall be submitted to and approved by the Local Planning Authority. No piped discharges of surface water from the application site shall take place until the surface water drainage works, including any off-site watercourse works, as approved have been completed.

To ensure that the site can be properly drained without flooding.

- 11) A feasibility study into the use of infiltration drainage methods shall be submitted to and approved in writing by the Local Planning Authority. The analysis shall contain the results of soakaway test and an appraisal of the various infiltration drainage methods of surface water disposal proposed for the site. (Please note, soakaway design must be consistent with general development control standards which requires that there should be no flooding of any site for the 1 in 30 yr storm event regardless of the method proposed for drainage of the site). Where infiltration drainage is proven not to be practicable due to ground conditions then other approved means of flow attenuation must be utilised.

To ensure compliance with the Council's sustainable drainage policy.

- 12) Surface water from the development will be subject to balancing of flows to achieve a minimum 30% reduction of the existing peak flow rates from the site up to the 1 in 100 yr storm event + climate change. Details and calculations in support of this shall be submitted and approved in writing by the Local Planning Authority before commencement of works on site.

To ensure compliance with the Council's sustainable drainage policy.

- 13) Details of on-site storage provided for additional run-off from storm events up to the 1 in 100 yr + climate change shall be submitted to and approved in writing by the Local Planning Authority before commencement of works on site.

To ensure compliance with the Council's sustainable drainage policy.

- 14) Porous surfacing should be used where practicable for all hard standing areas (drives, car parks etc) to enable infiltration. Where this is not possible (to be demonstrated via a suitable assessment) surface water from vehicle parking and hardstanding areas shall be passed through an interceptor of adequate capacity prior to discharge to the public sewer, details of which shall first be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed prior to first occupation of any relevant dwelling with associated parking/hardsurfaced areas and shall be retained thereafter.

To ensure compliance with the Council's sustainable development design guide.

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- 15) Unless otherwise first agreed in writing with the Local Planning Authority, the development shall only be carried out in accordance with the approved Flood Risk Assessment, produced by Waterman Civils, dated 16/05/08 (Ref - 37143), and shall incorporate all the proposed mitigation measures into the development.

In the interests of flood control and to accord with PPS25.

- 16) Prior to the commencement of works on site in connection with the development hereby permitted, a scheme of landscaping to include a planting schedule and time table of works, shall have first been submitted to and approved in writing by the local planning authority. The scheme shall include details of the positions, species and crown spread of all existing trees and hedgerows on the land, detailing those to be retained, together with measures for their protection during development. The approved scheme shall be implemented within the first available planting season from the start of development. Any tree or shrub planted in accordance with the scheme which is removed, dies or becomes diseased within a period of five years from first being planted, shall be replaced by one of a similar size and the same species within the next available planting season.

To ensure the appearance of the development is satisfactory.

- 17) No building shall be more than three storeys high (i.e. contain more than 3 floors of accommodation including the ground floor).

To ensure the appearance of the resulting development is acceptable.

- 18) The development shall not be occupied or brought into use until that part of the site shown to be used by vehicles, on the approved plans, has been laid out, drained, surfaced and sealed, as approved under conditions 5 and 14, and that area shall not thereafter be used for any other purpose other than the vehicle related use approved.

In the interests of the free and safe use of the highway.

- 19) Before the development hereby approved is brought into use a Green Travel Plan which shall demonstrate measures to encourage alternative modes of transport for staff other than single occupancy of vehicles and include timescales for when those measures shall be put into place, shall be submitted to and approved in writing by the Local Planning Authority. The provisions of the plan, which shall also include procedures for monitoring the uptake of alternative modes of travel and providing evidence of compliance to the Local Planning Authority shall be put into place and thereafter operated in accordance with the approved timescales.

In the interests of amenity and to encourage the use of transport other than single occupancy of a car in accordance with the principles of sustainable transport.

- 20) Notwithstanding the details shown on the plans hereby approved and prior to the commencement of development in connection with the construction of any flats on the site, full details of the facilities for the parking of cycles for the flats shall be

DECISIONS FOR WEEK 16TH TO 22ND MARCH 2009

submitted to and approved in writing by the Local Planning Authority. The flats shall not be brought into use until the cycle parking facilities thereby approved have been provided. The facilities shall thereafter be retained and maintained as such.

In order to meet the aims of the Transport Policy as incorporated in the Leeds Unitary Development Plan.

- 21) Development shall not commence until potential land contamination at the site has been investigated and appropriate reports have been submitted to and approved in writing by the Local Planning Authority. Such investigations shall include as a minimum the preparation of a desktop study. The desktop study shall address the historical use and development of the site and its surroundings, the environmental setting, the potential for contamination to be present and the possible environmental risk it presents. If potentially significant risks are identified then an intrusive investigation involving characterisation of contamination and site ground conditions shall be undertaken. The site investigation report shall explain the methodology employed, an interpretative discussion of results and findings, a conceptual site model, a risk assessment and recommendations for further investigation/remediation.

To ensure that the presence of land contamination at the site has been determined and that the environmental risks it presents have been assessed.

- 22) Development shall not commence until a remediation statement has been submitted to and approved in writing by the Local Planning Authority, should the approved Phase II site investigation report conclude that remedial works are necessary. The remediation statement shall demonstrate how the works will render the site 'suitable for use' and shall describe the works in relation to the development hereby permitted. It shall include full details of any works to be undertaken, proposed site clean-up criteria, site management procedures and how the works will be validated.

To enable the local planning authority to determine whether the proposed remediation works will make the site 'suitable for use' and to ensure that contamination will not present any significant environmental risks.

- 23) Any works required by an approved remediation statement, including any additional intrusive investigation works or monitoring activities, shall not commence unless the local planning authority has received three working days' prior written notification of the date of commencement of such works.

To enable the local planning authority to monitor remediation works.

- 24) All remediation works shall take place in accordance with the approved Remediation Statement unless otherwise agreed in writing with the Local Planning Authority.

To ensure that the site is suitable for the development hereby permitted and that any contamination present at the site will not present a significant environmental risk.

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- 25) In the event that remediation is unable to proceed in accordance with an approved remediation statement by, for example, reason of increased quantities of material to be moved or treated or contamination being more extensive than expected or other unforeseen circumstances, the Local Planning Authority shall be notified immediately. A revised remediation statement shall forthwith be submitted for the approval in writing of the Local Planning Authority. Works shall thereafter be carried out in accordance with the approved revised remediation statement.

To enable the Local Planning Authority to determine whether the proposed remediation works will make the site 'suitable for use' and to ensure that contamination will not present any significant environmental risks.

- 26) In the event that unexpected significant contamination is encountered during any development works including works required by an approved remediation statement, works in the affected part of the site must cease and the local planning authority shall be notified in writing immediately. The local planning authority may at this stage request that a remediation statement, outlining plans for further investigation and the proposed method of dealing with the contamination, be submitted for written approval prior to development works continuing in the affected part of the site.

To enable the local planning authority to ensure that contamination (expected or otherwise) at the site will not present any significant environmental risks and that the site will be made 'suitable for use'.

- 27) Within 3 months of the completion of the remediation works detailed in the approved remediation statement a validation report shall be submitted to and approved in writing by the Local Planning Authority. This report shall: -

- (i) Describe the remediation works carried out and any significant variations from the works set down in the approved remediation statement;
- (ii) Include and discuss substantiating data (analytical or otherwise), and
- (iii) Confirm that the remediation objectives set down in the remediation statement have been achieved.

To enable the Local Planning Authority to determine whether the site has been made 'suitable for use' and that contamination has been dealt with so as not to present any significant environmental risks.

This is a test

- 28) No works shall begin at the site until full details of the methods to be employed to prevent mud, grit and dirt being carried onto the public highway from the development hereby approved, have been submitted for the approval in writing of the Local Planning Authority. The methods thereby approved shall be implemented at the commencement of work on site, and shall thereafter be retained and employed until completion of works on site.

To ensure that mud is not deposited on the road.

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- 29) No development shall take place until details of measures to be taken to suppress dust during any demolition and construction works have been submitted to and approved in writing by the Local Planning Authority.

In the interests of amenity.

- 30) No development shall take place until a plan showing satisfactory details of provision to be made for the storage, parking, loading and unloading of contractors' plant, equipment and materials, and the parking of vehicles of the workforce, within the site, have been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided for the duration of site works.

In the interests of the free and safe use of the highway.

- 31) No development shall take place, including site clearance and preparation works until full details relating to the retention and future incorporation into the site's redevelopment, of existing historical artefacts associated within previous uses have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within a timetable as first agreed with the Local Planning Authority and prior to work commencing on site.

To ensure the site's historical use is adequately incorporated into its redevelopment.

- 32) Any vegetation or built structure due to be removed as part of the approved development, shall be sealed up or removed prior to the bird nesting session (1st March to 31st August inclusive). An ecologist should inspect the site prior to demolition to ensure the site is free nesting birds in accordance with the relevant legislation. Should the works described above not be implemented and breeding birds are identified, an exclusion perimeter must be set up immediately in accordance with best practice to allow the birds to continue to nest until the young are fledged and the adults finished breeding. The works and exclusion period shall be monitored and assessed by an appropriately quality person.

To ensure the protection of wild birds during the breeding season.

- 33) Prior to the commencement of development a biodiversity protection and enhancement plan (including an implementation strategy) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented in accordance with the approved details and timetable contained within.

To maintain and enhance biodiversity within the site and the surrounding area.

- 34) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of

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The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5, N2, N4, N10, N13, N23, N25, T1, T2, T5, T7, T7A, T24, H4, H11, H12, H13, BD5

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

WARD: Crossgates & Whinmoor

Application Number	08/06469/FU		
Applicant:	Mr I Davenport		
Proposal	Part two storey part single storey side extension		
Site	46 Hazel Avenue Whinmoor Leeds LS14 2HW		
Decision:	Approved	Decision Date	18 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no new windows or openings may be inserted into the side elevation facing no. 44 Pinfold Lane.

In the interests of amenity.

- 4) The face and cheeks of the proposed dormer window shall be constructed of materials to match the existing roof.

In the interests of visual amenity.

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance

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Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

WARD: Crossgates & Whinmoor

Application Number	09/00021/FU		
Applicant:	J Mynard		
Proposal	First floor rear extension		
Site	4 Eastwood Crescent Seacroft Leeds LS14 5JB		
Decision:	Approved	Decision Date	18 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any windows are inserted in both side elevations at first floor level facing no 2 and 6 Eastwood Crescent, unless otherwise agreed in writing by The Local Planning Authority.

As the insertion of windows could lead to problems of overlooking.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting

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of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

WARD: Crossgates & Whinmoor

Application Number	09/00209/FU		
Applicant:	M Adby		
Proposal	Single storey side extension		
Site	26 Kelmscott Garth Manston Leeds LS15 8LB		
Decision:	Approved	Decision Date	16 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no new windows or openings may be inserted into the side elevation facing no. 24 Kelmscott Garth.

In the interests of amenity.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) the proposed front window shall be glazed with obscure glass and maintained thereafter as such.

In the interests of amenity.

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of

DECISIONS FOR WEEK 16TH TO 22ND MARCH 2009

any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

WARD: Farnley & Wortley

Application Number	09/00253/FU		
Applicant:	Mr And Smithin		
Proposal	Single storey side and rear extension		
Site	74 Stonebridge Grove Farnley Leeds LS12 5AP		
Decision:	Approved	Decision Date	18 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Prior to the commencement of works, a 1.8 metre high screen shall be erected along the eastern boundary of the rear garden for the full projection of the extension and retained as such as long as the proposal remains on site

In the interest of residential amenity

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any further windows are inserted in the west or east side elevations of the proposed single storey rear extension.

In the interests of privacy.

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- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

WARD: Garforth & Swillington

Application Number	08/00988/FU		
Applicant:	Makins		
Proposal	Use of land for siting of seasonal workers caravans and an additional 24ha of polytunnels to farm		
Site	Sturton Grange Farm Berry Lane Micklefield Leeds		
Decision:	Approved	Decision Date	18 March 2009
Type	Full Planning Application	Decision Type	Committee

- 1) The caravans hereby approved as shown on the layout plan No. 608-07-SL01 Rev C (date stamped as received on 30/09/08) or as otherwise first agreed in writing by the Local Planning Authority shall be removed from the land no later than three years after the date of this decision notice. All materials associated with the formation of access routes to the caravans and services, including electricity, water and drainage supplies shall be dismantled and removed from the land with it being returned to agricultural use.

Only a temporary permission is considered acceptable as the application involves inappropriate development within the Green Belt and the very special circumstances associated with the scheme do not merit a permanent permission.

- 2) The polytunnels hereby approved as shown on plan No. PO1 (date stamped as received on 09/04/08) shall be dismantled no later than three years after the date of this decision notice. All materials associated with the polytunnels shall be removed from the land.

Only a temporary permission is considered acceptable as the polytunnels impact on the openness and appearance of the Green Belt and should be removed when the permission expires.

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- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any caravans normally permitted under Part 5 of Schedule 2 of that order are installed within the agricultural holding as shown on plan No. LO01 (date stamped received on 23/01/09)

As the Local Planning Authority wishes to keep control over the siting and use of caravans within the holding.

- 4) The caravans hereby permitted shall be used for no purpose other than to accommodate temporary agricultural workers employed on the agricultural holding as shown on plan No. LO01 (date stamped received on 23/01/09) between March and November. No caravan shall be occupied in the months of December, January or February in any year and no caravan shall be used as a main or principal residence of any owner, occupier or tenant.

As the justification for allowing the caravans within the Green Belt is that they are only occupied by temporary agricultural workers employed on the holding to which this application relates.

- 5) All caravans and associated services within the holding as identified by plan No. LO01 (date stamped received on 23/01/09) and not forming part of this application shall be removed prior to the occupation of any approved caravan and the land returned to agricultural use.

To ensure that only the approved caravans are sited within the Green Belt.

- 6) Notwithstanding the details already provided, a scheme of landscaping to include a planting schedule and time table of works, shall be submitted to and approved in writing by the local planning authority within 4 weeks of the date of this decision notice. The scheme shall include land beyond the application site boundary but not extending beyond the agricultural holding itself as shown on plan No. LO01 (date received on 23/01/09) and will include details of the positions/areas and general mix of species of all existing trees and hedgerows on the land. The approved scheme shall be implemented within the first available planting season from the start of development. Any tree or shrub planted in accordance with the scheme which is removed, dies or becomes diseased within a period of three years from first being planted, shall be replaced by one of a similar size and the same species within the next available planting season.

To ensure the visual impact of the development is adequately mitigated.

- 7) In this condition 'retained tree/hedge/bush' means an existing tree or other vegetation which is to be retained as shown on the approved plans and particulars. This condition shall have effect until the expiration of three years from the date of the permission.

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a) No retained tree/hedge/bush shall be removed, uprooted or destroyed nor shall any retained tree be pruned, topped or lopped or suffer root severance other than in accordance with the approved plans and particulars without the written approval of the Local Planning Authority. Any pruning, topping or lopping approved shall be carried out in accordance with British Standard 3998 (Recommendations for Tree Works) and in accordance with the actions recommended in any tree survey approved by this permission or agreed in writing by the Local Planning Authority.

b) If any retained tree/hedge/bush is removed without the prior written consent of the Local Planning Authority, uprooted or destroyed or dies the Local Planning Authority shall be notified. Another tree/hedge/bush shall be planted at the same place and that tree/hedge/bush shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

To ensure the continuity of amenity afforded by existing trees and vegetation and to protect existing trees from damage during site preparation and construction works in the interest of general amenity.

- 8) Notwithstanding the information already provided, a Great Crested Newt survey shall be undertaken no later than June 2009 (and no earlier than March 2009) by an appropriately qualified and experienced consultant or organisation to establish if a newt population is still present in/around the water body identified in Robert Stebbings assessment for Great Crested Newts and Birds ref: 080/08 01490/NF/0908 (date stamped received on 20/09/08). The results of the survey shall be submitted to and approved in writing by the Local Planning Authority no later than 1 month following completion of the survey and shall include appropriate mitigation works/management strategy should a population be found. Any works/strategy as approved by the Local Planning Authority shall be implemented within 1 month of first being approved and shall be retained thereafter unless otherwise first agreed in writing by the Local Planning Authority.

To ensure that any Great Crested Newts population found is adequately protected.

- 9) Within 4 weeks of the date of this decision notice, a management plan aimed at promoting biodiversity at the holding shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include areas of existing and proposed landscaping as required by conditions 6 and 7 of this permission and shall remain in place for as long as the development remains on site.

In the interests of promoting greater biodiversity within the holding.

- 10) Within 1 month of the date of this decision notice, a written scheme relating to the provision of a minibus service (or similar vehicle) to local supermarket(s) for the seasonal agricultural workers employed on the holding shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be made available between the months of March to November.

In the interests of sustainable development and highway safety.

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- 11) Development works shall only take place within the area indicated for caravans on plan No. 608-07-SL01 Rev C (date stamped as received on 30/09/08) in accordance with the archaeological watching brief specification prepared by West Yorkshire Archaeology Advisory Service for Mr Gary Taylor of Archaeological Project Services (Ref: P/L/SGF/WB - 05.02.09).

To ensure that any archaeological remains present at the site are investigated and recording properly.

- 12) Within 1 month of the date of this decision notice, details of works for dealing with surface water discharges (i.e. plans and summary of calculations) shall be submitted for approval to the Local Planning Authority. The scheme shall be fully implemented within 1 month of receiving written approval from the Local Planning Authority and shall be retained thereafter for as long as the development remains authorised.

To ensure that the site can be properly drained without flooding.

- 13) Notwithstanding the information already provided, within 1 month of the date of this decision notice full details of the method for dealing with foul water (including the management of any such scheme) from the proposed development shall be submitted for approval to the Local Planning Authority. The scheme shall be implemented within 1 month of receiving written approval from the Local Planning Authority and shall be retained thereafter for as long as the development remains authorised.

In the interests of pollution control.

- 14) Within 1 month of the date of this decision notice, details of works for dealing with surface water discharges from the polytunnels (i.e. plans and summary of calculations) shall be submitted to and approved by the Local Planning Authority. The approval details shall be implemented within 2 months of receiving written approval from the Local Planning Authority and shall be retained thereafter for as long as the development remains authorised.

To ensure that the site can be properly drained without flooding.

- 15) Within 1 month of the date of this decision notice, details of the surfacing materials and construction methods for the access routes (pedestrian or vehicle) and caravan ground bases shall be submitted to and approved in writing by the Local Planning Authority. All routes and bases shall be provided in accordance with the approved details.

To ensure the appearance of this aspect of the development is acceptable.

- 16) The total number of caravans permitted on the site as shown on plan No. 608-07-SL01 Rev C (date stamped as received on 30/09/08) shall not exceed 84.

To define the extent of the permission.

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- 17) The maximum occupancy of all the caravans shall not exceed the maximum number of seasonal agricultural workers specified in the schedule contained within the Robert Doughty Consultancy `Supporting Statement¿ dated February 2008 ref:608 7 /SS/IWB. A register of all workers living in the caravans shall be kept and made available to the Local Planning Authority upon request.

To define the extent of the permission.

- 18) Within 1 month of the date of this decision notice, details of the external colour of the caravans shall be submitted to and approved in writing by the Local Planning Authority. The external colour of the caravans shall be retained as approved thereafter.

In the interests of visual amenity.

- 19) Within 1 month of the date of this decision notice, a written scheme relating to the management and supervision of seasonal agricultural workers employed on the holding, in particular covering periods of leisure time and any associated activities which may take place on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme should also include an appropriate complaints procedure whereby members of the public and/or the City Council can report incidents to the applicant, after which feedback of how any reported matter has been dealt with shall also be provided. The scheme shall be implemented immediately following formal approval and shall thereafter be reviewed on a six monthly basis for as long as the development remains authorised.

In the interests of amenity.

- 20) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5, N10, N25, N26, N32, N33, N35, N37A, N38B, N39A, N49, N51, LD1, T2

On balance, the City Council considers there are very special circumstances to justify this development in the Green Belt.

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WARD: Garforth & Swillington

Application Number	08/05910/FU		
Applicant:	All Tyres Fitted Ltd - S Davies		
Proposal	Change of use from class B8 (warehouse and distribution) to class B2 (vehicle servicing, tyre and exhaust fitting and MOTs)		
Site	Bays 7 And 8 Chestnut Court Lotherton Way Garforth		
Decision:	Refused	Decision Date	19 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers that the proposal is unacceptable in terms of the parking provisions proposed which are not adequate to deal with the intensified use of the site. The proposal would also exacerbate the existing level of on-street parking on Lotherton Way which would be of detriment to highway safety. Therefore the proposal is contrary to policies GP5; T2 and T24 of the Leeds Unitary Development Plan (review 2006)

WARD: Gipton & Harehills

Application Number	08/04105/FU		
Applicant:	Al Hassan Education Centre		
Proposal	Replacement education centre and mosque		
Site	Al Hassan Education Centre 24 Shepherds Lane Chapeltown Leeds		
Decision:	Approved	Decision Date	18 March 2009
Type	Full Planning Application	Decision Type	Committee

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) No building works shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

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- 3) The opening hours of the education centre and mosque shall be restricted to 09.00 hours to 23.00 hours Monday to Friday and 10.00 hours to 23.00 hours Saturday to Sunday.

In the interests of the amenity of nearby residents.

- 4) The education centre and mosque building shall not be used other than for the following purposes unless otherwise agreed in writing with the Local Planning Authority prior to the commencement of any use;
- i. Daily/funeral prayers;
 - ii. Community/elderly groups;
 - iii. Religious, moral and cultural education of children up to the age of 16;
 - iv. Administration of mosque function;
 - v. Ancillary administration relating to funeral arrangements;
 - vi. Administration relating to wedding registry services;
 - vii. Meetings of community representative and mosque committee.

In the interests of highway safety and general amenity.

- 5) The proposed first floor windows to the east facing elevation (annotated 'rear elevation' on the approved plans) shall be glazed with obscure glass and fixed and shall be maintained thereafter as such.

To protect the privacy of the private residents along Back Hares View.

- 6) No tannoy system shall be operated on the site.

In the interests of amenity.

- 7) Development shall not commence until a Site Investigation Report has been submitted to, and approved in writing by, the Local Planning Authority and:
- (a) Where remediation measures are shown to be necessary in the Phase I/Phase II Reports and/or where soil or soil forming material is being imported to site, development shall not commence until a Remediation Statement demonstrating how the site will be made suitable for the intended use has been submitted to, and approved in writing by, the Local Planning Authority. The Remediation Statement shall include a programme for all works and for the provision of Verification Reports.

To ensure that the presence of contamination is identified, risks assessed and proposed remediation works are agreed in order to make the site suitable for use in accordance with Policy GP5 of the Leeds Unitary Development Plan and Annexe 2 of PPS23.

- 8) If remediation is unable to proceed in accordance with the approved Remediation Statement, or where significant unexpected contamination is encountered, the Local Planning Authority shall be notified in writing immediately and operations on the affected part of the site shall cease. An amended or new Remediation Statement shall be submitted to, and approved in writing by, the Local Planning

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Authority prior to any further remediation works which shall thereafter be carried out in accordance with the revised approved Statement.

To ensure that any necessary remediation works are identified to make the site suitable for use in accordance with Policy GP5 of the Leeds Unitary Development Plan and Annexe 2 of PPS23.

- 9) Remediation works shall be carried out in accordance with the approved Remediation Statement. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or phase of a site shall not be brought into use until such time as all verification information has been approved in writing by the Local Planning Authority.

To ensure that the remediation works are fully implemented as agreed and the site has been demonstrated to be suitable for use in accordance with Policy GP5 of the Leeds Unitary Development Plan and Annexe 2 of PPS23.

- 10) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policies GP5, N12, N13, A1 and BD5 of the UDP Review.

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

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WARD: Guiseley & Rawdon

Application Number	08/04901/LI		
Applicant:	B Riley		
Proposal	Listed building application for alterations to outbuilding and side extension to attached single storey building to house swimming pool and plant room with decking to side		
Site	Low Hall Gill Lane Yeadon Leeds		
Decision:	Approved	Decision Date	17 March 2009
Type	Listed Building Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The proposed aluminium door within the existing brick wall hereby approved shall, on installation, have a powder coated colour finish and the door shall be retained with this finish thereafter unless otherwise agreed in writing by the Local Authority.

In the interests of visual amenity.

- 3) No building works shall take place until details and samples of the proposed British larch timber shingles walling materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The walls shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 4) Prior to the commencement of the development full details of the proposed roofing materials, including the colour finish shall be submitted to and approved in writing by the Local Authority. The development shall then be constructed in accordance with the agreed details.

In the interests of visual amenity.

- 5) The proposed timber decking shall be dark stained and retained as such, as long as the proposal remains on the site. Unless otherwise agreed in writing by the Local Authority.

In the interests of visual amenity

- 6) In granting Listed Building Consent the City Council has taken into account all material matters relating to the building's special architectural or historic interest,

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including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of the Regional Spatial Strategy 2004 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy N16 (UDP)

Policy N17 (UDP)

Policy BC1 (UDP)

On balance, the City Council considers the proposal would not give rise to any unjustified consequences for the special architectural or historic interest of the listed building.

WARD: Guiseley & Rawdon

Application Number	09/00174/FU		
Applicant:	J Streets		
Proposal	Dormer window to front		
Site	Westview House 9 Larkfield Drive Rawdon Leeds		
Decision:	Refused	Decision Date	16 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority consider the proposed development to be unacceptable by reason of the design, scale, form and mass of the resulting side gable and front dormer window being unduly excessive and uncharacteristic of the host dwelling to the detriment of the visual amenity of the semi-detached pair of houses and wider street scene, contrary to Planning Policy Statement 1: Delivering Sustainable Development and policies GP5 and BD6 of the Leeds Unitary Development Plan (Review) 2006.

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WARD: Guiseley & Rawdon

Application Number	08/04907/FU		
Applicant:	B Riley		
Proposal	Alterations to outbuilding and side extension to attached single storey building to house swimming pool and plant room with decking to side		
Site	Low Hall Gill Lane Yeadon Leeds		
Decision:	Approved	Decision Date	17 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The proposed aluminium door within the existing brick wall hereby approved shall, on installation, have a powder coated colour finish and the door shall be retained with this finish thereafter unless otherwise agreed in writing by the Local Authority.

In the interests of visual amenity.

- 3) No building works shall take place until details and samples of the proposed British larch timber shingles walling materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The walls shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 4) Prior to the commencement of the development full details of the proposed roofing materials, including the colour finish shall be submitted to and approved in writing by the Local Authority. The development shall then be constructed in accordance with the agreed details.

In the interests of visual amenity.

- 5) The proposed timber decking shall be dark stained and retained as such, as long as the proposal remains on the site. Unless otherwise agreed in writing by the Local Authority.

In the interests of visual amenity.

- 6) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include (a) proposed finished levels and/or contours,

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(b) means of enclosure, (c) car parking layouts, (d) other vehicle and pedestrian access and circulation areas, (e) hard surfacing areas, (f) minor artefacts and structures (eg, furniture, play equipment, refuse or other storage units, signs, lighting etc.), (g) proposed and existing functional services above and below ground (eg. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes, supports etc.). Soft landscape works shall include (h) planting plans, (i) written specifications (including cultivation and other operations associated with plant and grass establishment), (j) schedules of plants noting species, planting sizes and proposed numbers/densities, (k) implementation programme.

To ensure the provision of amenity afforded by appropriate landscape design.

- 7) Hard and soft landscaping works shall be carried out in accordance with the approved details. The hard landscape works shall be completed prior to the occupation of any part of the development. The soft landscape works shall be completed by no later than the end of the planting season following the substantial completion of the development. The landscape works shall be implemented to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice.

To ensure the provision, establishment and maintenance to a reasonable standard of landscaping in accordance with the approved proposals.

- 8) Details of the design of building foundations and the layout, with positions, dimension and levels, of service trenches, ditches, drains and other excavations on site, insofar as they may affect trees on or adjoining the site, shall be submitted to and approved by the local planning authority before any works on site are commenced. These works shall thereafter be carried out in accordance with the approved details.

To ensure the protection of trees to be retained and in particular to avoid unnecessary damage to their root systems.

- 9) a) All existing trees, shrubs and other natural features shown on the approved plans to be retained shall be fully safeguarded during the course of the site works and building operations in accordance with the guidance of British Standard 5837 (Guide for Trees in relation to Construction), or with the particulars specified in details which shall first have been submitted to and approved in writing by the Local Planning Authority.

b) No development shall be commenced, or materials or equipment brought onto site (except in connection with compliance with this condition), until all trees, shrubs or features to be protected have been protected in accordance with the approved details, or in the absence of such details, in accordance with BS 5837, with either:-

- i) 1.5m height chestnut paling to BS 1722 Part 4 securely mounted on post and two rails framework and clad with orange fluorescent mesh,
ii) 2.4m height heavy duty plywood hoarding securely mounted on scaffolding.

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c) Pre-printed laminated waterproof signs at least A4 in size shall be securely fixed to the fencing posts to each enclosure at 10 metre minimum intervals bearing the words

PROTECTED TREE ZONE
NO STORAGE OR OPERATIONS
WITHIN FENCED AREA

d) The protective enclosure shall be maintained during the course of the site works and no equipment, machinery or materials shall be stored within any area enclosed in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, including any underground services. No fires shall be burnt within 10m distance of the outer edge of the canopy of any tree protected.

e) The protective enclosure shall be retained in position until all equipment, machinery or materials have been removed from the site and the development has been occupied, or in the case of a residential development, the houses in the curtilages of which the trees are located are occupied .

To ensure the protection and preservation of trees, shrubs and other natural features during construction works.

10) In this condition 'retained tree/hedge/bush' means an existing tree or other vegetation which is to be retained as shown on the approved plans and particulars. This condition shall have effect until the expiration of five years from the date the development is occupied/brought into use.

a) No retained tree/hedge/bush shall be removed, uprooted or destroyed nor shall any retained tree be pruned, topped or lopped or suffer root severance other than in accordance with the approved plans and particulars without the written approval of the Local Planning Authority. Any pruning, topping or lopping approved shall be carried out in accordance with British Standard 3998 (Recommendations for Tree Works) and in accordance with the actions recommended in any tree survey approved by this permission or agreed in writing by the Local Planning Authority.

b) If any retained tree/hedge/bush is removed without the prior written consent of the Local Planning Authority, uprooted or destroyed or dies the Local Planning Authority shall be notified. Another tree/hedge/bush shall be planted at the same place and that tree/hedge/bush shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

To ensure the continuity of amenity afforded by existing trees and vegetation and to protect existing trees from damage during site preparation and construction works in the interest of general amenity.

11) If, within a period of five years from the planting of any trees or plants, those trees or plants or any trees or plants planted in replacement for them is removed, uprooted, destroyed or dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective another tree or plant of the same species and size as that originally planted shall be planted at the same place in the first

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available planting season, unless the Local Planning Authority gives its written consent to a variation. If such replacements die within twelve months from planting these too shall be replaced, until such time as the Local Planning Authority agrees in writing that the survival rates are satisfactory.

To ensure the maintenance of a healthy landscape scheme.

- 12) All tree pruning work and tree protection measures shall be carried out under the supervision of the author of the submitted arboricultural report dated 20 October 2008 (Reference: BAC053-AIA).

To ensure the continuity of amenity afforded by existing trees and vegetation and to protect existing trees from damage during site preparation and construction works in the interest of general amenity.

- 13) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of the Regional Spatial Strategy 2004 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)
Policy GB3 (UDP)
Policy N17 (UDP)

Policy GP5 (UDP)
Policy GB4 (UDP)

Policy BC1 (UDP)
Policy N16 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

WARD: Guiseley & Rawdon

Application Number	09/00174/FU		
Applicant:	J Streets		
Proposal	Dormer window to front		
Site	Westview House 9 Larkfield Drive Rawdon Leeds		
Decision:	Refused	Decision Date	16 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority consider the proposed development to be unacceptable by reason of the design, scale, form and mass of the resulting side gable and front dormer window being unduly excessive and uncharacteristic of the host dwelling to the detriment of the visual amenity of the semi-detached pair of houses and wider street scene, contrary to Planning Policy Statement 1: Delivering Sustainable Development and policies GP5 and BD6 of the Leeds Unitary Development Plan (Review) 2006.

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WARD: Guiseley & Rawdon

Application Number	09/00210/FU		
Applicant:	R Nunnery		
Proposal	First floor side extension		
Site	31 Silverdale Drive Guiseley Leeds LS20 8BE		
Decision:	Refused	Decision Date	16 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers that the proposed side extension would have a detrimental impact on the residential amenity of neighbouring occupants at 29 Silverdale Drive, in terms of over-dominance of rear private amenity space and rear ground floor windows, due to the scale and massing of the extension in close proximity to south-west boundary of the site. The proposal is therefore contrary to Policy GP5 of the Leeds Unitary Development Plan (Review) 2006 and advice contained within PPS1 - Delivering Sustainable Development.

- 2) The proposal as submitted provides insufficient information regarding trees on or nearby the site. An attractive silver birch tree is present in the rear garden area of the neighbouring property at 29 Silverdale Drive in close proximity to the proposal, which positively contributes to the area. However, the tree including a canopy spread have not been indicated on the submitted plans and an arboricultural implications report has also not been received. Therefore it has not been demonstrated that the proposal will not harm the neighbouring tree. As such the submission provides insufficient information for its proper consideration by the Local Planning Authority.

WARD: Guiseley & Rawdon

Application Number	09/00066/FU		
Applicant:	A Cooper		
Proposal	Part two storey part first floor rear extension with juliet balcony at first floor level and dormer window to front of existing attached garage		
Site	Woodbank Thorpe Lane Guiseley Leeds		
Decision:	Refused	Decision Date	17 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers that the proposed development by reason of its unsympathetic scale, form and detailing does not respect the character and appearance of the existing dwelling to the detriment of the visual amenity of the original property, the present streetscene and the Tranmere Park estate. The proposal is therefore contrary to guidance detailed in policies GP5 and BD6 of the Leeds Unitary Development Plan (Review) 2006 and advice contained within PPS1: Delivering sustainable development.

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WARD: Guiseley & Rawdon

Application Number	09/00292/FU		
Applicant:	Mrs M MacFadyen		
Proposal	Single storey side extension (permitted development) and single storey rear extension and porch to the front		
Site	5 Greenlea Close Yeadon Leeds LS19 7JL		
Decision:	Approved	Decision Date	20 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials of the proposed porch shall match those existing.

In the interests of visual amenity.

- 3) The external walling materials of the proposed rear extension shall match those existing.

In the interests of visual amenity.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any further windows are inserted in the south-east side elevation of the proposed rear extension.

As the insertion of windows could lead to problems of overlooking.

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of the Regional Spatial Strategy 2004 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

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WARD: Harewood

Application Number	08/06923/RM		
Applicant:	T Cockcroft		
Proposal	Reserved Matters Application for one 4 bedroom detached house with integral garage		
Site	Lyncroft Scarsdale Lane Bardsey Leeds		
Decision:	Approved	Decision Date	16 March 2009
Type	Reserved Matters Application	Decision Type	Delegated Decision

- 1) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) the proposed northern elevation window of the bedroom marked as "4" on the approved plans shall be glazed with obscure glass and maintained thereafter as such.

In the interests of amenity.

- 2) In approving these reserved matters the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

UDPR policies GP5, H4, N13, BD5, LD1 and T1.

Supplementary Planning Guidance: Neighbourhoods for Living.

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

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WARD: Harewood

Application Number	08/06925/RM		
Applicant:	Mr And Mrs E K Barker		
Proposal	Reserved Matters Application for laying out of access and erection of two detached houses, one with integral garage		
Site	Land Rear Of Westfield Harewood Road East Keswick Leeds		
Decision:	Approved	Decision Date	16 March 2009
Type	Reserved Matters Application	Decision Type	Delegated Decision

- 1) No building works shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 2) The development shall not be occupied or brought into use until that part of the site shown to be used by vehicles, on the approved plans, has been laid out, drained, surfaced and sealed, as approved, and that area shall not thereafter be used for any other purpose other than the vehicle related use approved.

In the interests of the free and safe use of the highway.

- 3) Hard and soft landscaping works shall be carried out in accordance with the approved details prior to the occupation of any part of the development in accordance with the programme agreed with the Local Planning Authority and to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice.

To ensure the provision, establishment and maintenance to a reasonable standard of landscaping in accordance with the approved proposals.

- 4) Prior to the development hereby granted consent commencing, details of the existing and finished floor levels shall be submitted to and approved in writing by the Local Planning Authority. Any such approved details shall also include confirmation that the ridge heights as indicated on the submitted Cross sections can be achieved using the boundary finished levels or the floor levels of Westfield. These details shall subsequently be implemented to achieve ridge-heights as submitted or less than as submitted.

In the interests of the amenities of properties adjoining the site to prevent overlooking and loss of privacy.

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- 5) In approving these reserved matters the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5, LD1, BD5 and the advice in SPD - Neighbourhoods for Living

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

WARD: Harewood

Application Number	08/06993/FU		
Applicant:	J Young		
Proposal	Retrospective veranda to rear		
Site	29 Congreve Way Bardsey Leeds LS17 9BG		
Decision:	Refused	Decision Date	17 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers that the veranda, by virtue of its overall projection, shape, form and materials, is an unsympathetic and out of character addition which, in combination with the existing flat roofed extension results in a structure which also has a poor proportional relationship to the host dwelling. As such it is contrary to policies GP5 and BD6 of the host dwelling and PPS1: Delivering Sustainable Development.
- 2) The Local Planning Authority considers that the veranda is unacceptable, by virtue of its overall size, scale and massing in close proximity to the common boundary with 31 Congreve Way resulting in an overdominant feature which would unreasonably overdominate and overshadow both the garden and rear windows of the neighbouring dwelling to the detriment of the residential amenity of the occupants of said dwelling. As such it is contrary to policy GP5 of the Unitary Development Plan.

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WARD: Headingley

Application Number	09/00284/FU		
Applicant:	Weatherite Building Services - P Hickman		
Proposal	Addition of louvres to telephone exchange		
Site	82 Headingley Lane Headingley Leeds LS6 2DH		
Decision:	Approved	Decision Date	20 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) Prior to the commencement of development, details of the colour finish of the proposed louvres shall be submitted to and approved in writing by the Local Planning Authority, and shall thereafter be retained and maintained in accordance with the approved details

In the interests of visual amenity.

- 3) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy GP5 (UDPR)

Policy N19 (UDPR)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

DECISIONS FOR WEEK 16TH TO 22ND MARCH 2009

WARD: Headingley

Application Number	09/00406/FU		
Applicant:	Orange PCs Ltd		
Proposal	Erection of 1 lamppost type telecommunications mast with 1 antenna and equipment cabinet		
Site	Adopted Footpath Adjacent To Cumberland Court Cardigan Road Headingley		
Decision:	Refused	Decision Date	16 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The proposed development would, by reason of its location, height and design, represent an incongruous and intrusive feature that would be unduly prominent within the street scene. As such the proposal would be detrimental to the visual amenity of the locality and would neither preserve nor enhance the character and appearance of the conservation area, contrary to Policies GP5 and N19 of the Leeds Unitary Development Plan (Review 2006) and to the guidance set out in Planning Policy Guidance Notes 8 Telecommunications and 15 Planning and the Historic Environment.

WARD: Horsforth

Application Number	08/03209/FU		
Applicant:	Woodhouse Grove School		
Proposal	Change of use and conversion of dwelling house to teaching accommodation including laying out of new car park and landscaping		
Site	Grove Cottage Woodhouse Grove School Apperley Lane Rawdon		
Decision:	Approved	Decision Date	17 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) All existing timber frame windows shall be retained, unless otherwise agreed in writing by the local planning authority.

To protect the historic character of the property and setting of the adjoining listed building.

- 3) No building works shall take place until details and samples of all surfacing materials to the car parking areas have been submitted to and approved in writing

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by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The surfacing works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include (a) proposed finished levels and/or contours, (b) means of enclosure, (c) car parking layouts, (d) other vehicle and pedestrian access and circulation areas, (e) hard surfacing areas, (f) minor artefacts and structures (eg, furniture, play equipment, refuse or other storage units, signs, lighting etc.), (g) proposed and existing functional services above and below ground (eg. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes, supports etc.). Soft landscape works shall include (h) planting plans, (i) written specifications (including cultivation and other operations associated with plant and grass establishment), (j) schedules of plants noting species, planting sizes and proposed numbers/densities, (k) implementation programme.

To ensure the provision of amenity afforded by appropriate landscape design.

- 5) Hard and soft landscaping works shall be carried out in accordance with the approved details. The hard landscape works shall be completed prior to the occupation of any part of the development. The soft landscape works shall be completed by no later than the end of the planting season following the substantial completion of the development. The landscape works shall be implemented to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice.

To ensure the provision, establishment and maintenance to a reasonable standard of landscaping in accordance with the approved proposals.

- 6) No development shall take place until a plan, schedule and specification for landscape management has been submitted to, and approved in writing by, the Local Planning Authority. This shall include reference to planting and hard landscaped areas, including paving, fencing and other features. The schedule shall identify the frequency of operations for each type of landscape asset and reflect the enhanced maintenance requirement of planted areas during the establishment period. It shall provide for an annual inspection during late summer for any areas of failed tree or shrub planting, and the identification of the replacements required in the autumn planting season. If development is phased, maintenance shall commence when each phase of development is completed. Prior to planting, all landscaped areas shall be cultivated and maintained in a weed free condition by mechanical cultivation or chemical control. Maintenance shall be carried out thereafter in accordance with the approved management plan.

To ensure successful establishment and aftercare of the completed landscape scheme.

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- 7) Prior to the commencement of development full details (including siting, materials and means of enclosure) of the proposed bin store(s) shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the bin store(s) thereby approved have been provided. The bin store(s) shall thereafter be retained and maintained as such in accordance with the approved details.

To ensure that adequate provision for bin storage is made and is in the interests of visual and residential amenity.

- 8) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Note 2, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR) policies GP5, N23, N25, N32, GB4, T2, T24.

On balance, the City Council considers there are very special circumstances to justify this development in the Green Belt.

WARD: Horsforth

Application Number	08/05681/FU		
Applicant:	Mr Narinder Sekhon		
Proposal	Alterations, new first floor including raised roof height to form five bedroom dwelling house		
Site	Seleh 1 Rawdon Drive Rawdon Leeds		
Decision:	Refused	Decision Date	20 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers that the proposed alterations would represent inappropriate development within the Green Belt. It is considered that the proposal would create disproportionate additions to the original property and the increased height, bulk and usable floor space of the dwelling would be harmful to the openness of the Green Belt. The proposal is therefore contrary to the aims of policies GP5 and N33 of the Leeds Unitary Development Plan (Review) 2006 and advice contained within PPG2 - Green Belts.
- 2) The Local Planning Authority considers that the proposed alterations by reason of their excessive height, bulk and massing do not respect the scale, form and detailing of the original dwelling or streetscene, resulting in a over-dominate feature in the streetscene, to the significant detriment of the character and appearance of the existing dwelling and the present street scene. The proposal is therefore contrary to guidance detailed in policies GP5 and BD6 of the Leeds Unitary Development Plan (Review) 2006 and advice contained within PPS1 - Delivering sustainable development.

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WARD: Horsforth

Application Number	09/00061/FU		
Applicant:	Mrs Z Donaldson		
Proposal	Part two storey part single storey side, front and rear extension		
Site	35 Lee Lane West Horsforth Leeds LS18 5RJ		
Decision:	Approved	Decision Date	19 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) The first floor bathroom window and glazing within the side lobby door within the south-west side elevation of the proposed extension hereby permitted shall be glazed in obscure glass prior to the first occupation of the extension and thereafter retained.

In the interests of amenity and privacy.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any further windows are inserted in the south-west or north-east side elevations of the proposed extensions.

As the insertion of windows could lead to problems of overlooking.

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of the Regional Spatial Strategy 2004 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

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On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

WARD: Hyde Park & Woodhouse

Application Number	08/03988/FU		
Applicant:	Park Lane Properties		
Proposal	Change of use of ground floor creche to retail unit and 4 additional car parking spaces		
Site	232 Cardigan Road Headingley Leeds LS6 1QL		
Decision:	Refused	Decision Date	18 March 2009
Type	Full Planning Application	Decision Type	Committee

- 1) The proposed AI retail use provides an inadequate levels of parking for visitors and staff and given the presents of existing waiting restrictions on Cardigan Road, the Local Planning Authority consider that the application proposals would be detrimental to the safe and free flow of traffic on Cardigan Road, contrary to planning policies GP5, T2 and T24 of the Leeds Unitary Development Plan (Review 2006) and government guidance contained within Manual for Streets and Planning Policy Guidance 13: Transport (PPG13).

- 2) The proposal is located outside of the Local Centres at Cardigan Road, Burley Lodge and the Royal Parks. In the absence of a sequential approach test the proposed retail development is considered harmful to the vitality and viability of the existing Local Centres. The proposal is therefore considered contrary to Strategic Aims SA2, Policies S1, S2, S6 and S9 of the Leeds Unitary Development Plan and Review, and the objectives of PPS1 and PPS6 in respect of retail development.

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WARD: Kippax & Methley

Application Number	09/00120/FU		
Applicant:	W Campbell		
Proposal	Part new first floor to form 4 bedroom house and new canopy to front		
Site	3 Glencoe Close Kippax Leeds LS25 7NW		
Decision:	Approved	Decision Date	18 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any additional windows are inserted at first floor level in the side elevation facing 2 Glencoe Close of the proposal.

As the insertion of windows could lead to problems of overlooking.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)
Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

DECISIONS FOR WEEK 16TH TO 22ND MARCH 2009

WARD: Kippax & Methley

Application Number	09/00187/FU		
Applicant:	Edward VII Working Mens Club		
Proposal	Addition of disabled access ramp and wheel chair manoeuvring and parking area to rear of club		
Site	Edward VII W M C 63 - 65 Leeds Road Allerton Bywater Castleford		
Decision:	Approved	Decision Date	16 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The works as shown on revised drawing no. 625-2A including the removal from site of the surplus part of the smoking shelter shall be completed within 6 weeks from the date of this permission.

As the existing structure is unauthorised.

- 2) The development shall only be used as disabled access and a parking and manoeuvring area for disabled vehicles.

For the avoidance of doubt and in the interests of the occupants of nearby housing.

- 3) During the opening hours of the club the wooden entrance gate on the western boundary of the site that leads to the disabled ramp shall not be locked and remain accessible to customers of the club.

In the interests of access for all and for the avoidance of doubt.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy GP5

Policy BD6

Policy SA8

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

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WARD: Middleton Park

Application Number	09/00672/FU		
Applicant:	B Gater		
Proposal	Garage to side		
Site	139 Middleton Park Road Middleton Leeds LS10 4LZ		
Decision:	Permitted Development	Decision Date	18 March 2009
Type	Full Planning Application	Decision Type	

WARD: Moortown

Application Number	09/00111/FU		
Applicant:	J Singh		
Proposal	Part two storey, part single storey side and rear extension		
Site	996 Scott Hall Road Leeds LS17 6HH		
Decision:	Refused	Decision Date	18 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority consider that the scale, siting and proximity of the proposed development to the adjacent boundary would cause significant harm to neighbouring residential amenity caused by over dominance and overshadowing. As such is contrary to Policies GP5 of the Leeds Unitary Development Plan (Review 2006) as well as guidance contained in Planning Policy Statement 1 - Delivering Sustainable Development.

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WARD: Moortown

Application Number	09/00322/FU		
Applicant:	Mr Inti Habib		
Proposal	Two storey rear extension		
Site	274 West Park Drive West Roundhay Leeds LS8 2BD		
Decision:	Approved	Decision Date	18 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) the proposed first floor rear window shall be glazed with obscure glass and maintained thereafter as such.

In the interests of amenity.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

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WARD: Moortown

Application Number	09/00387/FU		
Applicant:	Mrs Shah Begum		
Proposal	Single storey rear extension		
Site	7 Bentcliffe Gardens Moor Allerton Leeds LS17 6QS		
Decision:	Approved	Decision Date	18 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

DECISIONS FOR WEEK 16TH TO 22ND MARCH 2009

WARD: Morley North

Application Number	09/00154/FU		
Applicant:	S Whalen		
Proposal	Conversion and alterations to integral garage to form habitable room (Single storey rear extension, Permitted Development)		
Site	8 Field Park Grange Gildersome Morley Leeds		
Decision:	Approved	Decision Date	20 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and window materials shall match those existing.

In the interests of visual amenity.

- 3) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

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WARD: Morley North

Application Number	09/00240/FU		
Applicant:	R Anderson		
Proposal	Single storey rear extension		
Site	31 Marchant Way Churwell Morley Leeds		
Decision:	Approved	Decision Date	18 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

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WARD: Morley South

Application Number	09/00281/FU		
Applicant:	Domino Pizza Group Ltd		
Proposal	Variation of conditions 2, 3 and 4 of application number 08/06391/FU. (Hours of trading)		
Site	2 Peel Street Morley Leeds LS27 8HJ		
Decision:	Approved	Decision Date	20 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The opening hours of the premises shall be restricted to 0800 hours to 2330 hours Monday to Saturday and 1100 hours to 2300 hours on Sundays.

In the interests of the amenity of nearby residents.

- 3) The delivery of goods to and collection of refuse from the premises shall be restricted to 0630 hours to 2000 hours.

In the interests of amenity.

- 4) The hours of delivery of food from the premises shall be restricted to 0800 hours to 2300 hours Monday to Saturday and 1100 to 2300 hours on Sundays and Bank Holidays.

In the interests of amenity.

- 5) No lighting fitment shall be installed on the site in such a way that the source of light is directly visible from nearby residential properties or is a hazard to users of adjoining or nearby highways.

In the interests of residential amenity and to safeguard the free and safe flow of vehicular traffic.

- 6) The use shall not be brought into operation until a grease trap has been provided on the drainage outlet(s) from the food preparation area(s). The grease trap shall be retained at all times thereafter.

To ensure the removal of grease from waste effluent in the interests of general amenity.

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- 7) No development shall take place until details of the extract ventilation system, including details of a filter to remove odour, and the methods of treatment of the emissions, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works approved in accordance with this condition have been completed. Such works shall thereafter be retained.

In the interests of amenity and visual amenity.

- 8) No mechanical ventilation or air conditioning system shall be installed or operated until details of the installation and operation of the system have been submitted to and approved in writing by the Local Planning Authority. The system shall thereafter only be installed and operated in accordance with the approved details.

In the interests of amenity.

- 9) Notwithstanding the details shown on the plans hereby approved and prior to the commencement of development, full details of the facilities for the parking of cycles within the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the cycle parking facilities thereby approved have been provided. The facilities shall thereafter be retained and maintained as such.

In order to meet the aims of the Transport Policy as incorporated in the Leeds Unitary Development Plan.

- 10) Prior to the commencement of development a scheme detailing the method of storage and disposal of litter and waste materials, including recycling facilities, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a description of the facilities to be provided including, where appropriate, lockable containers and details for how the recyclable materials will be collected from the site with timescales for collection. The approved scheme shall be implemented before the development hereby permitted is brought into use and no waste or litter shall be stored or disposed of other than in accordance with the approved scheme.

In the interests of amenity and to promote recycling.

- 11) There shall be no storage of refuse outside the areas agreed for refuse storage or on any part of the public highway whatsoever.

In the interests of amenity.

- 12) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of

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The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy GP5 (UDP) Policy S2 (UDP) Policy S3 (UDP)
 Policy SF9 (UDP) Policy SF15 (UDP) Policy BC7 (UDP)
 Policy T2 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

WARD: Morley South

Application Number	09/00345/ADV		
Applicant:	Santander Card Ltd		
Proposal	Retrospective application for two internally illuminated fascia signs to offices		
Site	Capital House Bruntcliffe Way Morley Leeds		
Decision:	Approved	Decision Date	16 March 2009
Type	Application to Display Adverts	Decision Type	Delegated Decision

- 1) In granting consent for the advertisement/s the City Council has taken into account all material planning considerations relating to amenity and public safety, including those arising from the comments of any statutory or other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and policies within The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR):

Policy GP5 (UDP) Policy BD8 (UDP)

On balance, the City Council considers the advertisement/s would not give rise to any unacceptable consequences for amenity or public safety.

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WARD: Otley & Yeadon

Application Number	08/00866/FU		
Applicant:	N Rushworth		
Proposal	Single storey extension to agricultural building		
Site	None Go Byes Farm Otley Old Road Carlton Leeds		
Decision:	Approved	Decision Date	20 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) The development shall not be brought into use until a management scheme, for the land edged in red as shown on the approved plan, has been submitted to and approved in writing by the Local Planning Authority. This shall include details for the removal of all obsolete materials, waste and machinery from the site. The submitted details shall also identify a programme for such operations as well as a related timetable to carry out the necessary works. The works shall then be implemented in accordance with the timetable agreed with the Local Planning Authority and retained for the life of the development.

To improve the general amenity of the area and safeguard/enhance environment.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of the Regional Spatial Strategy 2004 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5, N32, N33 and BD6 (UDP Policies)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

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WARD: Otley & Yeadon

Application Number	08/06297/FU		
Applicant:	North British Trust Hotels		
Proposal	Single storey extension including decking to hotel leisure suite		
Site	Chevin Country Park Hotel York Gate Otley LS21 3NU		
Decision:	Approved	Decision Date	20 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) No building works shall take place until details and samples of all materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 3) No development shall take place until a bat protection and mitigation plan has been submitted to and agreed in writing by the Local Planning Authority. The plan shall include full details of all protection and mitigation measures required to ensure that there is no adverse impact on bats, proposals for provision of additional roost sites within the site, monitoring to assess the effectiveness of these measures and a timetable for implementation. The works shall thereafter be implemented in accordance with the approved details.

To ensure adequate protection and enhancement measures for bats.

- 4) No development shall take place until full details of a replacement tree planting scheme and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include (a) proposed finished levels and/or contours, (b) means of enclosure, (c) pedestrian access and circulation areas, (d) hard surfacing areas, (e) minor artefacts and structures, (f) proposed and existing functional services above and below ground (eg. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes, supports etc.). Soft landscape works shall include (g) planting plans, (h) written specifications (including cultivation and other operations associated with plant and grass establishment), (j) schedules of plants noting species, planting sizes and proposed numbers/densities, (k) implementation programme.

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To ensure the provision of amenity afforded by appropriate landscape design.

- 5) Hard and soft landscaping works shall be carried out in accordance with the approved details. The hard landscape works shall be completed prior to the occupation of any part of the development. The soft landscape works shall be completed by no later than the end of the planting season following the substantial completion of the development. The landscape works shall be implemented to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice.

To ensure the provision, establishment and maintenance to a reasonable standard of landscaping in accordance with the approved proposals.

- 6) a) All existing trees, shrubs and other natural features shown on the approved plans to be retained shall be fully safeguarded during the course of the site works and building operations in accordance with the guidance of British Standard 5837 (Guide for Trees in relation to Construction), or with the particulars specified in details which shall first have been submitted to and approved in writing by the Local Planning Authority.
- b) No development shall be commenced, or materials or equipment brought onto site (except in connection with compliance with this condition), until all trees, shrubs or features to be protected have been protected in accordance with the approved details, or in the absence of such details, in accordance with BS 5837, with either:-
- i) 1.5m height chestnut paling to BS 1722 Part 4 securely mounted on post and two rails framework and clad with orange fluorescent mesh,
ii) 2.4m height heavy duty plywood hoarding securely mounted on scaffolding.
- c) Pre-printed laminated waterproof signs at least A4 in size shall be securely fixed to the fencing posts to each enclosure at 10 metre minimum intervals bearing the words
- PROTECTED TREE ZONE
NO STORAGE OR OPERATIONS
WITHIN FENCED AREA
- d) The protective enclosure shall be maintained during the course of the site works and no equipment, machinery or materials shall be stored within any area enclosed in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, including any underground services. No fires shall be burnt within 10m distance of the outer edge of the canopy of any tree protected.
- e) The protective enclosure shall be retained in position until all equipment, machinery or materials have been removed from the site and the development has been occupied, or in the case of a residential development, the houses in the curtilages of which the trees are located are occupied .

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To ensure the protection and preservation of trees, shrubs and other natural features during construction works.

- 7) If, within a period of five years from the planting of any trees or plants, those trees or plants or any trees or plants planted in replacement for them is removed, uprooted, destroyed or dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective another tree or plant of the same species and size as that originally planted shall be planted at the same place in the first available planting season, unless the Local Planning Authority gives its written consent to a variation. If such replacements die within twelve months from planting these too shall be replaced, until such time as the Local Planning Authority agrees in writing that the survival rates are satisfactory.

To ensure the maintenance of a healthy landscape scheme.

- 8) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5, BD6, N13 and N33

On balance, the City Council considers there are very special circumstances to justify this development in the Green Belt.

WARD: Otley & Yeadon

Application Number	09/00060/FU		
Applicant:	B Marks		
Proposal	Single storey side and rear extension forming link to existing detached garage, alterations to garage to form habitable rooms, and new porch with canopy to front		
Site	4 Whiteley Croft Rise Otley LS21 3NR		
Decision:	Approved	Decision Date	17 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) All new stonework shall be constructed in natural stone to match the stonework of the existing building in stone type, colour, face dressing, coursing, bed depth and colour, and detail of jointing material.

In the interests of visual amenity and to ensure that the stonework matches the existing.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any windows are inserted in the side elevations of the proposed extension or garage extension.

As the insertion of windows could lead to problems of overlooking.

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

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WARD: Otley & Yeadon

Application Number	09/00269/FU		
Applicant:	2nd Otley Scout Group		
Proposal	Single storey side and rear extension to scout building		
Site	2nd Otley Scout Group Scout Headquarters Craven Street Otley		
Decision:	Approved	Decision Date	19 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) No building works shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 3) No building works shall take place until details and samples of all surfacing materials to the have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The surfacing works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 4) Construction of stonework shall not be commenced until a sample panel of the stonework to be used has been approved in writing by the Local Planning Authority. The panel shall be erected on site to establish the details of the type, bonding and coursing of stone and colour and type of jointing material. The stonework shall be constructed in strict accordance with the sample panel(s), which shall not be demolished prior to the completion of the development.

In the interests of visual amenity and to ensure that the stonework harmonises with the character of the area.

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- 5) Any necessary making good of the existing brickwork/stonework shall be carried out to match exactly that existing in terms of colour, texture, profile, dimension, scale, bonding and/or coursing, and colour and type of mortar jointing.

In the interests of visual amenity and preserving the character of the building.

- 6) Prior to bringing into use the development hereby approved, ridge/hip tiles shall be installed to match the existing roofing materials in colour and texture (unless otherwise agreed in writing by the Local Planning Authority) and shall be so retained thereafter.

To ensure the use of appropriate materials in the interests of visual amenity.

- 7) The development shall not be occupied or brought into use until that part of the site shown to be used by vehicles, on the approved plans, has been laid out, drained, surfaced and sealed, as approved, and that area shall not thereafter be used for any other purpose other than the vehicle related use approved.

In the interests of the free and safe use of the highway.

- 8) The local planning authority shall be notified in writing immediately where unexpected significant contamination is encountered during any development works and operations in the affected part of the site shall cease.

Where remediation of unexpected significant contamination is considered by the Local Planning Authority to be necessary, a Remediation Statement shall be submitted to and approved in writing by the Local Planning Authority prior to the recommencement of development on the affected part of the site. The Remediation Statement shall include a programme for all remediation works and for the provision of verification information.

Remediation works shall be carried out in accordance with the approved Remediation Statement. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or phase of a site shall not be brought into use until such time as all necessary verification information has been approved in writing by the Local Planning Authority.

To enable the local planning authority to ensure that unexpected contamination at the site will be addressed appropriately and that the development will be suitable for use in accordance with Policy GP5 of the Leeds Unitary Development Plan and Annexe 2 of PPS23.

- 9) Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, public open space or for filling and level raising shall be tested for contamination and suitability for use. A methodology for testing these soils shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto site. The methodology shall include information on the source of the materials, sampling frequency, testing schedules and criteria against which the analytical results will be assessed (as determined by risk

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assessment). Testing shall then be carried out in accordance with the approved methodology. Relevant evidence and verification information (for example, laboratory certificates) shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto the site.

To ensure that contaminated soils are not imported to the site and that the development shall be suitable for use with respect to land contamination in accordance with Policy GP5 of the Leeds Unitary Development Plan and Annexe 2 of PPS23.

- 10) Notwithstanding the details shown on the plans hereby approved and prior to the commencement of development, full details of the facilities for the parking of cycles within the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the cycle parking facilities thereby approved have been provided. The facilities shall thereafter be retained and maintained as such.

In order to meet the aims of the Transport Policy as incorporated in the Leeds Unitary Development Plan.

- 11) Notwithstanding the details shown on the plans hereby approved, prior to the commencement of development full details (including siting, materials and means of enclosure) of the proposed bin store(s) shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the bin store(s) thereby approved have been provided. The bin store(s) shall thereafter be retained and maintained as such in accordance with the approved details.

To ensure that adequate provision for bin storage is made and is in the interests of visual and residential amenity.

- 12) A separate system of drainage for foul and surface water shall be provided.

To ensure that a separate system of drainage is provided.

- 13) Notwithstanding the details shown on the plans hereby approved, prior to the commencement of development 1:20 scale drawings of the proposed windows shall be submitted to and approved in writing by the Local Planning Authority. The windows shall thereafter be retained and maintained as such in accordance with the approved details.

In the interests of the character and appearance of the Otley Conservation Area.

- 14) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of

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The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5, BD6, N19, BC7

PPS1 Delivering Sustainable Development
PPG15 Planning and the Historic Environment

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

WARD: Otley & Yeadon

Application Number	09/00270/CA		
Applicant:	2nd Otley Scout Group		
Proposal	Conservation Area Application for the demolition of 2 detached stores and part of scout hut		
Site	2nd Otley Scout Group Scout Headquarters At Craven Street Otley		
Decision:	Approved	Decision Date	19 March 2009
Type	Conservation Area Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and produced for the Local Planning Authority, and planning permission has been granted for the redevelopment for which the contract provides.

To avoid the creation of derelict sites to the detriment of this part of the City.

- 3) In granting Conservation Area Consent the City Council has taken into account all material matters relating to the building's contribution to the architectural or historic interest of the area and the wider effects of demolition, including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

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N18A (UDP) N18B (UDP)

On balance, the City Council considers the proposal would not give rise to any unjustified consequences for the character and appearance of the conservation area.

WARD: Pudsey

Application Number	08/06159/FU		
Applicant:	R Bland		
Proposal	2 one bedroom flats to replace garage with room over.		
Site	Land Adjacent To Albert Street And School Street Pudsey LS28 8PN		
Decision:	Approved	Decision Date	17 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) No building works shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 3) All new stonework shall be constructed in natural stone to match the stonework of the existing building in stone type, colour, face dressing, coursing, bed depth and colour, and detail of jointing material.

In the interests of visual amenity and to ensure that the stonework matches the existing.

- 4) No building works shall take place until details and samples of all surfacing materials to the parking area have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The surfacing works shall be constructed from the materials thereby approved.

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In the interests of visual amenity.

- 5) Prior to the commencement of building operations, details showing the window and door frames inset from the face of the wall in the manner traditional to the area, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and retained thereafter as such.

In the interests of the character and visual amenity of the area.

- 6) No development shall take place until details of the position, design, materials and type of all walls and/or fences or permanent boundary treatment, whether or not shown to be erected on the approved plans, have been submitted to and approved in writing by the Local Planning Authority. Such walls and fences shall be erected in accordance with the approved details prior to first occupation of the flats, and shall thereafter be retained and shall not be altered or removed without the prior written consent of the Local Planning Authority.

In the interests of amenity and visual amenity.

- 7) The details referred to in condition 6 above shall include details of screen-walling or fencing to be erected along the side (eastern) boundary of the site. The screen walling/fencing shall then be erected in accordance with the approved details prior to first occupation of the flats and shall thereafter be retained and maintained as such unless otherwise agreed in writing by the Local Planning Authority.

In the interests of amenity and privacy.

- 8) The first floor window on the eastern (side) elevation of the flats shall be glazed with obscure glazing prior to first occupation of the upper floor flat and shall thereafter be retained as such.

In the interests of amenity and privacy.

- 9) The flats shall not be occupied until the two parking spaces and the new dropped kerb access, as shown on the approved plans, have been laid out, drained such that water is not discharged onto the highway, hard surfaced and sealed. The parking spaces shall thereafter be retained for the lifetime of the development and shall not be used for any other purpose other than the vehicle related use approved.

In the interests of the free and safe use of the highway.

- 10) Notwithstanding the details shown on the plans hereby approved and prior to the commencement of development, full details of the facilities for the parking of cycles within the development shall be submitted to and approved in writing by the Local Planning Authority. The flats shall not be occupied until the cycle parking facilities thereby approved have been provided. The facilities shall thereafter be retained and maintained as such.

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In order to meet the aims of the Transport Policy as incorporated in the Leeds Unitary Development Plan.

- 11) Notwithstanding the details shown on the plans hereby approved, prior to the commencement of development full details (including siting, materials and means of enclosure) of the proposed bin store(s) shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the bin store(s) thereby approved have been provided. The bin store(s) shall thereafter be retained and maintained as such in accordance with the approved details.

To ensure that adequate provision for bin storage is made and is in the interests of visual and residential amenity.

- 12) The local planning authority shall be notified in writing immediately where unexpected significant contamination is encountered during any development works and operations in the affected part of the site shall cease.

Where remediation of unexpected significant contamination is considered by the Local Planning Authority to be necessary, a Remediation Statement shall be submitted to and approved in writing by the Local Planning Authority prior to the recommencement of development on the affected part of the site. The Remediation Statement shall include a programme for all remediation works and for the provision of verification information.

Remediation works shall be carried out in accordance with the approved Remediation Statement. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or phase of a site shall not be brought into use until such time as all necessary verification information has been approved in writing by the Local Planning Authority.

To enable the local planning authority to ensure that unexpected contamination at the site will be addressed appropriately and that the development will be suitable for use in accordance with Policy GP5 of the Leeds Unitary Development Plan and Annexe 2 of PPS23.

- 13) Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, public open space or for filling and level raising shall be tested for contamination and suitability for use. A methodology for testing these soils shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto site. The methodology shall include information on the source of the materials, sampling frequency, testing schedules and criteria against which the analytical results will be assessed (as determined by risk assessment). Testing shall then be carried out in accordance with the approved methodology. Relevant evidence and verification information (for example, laboratory certificates) shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto the site.

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To ensure that contaminated soils are not imported to the site and that the development shall be suitable for use with respect to land contamination in accordance with Policy GP5 of the Leeds Unitary Development Plan and Annexe 2 of PPS23.

- 14) Development shall not commence until details of works for dealing with surface water discharges, including any off-site watercourse works, from the proposed development have been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details prior to any piped discharge of surface water from the application taking place.

To ensure the site is properly drained.

- 15) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

UDPR policies H4, GP5, T2, T24, BD5, N12, N13
Supplementary Planning Guidance `Neighbourhoods for Living`

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

WARD: Pudsey

Application Number	08/06857/FU		
Applicant:	Mossfold Developments Ltd		
Proposal	Detached 2/3 storey block with basement, comprising 8 one bedroom flats and 4 two bedroom flats, with car parking and landscaping		
Site	Trinity Chapel Clifton Road Pudsey Leeds		
Decision:	Approved	Decision Date	16 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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- 2) No building works shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 3) No building works shall take place until details and samples of all surfacing materials to the vehicle and pedestrian circulation/parking areas as shown on Site Layout ref2286/1/123 Rev L have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The surfacing works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 4) No development shall take place until details of the position, design, materials and type of all walls and/or fences or permanent boundary treatment, whether or not shown to be erected on the approved plans, have been submitted to and approved in writing by the Local Planning Authority. Such walls and fences shall be erected in accordance with the approved details, before the land/buildings to which they relate are occupied, and shall thereafter be retained and shall not be altered or removed without the written consent of the Local Planning Authority.

In the interests of amenity and visual amenity.

- 5) Before development commences details of works for dealing with surface water discharges (i.e. plan and summary of calculations) and proposals for any off-site water course works shall be submitted to and approved in writing by the Local Planning Authority. No piped discharges of surface water shall take place until the surface water drainage works, including any off site watercourse works have been completed.

To ensure that a separate system of drainage is provided.

- 6) There shall be no storage of refuse outside the areas agreed for refuse storage or on any part of the public highway whatsoever.

In the interests of amenity.

- 7) The development shall not be occupied or brought into use until that part of the site shown to be used by vehicles, on the approved plans, has been laid out, drained, hardsurfaced and sealed, as approved, and that area shall not thereafter be used for any other purpose other than the vehicle related use approved.

In the interests of the free and safe use of the highway.

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- 8) The development hereby permitted shall not be occupied until the approved cross over to Clifton Road has been agreed with City Services in writing and implemented to their satisfaction.

In the interest of highway safety.

- 9) Hard and soft landscaping works shall be carried out in accordance with the approved details prior to the occupation of any part of the development in accordance with the programme agreed with the Local Planning Authority and to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice.

To ensure the provision, establishment and maintenance to a reasonable standard of landscaping in accordance with the approved proposals.

- 10) If, within a period of five years from the planting of any trees or plants, those trees or plants or any trees or plants planted in replacement for them is removed, uprooted, destroyed or dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective another tree or plant of the same species and size as that originally planted shall be planted at the same place in the first available planting season, unless the Local Planning Authority gives its written consent to a variation. If such replacements die within twelve months from planting these too shall be replaced, until such time as the Local Planning Authority agrees in writing that the survival rates are satisfactory.

To ensure the maintenance of a healthy landscape scheme.

- 11) Prior to the commencement of development a method statement shall be submitted containing details of the provision and construction of new paths and lighting. This statement shall be approved in writing by the Local Planning Authority and implemented as approved prior to occupation of any part of the development.

In the interests of proper hard landscaping provision.

- 12) All ceilings and eaves walls to the upper floor lounge areas shall be constructed from two layers of 15mm acoustic plasterboard.

In the interests of residential amenity.

- 13) Prior to occupation of the development either (a) acoustic trickle vents or (b) a system of passive or mechanical ventilation shall be fitted to all rooms/ windows facing Trinity Chapel.

In the interests of residential amenity.

- 14) If remediation is unable to proceed in accordance with the approved Remediation Statement, or where significant unexpected contamination is encountered, the

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Local Planning Authority shall be notified in writing immediately and operations on the affected part of the site shall cease. An amended or new Remediation Statement shall be submitted to, and approved in writing by, the Local Planning Authority prior to any further remediation works which shall thereafter be carried out in accordance with the revised approved Statement.

To ensure that any necessary remediation works are identified to make the site suitable for use in accordance with Policy GP5 of the Leeds Unitary Development Plan and Annexe 2 of PPS23.

- 15) Remediation works shall be carried out in accordance with the approved Remediation Statement. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or phase of a site shall not be brought into use until such time as all verification information has been approved in writing by the Local Planning Authority.

To ensure that the remediation works are fully implemented as agreed and the site has been demonstrated to be suitable for use in accordance with Policy GP5 of the Leeds Unitary Development Plan and Annexe 2 of PPS23.

- 16) No development shall begin until a scheme for the provision of additional or improved greenspace, on or off site, to meet the needs of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

To ensure the provision of greenspace in accordance with Leeds Unitary Development Plan Review (policies N2 and N4) and Supplementary Planning Guidance 4, Greenspace relating to new housing development.

- 17) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements (PPS1, PPS3, PPG15), and (as specified below) the content and policies within Supplementary Planning Guidance (SPG4) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR) policies H3, H4, N12, N13, N19, N23, N25 and BC7.

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

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WARD: Pudsey

Application Number	09/00194/FU		
Applicant:	P Brotton		
Proposal	New shopfront		
Site	8A Robin Lane Pudsey LS28 7BN		
Decision:	Approved	Decision Date	16 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) In granting Conservation Area Consent the City Council has taken into account all material matters relating to the building's contribution to the architectural or historic interest of the area and the wider effects of demolition, including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

N18A (UDP) N18B (UDP)

On balance, the City Council considers the proposal would not give rise to any unjustified consequences for the character and appearance of the conservation area.

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WARD: Pudsey

Application Number	09/00222/FU		
Applicant:	Mr And Mrs Scorah		
Proposal	Part two storey part single storey side extension with balcony to rear		
Site	38 Westroyd Pudsey LS28 8JE		
Decision:	Refused	Decision Date	17 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers that the part two storey, part single storey side extension by virtue of its overall size, scale and massing represents an over-dominant addition to the dwelling that fails to achieve subservience. The proposal unbalances the pair of semi-detached houses and introduces elements incongruous to the host and wider street scene, in particular the relationship between the host dwelling and 42 Westroyd. As such it is contrary to policies GP5 and BD6 of the Leeds Unitary Development Plan (Review) 2006 and advice contained within PPS1: Delivering Sustainable Development.

WARD: Roundhay

Application Number	09/00436/FU		
Applicant:	Mrs L Minshull		
Proposal	Conservatory to rear		
Site	18 Hollin Hill Avenue Roundhay Leeds LS8 2PP		
Decision:	Approved	Decision Date	20 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The materials to be used for the dwarf wall of the conservatory shall match in terms of size, colour, type and texture those used on the main dwelling.

In the interests of amenity.

- 3) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance

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Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

WARD: Temple Newsam

Application Number	08/05586/FU		
Applicant:	P Shires		
Proposal	Detached triple garage with additional living accommodation over including 3 dormer windows to front and external staircase to side		
Site	Sycamore House Park Road Colton Leeds		
Decision:	Refused	Decision Date	16 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers that the proposed detached garage and living accommodation is unacceptable due to its design, siting, size and scale as it fails to respect the character and appearance of the streetscene and the conservation area. As such is contrary to policies N19, GP5 and BD6 of the Leeds Unitary Development Plan.
- 2) The Local Planning Authority considers that the proposed triple garage and living accommodation is felt to be unacceptable as it does not respect the setting of the listed building in terms of the design, materials and size. Contrary to policies GP5 and BC7 of the Unitary Development Plan.

DECISIONS FOR WEEK 16TH TO 22ND MARCH 2009

WARD: Temple Newsam

Application Number	09/00355/FU		
Applicant:	Mr Steven Brennan		
Proposal	Single storey rear extension		
Site	15 Yew Tree Lane Colton Leeds LS15 9JD		
Decision:	Approved	Decision Date	18 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no new windows or openings may be inserted into the side elevation facing No.11 Yew Tree Lane.

In the interests of amenity.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

DECISIONS FOR WEEK 16TH TO 22ND MARCH 2009

WARD: Weetwood

Application Number	08/03272/LA		
Applicant:	West North West Homes		
Proposal	Recladding of dwelling houses (retrospective)		
Site	3, 4, 6-8, 10-16, 17-19, 21 Bedford Garth, 3-8, 10, 12 Bedford Green, 27, 31, 35-41, 68 Bedford Mount, 15, 15A, 17-23, 27-31 Silk Mill Drive Cookridge Leeds		
Decision:	Approved	Decision Date	18 March 2009
Type	Local Authority Application Reg 4(1)	Decision Type	Delegated Decision

- 1) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of the Regional Spatial Strategy 2004 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policies GP5 and BD6

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

WARD: Weetwood

Application Number	08/05919/FU		
Applicant:	Mr Nangla		
Proposal	One two storey 3 bedroom dwelling house to replace existing detached garage to garden		
Site	5 Grove Lane Headingley Leeds LS6 4AB		
Decision:	Approved	Decision Date	17 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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- 2) The development shall not be occupied or brought into use until that part of the site shown to be used by vehicles, on the approved plans, has been laid out, drained, surfaced and sealed, as approved, and that area shall not thereafter be used for any other purpose other than the vehicle related use approved.

In the interests of the free and safe use of the highway.

- 3) Prior to the commencement of development, plans of the site showing details of the existing and proposed ground levels to a fixed datum point within or adjacent the site, proposed floor levels, levels of any paths, drives, garages and parking areas and the height of any retaining walls within the development site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in complete accordance with the details so approved and shall be retained thereafter as such.

To ensure that the works are carried out at suitable levels in relation to adjoining properties and highways in the interests of visual amenity.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any windows are inserted in the North or West elevation(s) of the proposed dwelling.

As the insertion of windows could lead to problems of overlooking.

- 5) No building works shall take place until details and samples of all external materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 6) No development shall take place until details of the position, design, materials and type of all walls and/or fences or permanent boundary treatment, whether or not shown to be erected on the approved plans, have been submitted to and approved in writing by the Local Planning Authority. Such walls and fences shall be erected in accordance with the approved details, before the land/buildings to which they relate are occupied, and shall thereafter be retained and shall not be altered or removed without the written consent of the Local Planning Authority.

In the interests of amenity and visual amenity.

- 7) Prior to the commencement of development, full details of the facilities for the parking of cycles within the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into

DECISIONS FOR WEEK 16TH TO 22ND MARCH 2009

use until the cycle parking facilities thereby approved have been provided. The facilities shall thereafter be retained and maintained as such.

In order to meet the aims of the Transport Policy as incorporated in the Leeds Unitary Development Plan.

- 8) Prior to the commencement of development, details for the storage of wastes from the units and access for their collection shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full before the use commences and shall be retained thereafter as such.

In the interest of amenity and to ensure adequate measures for the storage and collection of wastes are put in place.

- 9) A Ground Investigation Report that investigates the use of infiltration drainage methods shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The analysis shall contain the results of soakaway tests and an appraisal of the various infiltration drainage methods of surface water disposal proposed for the site. Where infiltration drainage is proven not to be practicable due to ground conditions then other piped means of flow attenuation must be utilised.

To ensure compliance with the council's sustainable drainage policy

- 10) Porous surfacing should be used where practicable for all hard standing areas (i.e. car parking etc.) to enable infiltration.

To ensure compliance with the Council's sustainable development design guide.

- 11) No piped discharges of surface water or foul water from the application site shall take place until the Leeds City Council Building Inspector has agreed and approved the drainage works to its point of outfall.

To ensure that the site is properly drained.

- 12) Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, public open space or for filling and level raising shall be tested for contamination and suitability for use. A methodology for testing these soils shall be submitted to, and approved in writing by, the Local Planning Authority, prior to these materials being imported onto site. The methodology shall include information on the source of the materials, sampling frequency, testing schedules and criteria against which the analytical results will be assessed (as determined by risk assessment). Testing shall then be carried out in accordance with the approved methodology. Relevant evidence and validation information (for example, laboratory certificates) shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto the site.

To ensure that no contaminated soils are imported to the site and that the development shall be suitable for use, with respect to land contamination in

DECISIONS FOR WEEK 16TH TO 22ND MARCH 2009

accordance with Policy GP5 of the Leeds Unitary Development Plan and Annexe 2 of PPS23.

- 13) In the event that unexpected significant contamination is encountered during any development works including works required by an approved remediation statement, works in the affected part of the site must cease and the local planning authority shall be notified in writing immediately. The local planning authority may at this stage request that a remediation statement, outlining plans for further investigation and the proposed method of dealing with the contamination, be submitted for written approval prior to development works continuing in the affected part of the site.

To enable the local planning authority to ensure that contamination (expected or otherwise) at the site will not present any significant environmental risks and that the site will be made 'suitable for use'.

- 14) No building operations shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority-
- (i) 1 to 20 scale drawings of the detail of roof line and eaves treatments, ground floor treatments, including shopfronts, car parking grilles and entrance points and
 - (ii) 1 to 20 scale section drawings of each type of window bay and balcony proposed.

The works shall be carried out in accordance with the details thereby approved.

In the interests of visual amenity.

- 15) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policies GP5, BD5, N12, N13 and N19.

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

DECISIONS FOR WEEK 16TH TO 22ND MARCH 2009

WARD: Weetwood

Application Number	08/06964/FU		
Applicant:	O. K. Medical Ltd - Dr Khan		
Proposal	Change of use of vacant retail unit (A1) to derma laser clinic (D1)		
Site	105 Otley Road Headingley Leeds LS6 3PX		
Decision:	Approved	Decision Date	16 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) No development shall take place until a plan showing details of two long stay cycle parking spaces provided for the use of the flat and clinic has been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be installed prior to the first occupation of the unit and shall be retained and maintained for the life of the development.

In the interests of the free and safe use of the highway.

- 3) The opening hours of the premises shall be restricted to 0800 hours to 2330 hours Monday to Saturday, and 1900 hours to 2300 hours on Sundays and Bank Holidays.

In the interests of amenity of nearby residents.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5, S2, SF8, T2, T24

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

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WARD: Weetwood

Application Number	09/00307/FU		
Applicant:	Hightop Developments		
Proposal	3 bedroom detached house with integral garage		
Site	Rear Of 11 Moor Park Drive Headingley Leeds LS6 4BX		
Decision:	Refused	Decision Date	18 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers that the proposed dwelling would, due to its proximity to 11 Moor Park Drive and the difference in levels between the application site and that property, result in an unacceptable degree of overdominance to the occupants of that property, to the significant detriment of neighbouring residential amenity. As such, the proposal fails to comply with Policies GP5 and BD5 of the Leeds Unitary Development Plan Review (2006), Supplementary Planning Guidance 13 (Neighbourhoods for Living) and is also contrary to advice set out in Planning Policy Statement 1: Delivering Sustainable Development.

WARD: Wetherby

Application Number	07/07730/FU		
Applicant:	Mr And Mrs Potts		
Proposal	Demolish existing detached triple garage and erect part two storey part single storey extension to front including part covered and elevated veranda to garden area		
Site	Holgate House Holgate Lane Boston Spa Wetherby		
Decision:	Approved	Decision Date	17 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) All mitigation measures outlined in Part 6 of Bat Scoping and Emergence Survey Report 19/09/08 shall be adhered to during the construction process regardless of the year of commencement.

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To ensure adequate protection for bats.

- 4) The garage shall only be used for the storage of private motor vehicles and those purposes incidental to the enjoyment of the dwelling house as such.

In the interests of the residential amenity of the occupants of nearby property.

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

WARD: Wetherby

Application Number	08/06166/LI		
Applicant:	M Green		
Proposal	Listed Building Application for internal alterations including widening of existing opening in masonry wall and removal of stud partition wall		
Site	Parkside House Moor End Boston Spa Wetherby		
Decision:	Approved	Decision Date	17 March 2009
Type	Listed Building Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) Notwithstanding the details on the approved plans, elevations and measurements of the amended doorway shall be submitted to and approved in writing by the Local Planning Authority.

In order to protect the proposed character of the Listed Building.

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- 3) The proposed cornice shall match the existing in terms of materials, profile and design.

The proposal is therefore contrary to Policy N17 of the Unitary Development Plan.

- 4) In granting Listed Building Consent the City Council has taken into account all material matters relating to the building's special architectural or historic interest, including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006.

N17
N14
GP5

On balance, the City Council considers the proposal would not give rise to any unjustified consequences for the special architectural or historic interest of the listed building.

WARD: Wetherby

Application Number	09/00416/DTM		
Applicant:	Vodafone Ltd		
Proposal	Determination for telecommunications 12m high monopole with 3 antennas and equipment cabinet		
Site	Sandbeck Lane Wetherby LS22		
Decision:	Withdrawn	Decision Date	18 March 2009
Type	Telecommunications Determination	Decision Type	Delegated Decision

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WARD: Wetherby

Application Number	09/00279/FU		
Applicant:	L Wheeler		
Proposal	Amendment to previous approval 08/03535/FU (Two storey side extension with conservatory to rear and two storey extension to other side) to include porch to front and retrospective rooflights to rear		
Site	12 The Spinney Wetherby LS22 6SH		
Decision:	Approved	Decision Date	17 March 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) Notwithstanding the details on the plan hereby approved the existing boundary treatment to the rear and side garden shall be retained and maintained to its present height for the lifetime of the proposal unless otherwise agreed in writing by the Local Planning Authority.

In the interests of residential amenity.

- 2) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.