



PLANNING SERVICES

DECISIONS LIST

No. 24

8TH TO 14TH JUNE 2009

109 APPLICATIONS

**THE LEONARDO BUILDINGS
2 ROSSINGTON STREET
LEEDS LS2 8HD.TEL. 0113 222 4409**

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

DECISIONS FOR WEEK 8TH – 14TH JUNE 2009

WARD: Adel & Wharfedale

Application Number	09/01636/FU		
Applicant:	S Wilkinson		
Proposal	Extension to existing dormer window to rear		
Site	17 Park Mount Pool In Wharfedale Otley LS21 3BX		
Decision:	Approved	Decision Date	11 June 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) Unless otherwise agreed in writing with the Local Planning Authority, the fascia and cheeks of the dormer window shall be clad with hung blue slate tiles to match the existing dormer window and roof.

In the interests of visual 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: Adel & Wharfedale

Application Number	09/01719/FU		
Applicant:	The School Governors		
Proposal	Enlarged entrance lobby to school		
Site	Adel St John The Baptist C Of E Primary School Long Causeway Adel Leeds		
Decision:	Approved	Decision Date	9 June 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).

Policies GP5, BD6, N32, N33, A4.

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

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WARD: Adel & Wharfedale

Application Number	09/01745/FU		
Applicant:	Mr Coulton And Ms Darby		
Proposal	Conservatory to rear		
Site	15 Kirkwood Rise Cookridge Leeds LS16 7ED		
Decision:	Approved	Decision Date	11 June 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 windows in the south-western side elevation facing 11 Kirkwood Rise 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 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 8TH – 14TH JUNE 2009

WARD: Alwoodley

Application Number	09/01414/FU		
Applicant:	A Harding		
Proposal	Replacement 5 bedroom detached house		
Site	7 Crescent Gardens Alwoodley Leeds LS17 8DR		
Decision:	Approved	Decision Date	10 June 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) 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.

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- 4) All existing trees, hedges, shrubs and other natural features shown on the approved plans to be retained, including the trees subject to tree preservation order growing immediately to the west of the site, shall be fully safeguarded during the course of the site works and building operations in accordance with the provisions of British Standard 5837:2005 (Trees in relation to Construction), or with the particulars specified in the approved plans and specifications. b) No development shall commence 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 5837:2005, and the Local Planning Authority has been notified and has approved the protection measures in writing. c) The protective measures shall be maintained during the course of the site works, and no equipment, machinery or materials shall be stored or fires burnt within any area protected in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made including the provision of any underground services, without the prior written consent of the Local Planning Authority. d) The protective measures shall be retained in position until all equipment, machinery or materials have been removed from the site and the site has been occupied, unless otherwise agreed in writing by the Local Planning Authority.

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

- 5) No development shall take place until full details of 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. Soft landscape works shall include (f) planting plans, (g) written specifications (including cultivation and other operations associated with plant and grass establishment), (h) schedules of plants noting species, planting sizes and proposed numbers/densities, (i) implementation programme.

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 recognised codes of good practice.

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

- 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

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surfaced and drained. The hard surface areas should be such that surface water from the site does not discharge onto the highway. The hard surfaced areas should thereafter 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.

- 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 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)

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Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Orders revoking or re-enacting that Order with or without modification) planning permission shall be obtained before any extensions or outbuildings are erected.

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

- 11) 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 GP5, T2, LD1, BD5, H4 and 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: Alwoodley

Application Number	09/01639/FU		
Applicant:	Mr And Mrs Gaunt		
Proposal	Conservatory to rear		
Site	102 Birchwood Hill Moortown Leeds LS17 8NS		
Decision:	Approved	Decision Date	8 June 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.

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- 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	08/04607/ADV		
Applicant:	Esso Petroleum Co Ltd		
Proposal	One internally illuminated double sided sign, 2 part internally illuminated fascia signs, 1 illuminated letter fascia sign, one internally illuminated projecting sign and 3 non illuminated free standing signs to petrol filling station and shop		
Site	Ardsley Service Station Bradford Road East Ardsley WF3 2JA		
Decision:	Approved	Decision Date	10 June 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.

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WARD: Ardsley & Robin Hood

Application Number	09/01638/FU		
Applicant:	N Lindley		
Proposal	Two storey side extension		
Site	505 Leeds Road Lofthouse WF3 3AL		
Decision:	Approved	Decision Date	9 June 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 south facing side elevation facing 503 Leeds Road 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.

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WARD: Ardsley & Robin Hood

Application Number	09/01640/FU		
Applicant:	Ms J Gilpin		
Proposal	Conservatory to rear		
Site	9 The Grove East Ardsley WF3 2EW		
Decision:	Approved	Decision Date	8 June 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) The existing boundary treatment with 11 The Grove shall be retained and maintained for the lifetime of the approved conservatory unless otherwise agreed in writing with the Local Planning Authority.

In the interests of neighbouring private 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 8TH – 14TH JUNE 2009

WARD: Armley

Application Number	09/02254/DEM		
Applicant:	Leeds Federated Housing Association Ltd		
Proposal	Demolition of detached house divided into flats		
Site	6 Green Hill Road Armley Leeds LS12 3QA		
Decision:	Approved	Decision Date	9 June 2009
Type	Demolition Notification	Decision Type	Delegated Decision

- 1) Demolition of the building shall take place as proposed on the Application Form. All waste material shall be removed from site and disposed of appropriately. Following demolition the site shall be backfilled where necessary to raise the ground level to that of the surrounding gardens, levelled and seeded, with this work to be completed no later than three months after the demolition works are completed. The site shall then be secured against trespassers and retained trees, hedging and other landscape features including the lawns maintained until such time as work commences on a replacement building(s).

In the interests of residential and visual amenity and the prevention of anti-social behaviour.

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WARD: Beeston & Holbeck

Application Number	09/01340/FU		
Applicant:	Ms N Palmer		
Proposal	Ground floor extension with storage area under to rear and porch with external stairs to side		
Site	500 Dewsbury Road Hunslet Leeds LS11 8ES		
Decision:	Approved	Decision Date	12 June 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) the proposed windows in the side elevation facing the property to the north east at 498 Dewsbury Road 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 498 Dewsbury Road.

- 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 either side elevation of the proposed 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).

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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: Beeston & Holbeck

Application Number	09/01609/FU		
Applicant:	RoMEC Ltd - J Warburton		
Proposal	Detached back-up generator with integral fuel tank to extended compound screened by 2m high fencing		
Site	Airedale House Landmark Court Beeston Leeds		
Decision:	Approved	Decision Date	10 June 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 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: Beeston & Holbeck

Application Number	09/01680/FU		
Applicant:	PCC Of St Lukes - Rvd C Butler		
Proposal	New stone parapet above north entrance to church		
Site	St Lukes C Of E Church Malvern Road Beeston Leeds		
Decision:	Approved	Decision Date	11 June 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 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 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) 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).

Unitary Development Plan (UDP)

GP5 - Requirement of Development Proposals

N14 - Listed Buildings and Preservation

N17 - Listed Buildings Character and Appearance

BD6 - Alterations and Extensions

Planning Policy Guidance Note 15 - Planning & the Historic Environment (1995)

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	09/01854/ADV		
Applicant:	The Castle Family Trust		
Proposal	1 internally illuminated freestanding double sided hoarding sign		
Site	Land North Of Elland Road Football Ground Lowfields Road North Holbeck Leeds		
Decision:	Refused	Decision Date	12 June 2009
Type	Application to Display Adverts	Decision Type	Delegated Decision

- 1) The proposed hoarding sign would be an intrusive and inappropriate feature which would be harmful to amenity and to the character and appearance of the locality, contrary to Policy BD12 of the Leeds Unitary Development Plan Review 2006, to guidance in the Leeds City Council Advertising Design Guide - Supplementary Planning Document November 2006, and to national advice in PPG19 on Outdoor Advertisement Control

- 2) The proposed hoarding sign, due to its design and location adjacent to the M621 motorway close to a junction, would cause a distraction to motorists and therefore be harmful to public safety, contrary to Policy GP5 of the Leeds Unitary Development Plan Review 2006, to guidance in the Leeds City Council Advertising Design Guide - Supplementary Planning Document November 2006, and to national advice in PPG19 on Outdoor Advertisement Control.

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WARD: Bramley & Stanningley

Application Number	09/01669/FU		
Applicant:	CReAM (no. 4) Ltd And CReAM Nominees (no. 4) Ltd		
Proposal	Change of use of shop A1 use to restaurant and cafe A3 use		
Site	25 Bramley District Centre Bramley Leeds LS13 2ET		
Decision:	Approved	Decision Date	11 June 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 07.00 hours to 21.00 hours Monday to Saturday and 10.00 hours to 16.00 hours on Sundays and bank holidays unless otherwise agreed in writing by the Local Planning Authority.

In the interests of the amenity of nearby residents.

- 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) The hours of delivery to and from the premises, together with loading and unloading within the premises shall be restricted to 07.00 hours to 18.00 hours Monday to Saturday and Sundays and Bank Holidays.

In the interests of amenity.

- 5) The extract ventilation system shall not be used unless a scheme to control noise emitted from the extract ventilation system to a level which has been approved in writing by the Local Planning Authority has been submitted. Once approved, such measures shall be installed prior to the first use of the extract ventilation system and shall be retained at all times that the extract ventilation system is used thereafter.

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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) 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
SF7

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: Bramley & Stanningley

Application Number	09/01718/FU		
Applicant:	T Taylor And Co Ltd - C Dent		
Proposal	Erection of a covered timber structure to existing beer garden to public house		
Site	The Old Unicorn Inn Town Street Bramley Leeds		
Decision:	Approved	Decision Date	8 June 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 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.

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

- 3) The existing jumbo parasol ('Jumbrella') shall be removed in its entirety immediately following the completion of the covered area hereby approved.

In the interests of visual 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).

GP5, BC7, 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.

WARD: Bramley & Stanningley

Application Number	09/01864/FU		
Applicant:	J Dutton		
Proposal	Dormer window to rear		
Site	25 Club Lane Rodley Leeds LS13 1JG		
Decision:	Approved	Decision Date	12 June 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 details on the approved plan, the dormer face and cheeks shall be tile hung to match the existing roof

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In the interests of visual 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: Burmantofts & Richmond Hill

Application Number	09/00423/OT		
Applicant:	Hadrian Healthcare		
Proposal	Outline application to erect part one, part two and part three storey 78 bed care home with car parking		
Site	Land Formerly Shaftesbury Hotel York Road Leeds		
Decision:	Withdrawn	Decision Date	9 June 2009
Type	Outline Planning Application	Decision Type	Delegated Decision

WARD: Burmantofts & Richmond Hill

Application Number	09/01627/FU		
Applicant:	Loomis UK Ltd		
Proposal	Extension to side of depot		
Site	Knowsthorpe House Knowsthorpe Lane Cross Green Industrial Park Leeds		
Decision:	Approved	Decision Date	10 June 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 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)

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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: Burmantofts & Richmond Hill

Application Number	09/01665/FU		
Applicant:	F Zerar		
Proposal	Change of use from retail showroom A1 use to prayer facilities D1 use		
Site	Cherry Tree House Cherry Row Burmantofts Leeds		
Decision:	Approved	Decision Date	8 June 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 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) No development shall take place until details of a sound insulation scheme designed to protect the amenity of occupants of neighbouring buildings from noise emitted from the application premises has been submitted to and approved in writing by the Local Planning Authority. The system hereby approved shall be retained thereafter.

In the interests of amenity.

- 4) The hours of operation of the development hereby approved shall be restricted from 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 occupiers of nearby properties.

- 5) The premises shall not be used other than for a place of worship nor for any other purpose in Class D1 of the schedule to the Town and Country Planning (Use Classes) Order 1987 and amendments 2005 or in any provision equivalent to that

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class in any statutory instrument revoking and re-enacting that Order with or without modification.

In order that the Local Planning Authority can retain control over other uses in the same use class which may require an increased car parking requirement than can be accommodated on the site and could therefore lead to parking problems on the local highway network.

- 6) The development hereby approved 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. Administration of the place of worships function;
 - iv. Ancillary administration relating to funeral arrangements;
 - v. Administration relating to wedding registry services;
 - vi. Meetings of community representative and relevant committees associated to the D1 use; and
 - vii. Religious, moral and cultural education for children up to the age of 16.

In the interests of highway safety and general amenity.

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

In the interests of 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 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 T24
Policy 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.

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WARD: Burmantofts & Richmond Hill

Application Number	09/01848/ADV		
Applicant:	Clear Channel Outdoor		
Proposal	2 internally illuminated signs to bus shelter		
Site	York Road Opposite 4 Berking Avenue Burmantofts Leeds		
Decision:	Approved	Decision Date	9 June 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) The maximum luminance of the sign hereby granted consent shall not exceed 600 candela/m² in accordance with the Institute of Lighting Engineers Technical Report No.5 (second edition), unless otherwise agreed in writing by the Local Planning Authority.

In the interests of highway safety and residential amenity.

- 3) 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)
Policy T2 (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: Burmantofts & Richmond Hill

Application Number	09/01876/ADV		
Applicant:	Clear Channel Outdoor		
Proposal	2 internally illuminated bus shelter signs		
Site	Outside The Brown Hare Public House 388-392 Harehills Lane Harehills Leeds		
Decision:	Approved	Decision Date	9 June 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) The maximum luminance of the sign hereby granted consent shall not exceed 600 candela/m² in accordance with the Institute of Lighting Engineers Technical Report No.5 (second edition), unless otherwise agreed in writing by the Local Planning Authority.

In the interests of highway safety and residential amenity.

- 3) 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)
Policy T2 (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: Burmantofts & Richmond Hill

Application Number	09/02101/DEM		
Applicant:	Neighbourhoods And Housing		
Proposal	Determination to demolish 24 back to back residential properties		
Site	18 & 20 St Hildas Crescent, 1, 3, 5, 7, 9, 11, 13, 15, 17, 19 St Hildas Avenue, 2, 4, 6, 8, 10, 12, 14, 16, 17, 18, 19, 20 St Hildas Grove Cross Green Leeds		
Decision:	Approved	Decision Date	8 June 2009
Type	Demolition Notification	Decision Type	Delegated Decision

- 1) Within 6 months of the demolition, the land shall be levelled to match adjoining land, soil and re-seeded and enclosed by 500mm high timber birdsmouth fencing and shall be maintained as such thereafter until the land is redeveloped.

In the interests of visual amenity.

- 2) Demolition and clearance works shall not take place outside the hours of 0730 to 1830 hours Monday to Friday and 0800 to 1330 hours on Saturdays with no demolition works taking place on Sundays and Bank Holidays.

In the interests of neighbouring amenity.

- 3) Demolition works shall be carried out in accordance with the recommendations contained in the submitted Bat Survey dated 13 May 2009 and a thorough check for nesting birds shall be made immediately prior to any demolition. If any birds are found to be nesting (except feral pigeon) then the work should be delayed until after any young have left the nest.

In the interests of bat protection and the protection of nesting birds.

- 4) The demolition and clearance works shall be completed within 12 weeks from the date of commencement of the works, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of the visual amenity of the area.

- 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 GP5

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Town & Country Planning (General Permitted Development) Order 1995

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WARD: Calverley & Farsley

Application Number	08/06985/FU		
Applicant:	Gaunts Ltd - A Cudworth		
Proposal	Change of use of first floor workshop and store to karate club		
Site	Unit 25 1 Springfield Commercial Centre Bagley Lane Farsley		
Decision:	Approved	Decision Date	8 June 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 premises shall be used solely for the purposes of a karate club and no other use within Use Class D2 of the Town and Country Planning Use Classes Order 1987 (or any order revoking or modifying that Order) without the express written consent of the local planning authority.

To ensure adequate provision of parking in the interests of highway safety in accordance with policy T2 and T24 of the adopted Leeds UDP (2006).

- 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) policy E2 and the Leeds Unitary Development Plan Review 2006 (UDPR) policies GP5, E7, SP3, SA2, S2, S3, S9, 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: Calverley & Farsley

Application Number	09/00465/FU		
Applicant:	Mr And Mrs Stasiak		
Proposal	Part two storey part single storey side and rear extension		
Site	6 Andrew Street Farsley Pudsey LS28 5DA		
Decision:	Approved	Decision Date	8 June 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 further windows are inserted in the west side elevation of the proposed side extension.

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

- 4) Prior to the commencement of works, a solid boundary screen shall be retained along the southern boundary of the site, to a minimum height of 1.8 metres, for the lifetime of the development

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).

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.

- 6) The proposed hardstanding to the front of the property shall either be made of porous materials, or a provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling.

To avoid the uncontrolled runoff of rainwater leading to flooding and pollution of watercourses.

WARD: Calverley & Farsley

Application Number	09/01396/FU		
Applicant:	R Gill		
Proposal	Single storey extension to side and rear with enlarged dormer window to side and new hardstanding to front		
Site	2 Woodhall Park Grove Stanningley Pudsey LS28 7HB		
Decision:	Approved	Decision Date	9 June 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) No development shall take place until a bat survey undertaken by a licensed bat worker is submitted to and responded to in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details.

To ensure adequate protection for bats.

- 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: Calverley & Farsley

Application Number	09/01592/FU		
Applicant:	I Shergill		
Proposal	Detached garage to side		
Site	6 Woodhall Park Grove Stanningley Pudsey LS28 7HB		
Decision:	Approved	Decision Date	8 June 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) the garage shall not be altered or otherwise converted in such a way as to prevent its/their use by motor vehicles, used incidentally to the enjoyment of the dwelling house as such.

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

- 4) A solid boundary screen to a minimum height of 1.8m shall be retained along the eastern boundary of the site, adjoining 8 Woodhall Park Grove, as long as the proposal remains on the site.

To prevent overlooking or loss of privacy to adjacent occupiers.

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- 5) The existing hedge along the northern (side), boundary of the site shall be retained at a height of no less than 1.8m, as long as the proposal remains on the site.

In the interests of visual amenity

- 6) 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: Chapel Allerton

Application Number	09/01454/FU		
Applicant:	C Harrap		
Proposal	Detached garage to rear		
Site	238 Harrogate Road Moortown Leeds LS7 4QD		
Decision:	Approved	Decision Date	12 June 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 of the existing dwelling.

In the interests of visual amenity.

- 3) The extension/building shall be occupied as an extension to the existing dwelling only, and shall not form a separate dwelling unit.

As the Local Planning Authority does not consider that this is a suitable location for a separate dwelling unit.

- 4) The garage(s)/car port(s) shall be used only 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)

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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: Chapel Allerton

Application Number	09/01553/FU		
Applicant:	Mr Ron Strong		
Proposal	Single storey side and rear extension including alterations and re cladding of existing front and rear dormer windows		
Site	135 Gledhow Valley Road Gledhow Leeds LS7 4JU		
Decision:	Approved	Decision Date	12 June 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 proposed front and rear dormers shall be reclad using cedar as detailed on the approved plans.

In the interests of visual amenity.

- 4) The existing side fence shared with 137 Gledhow Valley Road shall be retained and maintained at the existing height of 1.8m for the entire length of the extension unless agreed in writing by the Local Planning Authority.

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)

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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 8TH – 14TH JUNE 2009

WARD: City & Hunslet

Application Number	07/03765/FU		
Applicant:	Life Property Group		
Proposal	Erection of an 8 storey block of flats with ancillary car parking.		
Site	North Street Leeds LS2		
Decision:	Finally Disposed Of	Decision Date	11 June 2009
Type	Full Planning Application	Decision Type	Committee

WARD: City & Hunslet

Application Number	08/06543/ADV		
Applicant:	Streetbroadcast Ltd - Miss P Sleith		
Proposal	Internally illuminated scrolling sign to 2 lamp posts		
Site	Parkfield Street Hunslet Leeds LS11		
Decision:	Refused	Decision Date	8 June 2009
Type	Application to Display Adverts	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers that the proposed lamp post advertisements on a road carrying high volumes of traffic, with bus stops and marked by double yellow lines, could not be safely serviced, and would therefore be detrimental to highway safety. The proposal would be contrary to advice contained within PPG19 and Unitary Development Plan Policy T2.

WARD: City & Hunslet

Application Number	09/00979/FU		
Applicant:	Ethel Austin Investment Properties		
Proposal	Alterations to form new entrance with level threshold and extract and air handling plant to rear		
Site	35 Park Row Leeds LS1 5JL		
Decision:	Approved	Decision Date	11 June 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.

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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) Any necessary making good of the existing 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.

- 3) The air condenser units and kitchen extract fan shall not be used unless a scheme to control noise emitted from the air condenser units and kitchen extract fan to a level which has been approved in writing by the Local Planning Authority has been submitted. Once approved, such measures shall be installed prior to the first use of the air condenser units and kitchen extract fan and shall be retained at all times that the air condenser units and kitchen extract fan is used thereafter.

In the interests of amenity.

- 4) No refuse disposal involving external storage of refuse containers larger than a domestic refuse container or wheelie bin shall take place, other than within areas shown as being used for that purpose on the approved plans.

In the interests of amenity and to prevent the occurrence of unsightly refuse storage bins in inappropriate areas.

- 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).

UDP Policy GP5
UDP Policy CC27
UDP Policy BD4
UDP Policy N17
UDP Policy CC9
UDP Policy 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.

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WARD: City & Hunslet

Application Number	09/01255/LI		
Applicant:	Opera North - R Ashton		
Proposal	Listed Building Application for addition of 2 non illuminated signs to theatre		
Site	32 New Briggate Leeds LS1 6NU		
Decision:	Approved	Decision Date	8 June 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 of the two non illuminated signs hereby approved, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The two non illuminated signs shall be installed in accordance with the approved details.

In the interest of the character and appearance of the host listed building and the wider 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 BD9 (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	09/01402/FU		
Applicant:	Lush Retail Ltd		
Proposal	Change of use of basement and first floor of shop to shop and spa treatment rooms with alterations including new shopfront, addition of 3 a/c condenser units and new first floor fire escape to rear		
Site	31 Commercial Street Leeds LS1 6EX		
Decision:	Approved	Decision Date	10 June 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).

UDP Policy GP5
 UDP Policy BD6
 UDP Policy BD4
 UDP Policy CC27
 UDP Policy SF1A
 UDP Policy SF1B
 UDP Policy A4
 UDP Policy S1
 UDP Policy N17

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	09/01409/ADV		
Applicant:	Lush Retail Ltd		
Proposal	One non illuminated fascia sign and one non illuminated projecting sign		
Site	31 Commercial Street Leeds LS1 6EX		
Decision:	Approved	Decision Date	10 June 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.

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WARD: City & Hunslet

Application Number	09/01555/FU		
Applicant:	SSK Investments Ltd		
Proposal	Change of use of retail premises to ground floor 12 Duncan Street and part ground floor and first floor to 14 Hirst's Yard to take away hot food shop		
Site	12 Duncan Street And 14 Hirst's Yard Leeds LS1		
Decision:	Approved	Decision Date	8 June 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 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.

- 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 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.

- 5) Prior to first occupation details of the hours of delivery and opening hours of the premises shall be submitted to and agreed in writing by the Local Planning Authority with the agreed hours of opening adhered to thereafter.

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In the interests of the amenity of nearby residents.

- 6) Prior to the commencements of development a sound insulation scheme to control noise emitted from the premises shall be submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be implemented prior to the first use of the premises and shall be retained at all times thereafter.

In the interests of 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).

GP5, N17, N19, SF1A, SF3, CC22, CC27

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: City & Hunslet

Application Number	09/01645/LI		
Applicant:	Lush Retail Ltd		
Proposal	Listed Building Application for internal alterations including replacement staircase and external alterations including new shopfront, addition of 3 a/c condenser units and new first floor fire escape to rear and signage		
Site	31 Commercial Street Leeds LS1 6EX		
Decision:	Approved	Decision Date	11 June 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 hereby approved plans, and for the avoidance of doubt, full details of the proposed suspended ceilings shall be submitted to and approved in writing by the Local Planning Authority before work to the ceilings is

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commenced. The suspended ceilings shall be installed in accordance with the approved details.

In the interest of the character and appearance of the City Centre Conservation Area and the visual amenities and special character of the host listed building.

- 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

UDP Policy A4
 UDP Policy N17
 UDP Policy BD4
 UDP Policy GP5
 UDP Policy BD6

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: City & Hunslet

Application Number	09/01682/ADV		
Applicant:	Arla Foods PLC		
Proposal	1 internally illuminated logo sign to factory		
Site	Arla Foods Dairy Pontefract Road Stourton Leeds		
Decision:	Approved	Decision Date	10 June 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

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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	09/01683/FU		
Applicant:	Wing Lee Hong Company Ltd		
Proposal	8 externally mounted louvres to warehouse		
Site	Unit 1 19 Sheepscar Street South Sheepscar Leeds		
Decision:	Approved	Decision Date	8 June 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).

GP5, BD4

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	09/01732/LI		
Applicant:	Mitchells And Butlers Retail Ltd		
Proposal	Listed Building Application for alterations and repainting of shopfront and window frames to public house		
Site	29 Cookridge Street Leeds LS2 3AG		
Decision:	Approved	Decision Date	10 June 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).

UDP Policy GP5
 UDP Policy CC5
 UDP Policy N17
 UDP Policy BD6

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	09/01746/FU		
Applicant:	Unite Group PLC		
Proposal	Use of vacant space on level 19 of student accommodation as a 4 bedroom student cluster flat and a marketing suite		
Site	The Plaza Clay Pit Lane Sheepscar Leeds		
Decision:	Approved	Decision Date	8 June 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) Unless otherwise agreed in writing by the Local Planning Authority, the applicant or their successors in title shall ensure that 100% of the bedrooms to be provided by the proposals shall be let to full-time students during term time.

To comply with the terms of planning permission 06/04223/FU.

- 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, CC31

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	09/01762/LI		
Applicant:	Mitchells And Butlers Retail Ltd		
Proposal	Listed Building Application for 2 externally illuminated projecting signs to public house		
Site	29 Cookridge Street Leeds LS2 3AG		
Decision:	Approved	Decision Date	10 June 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).

UDP BD8
UDP BD9
UDP 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.

DECISIONS FOR WEEK 8TH – 14TH JUNE 2009

WARD: City & Hunslet

Application Number	09/01763/ADV		
Applicant:	Mitchells And Butlers Retail Ltd		
Proposal	2 externally illuminated projecting signs to public house		
Site	29 Cookridge Street Leeds LS2 3AG		
Decision:	Approved	Decision Date	10 June 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.

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WARD: Farnley & Wortley

Application Number	09/01889/ADV		
Applicant:	Clear Channel Outdoor		
Proposal	2 internally illuminated bus shelter signs		
Site	Outside 2 Royds Park Lower Wortley Leeds LS12 4TU		
Decision:	Approved	Decision Date	8 June 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.

WARD: Farnley & Wortley

Application Number	09/01972/FU		
Applicant:	B Chatterton		
Proposal	Single storey extension to front		
Site	41 Fawcett Way Lower Wortley Leeds LS12 4TP		
Decision:	Approved	Decision Date	12 June 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.

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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 further windows are inserted in north or east elevations of the proposed single storey extension to front.

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

- 4) The store window in the east elevation of the proposed single storey 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.

- 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: Garforth & Swillington

Application Number	09/01644/FU		
Applicant:	Mr G Lucas		
Proposal	Conversion of existing garage to habitable room (Single storey rear extension is permitted development)		
Site	28 Higham Way Garforth Leeds LS25 2PS		
Decision:	Approved	Decision Date	10 June 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 existing boundary treatment along the south side boundary shall be retained at its current height or otherwise replaced with a 1.8m high fence and maintained thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

- 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: Garforth & Swillington

Application Number	09/01741/FU		
Applicant:	A Tomlinson		
Proposal	Extension to form 2 bedroom terrace house		
Site	12 Medway Avenue Garforth Leeds LS25 1HZ		
Decision:	Refused	Decision Date	8 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers the proposed development to be unacceptable due to the inadequate provision of private amenity space, thereby being detrimental to the residential amenity of future occupiers. The lack of amenity space to the rear is also considered to be uncharacteristic of the area. Therefore, the development is contrary to policies GP5 and BD5 of the Leeds Unitary Development Plan (review 2006) and guidance contained within Supplementary Planning Guidance - Neighbourhoods for Living.

- 2) The Local Planning Authority considers that the proposed dormer window to the rear is unacceptable as a result of its scale; massing and design relative to the proposed dwelling and the terrace in general. As such the dormer window is an incongruous element that is out of keeping within the context of the character of the wider terrace. Therefore, the dormer window is contrary to policies GP5; BD5 and N13 of the Leeds Unitary Development Plan (Review 2006).

- 3) The Local Planning Authority consider that the proposed development would result in the loss of the existing off-street parking provisions for 12 Medway Avenue and further consider that the parking provision for the proposed house is inadequate in terms of the number of parking spaces and the internal dimensions of the proposed garage. Given that the proposal would result in the loss of three garages with only one parking space proposed the development would be likely to result in increased on-street parking to the detriment of the free and safe use of the highway. As such the proposal is contrary to policies GP5; T24 and T2 of the Leeds Unitary Development Plan (review 2006).

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WARD: Garforth & Swillington

Application Number	09/01827/DAG		
Applicant:	J Wilson		
Proposal	Agricultural determination for detached agricultural storage building		
Site	Swillington Common Farm Selby Road Swillington Leeds		
Decision:	Approved	Decision Date	11 June 2009
Type	Agricultural Determination	Decision Type	Delegated Decision

- 1) Notwithstanding the details shown on the approved plans, no development shall take place until full details of the materials proposed for the external walls and roof of the building (including finished colour) have been submitted to and approved in writing by the Local Planning Authority. The building shall thereafter be erected and retained in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of visual amenity.

- 2) Prior to the commencement of works on site in connection with the development hereby permitted, a scheme of new landscaping and amendments to the existing tree belt, 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, 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.

- 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).

Policies GP5, N32, N33, N37, LT5B

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

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WARD: Gipton & Harehills

Application Number	09/01671/FU		
Applicant:	Mr S Dad		
Proposal	Amendment to approval 08/06452/FU (Single storey side, front and side extension to shop to form 2 shop units and new entrance to flat over) alteration to shopfront and addition of roller shutters and variation to condition 2 (opening hours to 07.30 to 22.00 hrs Monday to Sunday including Bank Holidays)		
Site	166 Harehills Lane Harehills Leeds LS8 5JP		
Decision:	Approved	Decision Date	11 June 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 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 brickwork and roof tiles of the extension hereby approved shall match the brickwork and slate tiles of the original building, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of the visual amenity of the original building and streetscene.

- 3) The opening hours of the retail unit hereby approved shall be restricted to 0730 hours to 2200 hours Monday to Sunday.

In the interests of residential amenity.

- 4) The hours of delivery to and from the premises, together with loading and unloading within the premises shall be restricted to 0730 hours to 1800 hours Monday to Saturday with no such operations taking place on Sundays and Bank Holidays.

In the interests of amenity.

- 5) The shutters installed as part of the development hereby approved shall be mesh style shutters as illustrated on the submitted correspondence received 02/06/2009.

In the interests of visual amenity.

- 6) Prior to the commencement of development hereby approved, details of the colour finish of the external mesh shutters shall be submitted to and approved in writing by the Local Planning Authority. Any such details as agreed shall be implemented prior to installation of the shutters or prior to first use of the retail unit and maintained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

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In the interests of visual 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).

GP5, BD6, 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: Gipton & Harehills

Application Number	09/01722/FU		
Applicant:	M Singh Lall		
Proposal	Dormer window to rear		
Site	68 Hill Top Mount Chapeltown Leeds LS8 4EL		
Decision:	Approved	Decision Date	10 June 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 details on the plans hereby approved, the proposed dormer cheeks and fascia shall be erected using hung tiles to match the existing roof.

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

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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.

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WARD: Guiseley & Rawdon

Application Number	09/01370/FU		
Applicant:	N Khan		
Proposal	Change of use of car sales yard to hand car wash		
Site	Station Garage Station Road Guiseley Leeds		
Decision:	Refused	Decision Date	9 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The proposed access and egress arrangements, close to the junction of Oxford Road, are unacceptable and will lead to an intensification of use and additional traffic queuing on Station Road which is already heavily trafficked and parked. Such a proposal will interfere with the safe and free flow of traffic in this locality to the detriment of highway safety and contrary to Policy T2 of the Leeds Unitary Development Plan (Review) 2006.
- 2) The proposed use would be harmful to the appearance and character of the area as well as the living conditions of surrounding residents by virtue of an intensification of use, further noise and general disturbance resulting from increased activity and comings and goings. The proposed use is therefore considered to be unsuitable and incompatible in this area and contrary to the provisions of policy GP5 of the Leeds UDP (Review 2006).

WARD: Guiseley & Rawdon

Application Number	09/01607/FU		
Applicant:	The Carphone Warehouse - S Bethell		
Proposal	Retrospective Application for new shopfront		
Site	Unit 8 Guiseley Retail Park Park Road Guiseley		
Decision:	Approved	Decision Date	8 June 2009
Type	Full Planning Application	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 Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5
BD6

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BD7

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	09/01615/FU		
Applicant:	Miss S Johnson		
Proposal	Single storey infill extension to side, new pitched roof over the proposed side extension and existing garage, dormer window to front and new pitched roofs to existing front and rear dormers.		
Site	Dunelm Oxford Avenue Guiseley Leeds		
Decision:	Approved	Decision Date	10 June 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 side extension and garage alterations shall match those existing.

In the interests of visual amenity.

- 3) The cheeks and roof of both the proposed and existing dormer windows shall be boarded with materials to match those of the existing roofline.

In the interest of visual amenity.

- 4) The proposed fascia boards to the front of the dormer windows shall be boarded with materials of a colour to match the existing roofline. Unless otherwise agreed in writing by the Local Authority.

In the interest of visual 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 proposed flat roof to the single storey side extension and attached garage shall not be used as a balcony or sitting out area.

In the interests of amenity and to avoid overlooking and loss of privacy to adjacent premises.

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- 6) 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.

WARD: Guiseley & Rawdon

Application Number	09/01620/FU		
Applicant:	The Carphone Warehouse - S Bethell		
Proposal	Retrospective Application for 1 external condensor unit to side		
Site	Unit 8 Guiseley Retail Park Park Road Guiseley		
Decision:	Approved	Decision Date	8 June 2009
Type	Full Planning Application	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 Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5

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.

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WARD: Guiseley & Rawdon

Application Number	09/01600/FU		
Applicant:	Mrs Janice Machell		
Proposal	Single storey extension and attached garage to rear		
Site	21 Church Crescent Yeadon Leeds LS19 7SD		
Decision:	Approved	Decision Date	8 June 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 further windows are inserted in the north or south side elevations of the proposed side and rear extensions.

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

- 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 Regional Spatial Strategy 2004 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

DECISIONS FOR WEEK 8TH – 14TH JUNE 2009

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	09/01654/FU		
Applicant:	Dr S Ross		
Proposal	Change of use of first floor apartment new shopfront and alterations to basement to form enlarged dental surgery		
Site	Springfield Dental Health 2 - 4 Springfield Road Guiseley Leeds		
Decision:	Approved	Decision Date	11 June 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 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) The premises shall not be used other than as a dental surgery nor any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order with or without modification.

In the interests of amenity and traffic and pedestrian safety

- 4) The opening hours of the premises shall be restricted to 0800 hours to 1900 hours Monday to Friday , 0900 to 1300 Saturday, and not at all on Sundays and Bank Holidays.

In the interests of amenity of nearby residents.

- 5) Prior to the commencement of development, full details of 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.

DECISIONS FOR WEEK 8TH – 14TH JUNE 2009

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

- 6) Notwithstanding the details on the approved plans the shopfront shall be white painted timber finish unless otherwise agreed in writing by the Local Planning Authority

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

- 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).

GP5 T2 B7 and S2

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 8TH – 14TH JUNE 2009

WARD: Harewood

Application Number	09/00625/FU		
Applicant:	G Fisher		
Proposal	Part two storey part single storey side extension with dormer window to front; first floor extension to other side with dormer windows to front and rear; new pitched roof to existing flat roof rear extension; 2m high gates to entrance		
Site	1 Hollybush Green Collingham Wetherby LS22 5BE		
Decision:	Approved	Decision Date	11 June 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 details on the application form the proposed dormer window cheeks and fronts shall be tile hung in a material which matches the existing roof, unless otherwise agreed in writing by the Local Planning Authority.

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

Policy BD6 (UDP)

Policy GP5 (UDP)

DECISIONS FOR WEEK 8TH – 14TH JUNE 2009

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	09/01379/FU		
Applicant:	Mrs P Cage		
Proposal	Single storey rear extension to form attached garage, increase in roof height and four dormer windows to rear, canopy and steps to side and juliet balcony to other side		
Site	5 Castle Hill View Bardsey Leeds LS17 9EE		
Decision:	Approved	Decision Date	8 June 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 dormer windows hereby approved shall be constructed so that the external appearance complies wholly with the approved elevation drawing PL05 (C).

To ensure the accurate external construction of the dormer is in accordance with the approved plans 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 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: Harewood

Application Number	09/01463/FU		
Applicant:	S Tritch		
Proposal	Amendment to previous approval 08/05416/FU (Part two storey part single storey extension with dormer window to side and first floor side extension with dormer window to front) to include new roof to existing garage with raised eaves, alterations to fenestration including new dormer to side, reduced dormer to front and additional windows to rear (ground and first floor)		
Site	Crantock Upper Langwith Collingham Wetherby		
Decision:	Approved	Decision Date	12 June 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 details shown on the plans hereby approved the first floor side window in the eastern elevation shall be glazed with obscure glass and maintained thereafter as such. The level of obscurity shall be as per the sample submitted with the planning application unless otherwise agreed in writing by the local Planning Authority.

In the interests 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 additional windows are inserted in the first floor of the two storey 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

DECISIONS FOR WEEK 8TH – 14TH JUNE 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: Harewood

Application Number	09/01616/FU		
Applicant:	P Verhees		
Proposal	Part single storey and part two storey side extension and single storey extension to rear		
Site	Stone Lodge 10 Jewitt Lane Collingham Wetherby		
Decision:	Approved	Decision Date	10 June 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) the proposed first floor side window of the two storey side extension shall be glazed with obscure glass and maintained thereafter as such.

In the interests of amenity.

- 4) Notwithstanding the details on the plan hereby approved the existing boundary treatment to the side boundaries shall be retained and maintained to a minimum

DECISIONS FOR WEEK 8TH – 14TH JUNE 2009

height of 1.8m for the lifetime of the proposal unless otherwise agreed in writing by the Local Planning Authority.

In the interests of residential 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 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: Harewood

Application Number	09/01637/FU		
Applicant:	Mr And Mrs Craggs		
Proposal	Single storey rear extension		
Site	3 Arthursdale Close Scholes Leeds LS15 4AP		
Decision:	Approved	Decision Date	8 June 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 new windows are inserted in the side elevation of the proposal facing No. 5 Arthursdale Close.

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

- 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) all windows and openings proposed in the side elevation facing no. 27 Arthursdale Grange 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 amenity.

- 5) The existing vegetation along the rear boundary shall be retained at its current height or otherwise replaced with a 1.8m high fence and maintained thereafter for the entire length of the extension, unless otherwise agreed in writing by the Local Planning Authority.

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

- 6) 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: Headingley

Application Number	08/04664/FU		
Applicant:	South Milford Properties Ltd		
Proposal	Change of use of vacant taxi office to restaurant/cafe (A3 use) with new flue		
Site	204-206 Cardigan Road Headingley Leeds LS6 1LF		
Decision:	Approved	Decision Date	8 June 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 hours of opening of the proposed cafe/restaurant shall be restricted to:

07:00 to 19:00 hours daily.

In the interests of amenity.

- 3) Notwithstanding the details on the plans hereby approved, the access gates to Cardigan Road shall remain open at all times during opening hours.

In the interests of road safety and to ensure proper access to the car park at all times.

- 4) Notwithstanding the details on the plans hereby approved, the proposed flue shall be painted in a matt black colour and shall thereafter be retained and maintained as such for the lifetime of the development.

In the interests of visual amenity.

- 5) No development shall take place until planting works have been carried out in accordance with the submitted schedule date stamped 22/05/2009, with planting being thereafter retained and maintained in sound condition for the lifetime of the development.

In the interests of visual amenity and to ensure successful establishment and aftercare of the proposed landscape scheme.

- 6) Notwithstanding the details on the plans hereby approved, the proposed disabled persons parking space shall be designed in accordance with BS 8000:2001.

In the interests of amenity.

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- 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).

Policies GP5 , BD6, T2, A4

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: Headingley

Application Number	09/00916/LI		
Applicant:	C Webb		
Proposal	Listed Building application for enlarged dormer window to rear, enlarged and additional rooflights, and replacement of flat roof		
Site	4 Grosvenor Terrace Headingley Leeds LS6 2DY		
Decision:	Approved	Decision Date	10 June 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 external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) The dormer window hereby approved shall be constructed so that the external appearance complies wholly with the approved elevation drawing date stamped 4th March 2009.

To ensure the accurate external construction of the dormer is in accordance with the approved plans and for the avoidance of doubt.

- 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

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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 proposal would not give rise to any unjustified consequences for the special architectural or historic interest of the listed building.

WARD: Headingley

Application Number	09/00917/FU		
Applicant:	C Webb		
Proposal	Enlarged dormer window to rear		
Site	4 Grosvenor Terrace Headingley Leeds LS6 2DY		
Decision:	Approved	Decision Date	10 June 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 dormer window(s) hereby approved shall be constructed so that the external appearance complies wholly with the approved elevation drawing date stamped 4th March 2009.

To ensure the accurate external construction of the dormer is in accordance with the approved plans and for the avoidance of doubt.

- 4) Unless otherwise agreed in writing with the Local Planning Authority, the cheeks of the dormer window shall be clad with hung blue slate tiles to match the existing roof.

In the interests of visual amenity.

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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: Headingley

Application Number	09/01579/FU		
Applicant:	Danny Wilde Limited		
Proposal	Change of use involving part demolition and alterations of former children's home to form 6 apartments, with car parking		
Site	Holmfield House 1 North Hill Road Headingley Leeds		
Decision:	Approved	Decision Date	9 June 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) This permission relates only to the conversions of the former children's home indicated on the drawings hereby approved. It does not grant or convey any consent or permission for any works of demolition, reconstruction, construction or alteration affecting the external appearance of the building, except where such works are indicated in the submitted plans /structural report or are otherwise first approved in writing by the Local Planning Authority.

To define the permission and the policy and material consequences of any such alteration or extension to be considered subsequently.

- 3) The residential properties shall not be occupied by any full time students except for students living in the house with parents as their parental home or mature students living with a non-student partner.

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There is an excessively large student population in the area and to increase that concentration would be contrary to the objectives of the Unitary Development Plan, which seek to ensure the existence of sustainable communities.

- 4) The works of demolition and/or alterations to the interior of the building, hereby permitted, shall not be undertaken before a contract for the carrying out of the refurbishment of the building has been made and produced to the Local Planning Authority, and planning permission has been granted for the refurbishment for which the contract provides.

To ensure the retention of important elements of the Listed Building and an orderly progress of work.

- 5) The following features forming part of the existing building shall be carefully retained and repaired, and if works of demolition or construction are to take place within their vicinity they shall be carefully taken down, repaired and stored for re-use. The materials/features so repaired and stored shall be re-erected as shown on the approved plans unless otherwise agreed in writing by the Local Planning Authority:
- 1) main, servants and cellar staircases;
 - 2) cellar rooms;
 - 3) staircase lantern;
 - 4) wrought-iron Gothic-style pedestrian gate;
 - 5) main front door and fanlight;
 - 6) all fireplaces;
 - 7) all window frames, casings, panelling and shutters;
 - 8) all panelled doors, door cases, dados, picture rails and tall skirting's; and
 - 9) all plaster cornices to the 7 No. principal rooms; and the flat-arch plasterwork at the rear of the ground-floor stair-hall.

To ensure retention, protection and re-erection of important features/materials of the building.

- 6) Prior to the commencement of development, the existing palisade fencing on the boundary shall be removed and replaced by hedging. Such hedging shall be included within landscaping scheme details as secured through condition 12 and implemented and maintained through conditions 13 and 14.

In the interests of preserving the character of the Listed Building including its setting.

- 7) Notwithstanding the details shown on the approved plans, the proposed front decking the south elevation of the property is omitted from the current proposals and does not form part of the planning permission. Any such replacement hard landscaping shall be included within landscaping scheme details as secured through condition 12.

In the interests of preserving the character of the Listed Building including its setting.

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- 8) The vehicular access shall remain unaltered, unless otherwise agreed in writing by the Local Planning Authority

In the interests of preserving the character of the listed walls & posts.

- 9) Notwithstanding the details shown on the approved plans, any new partitions abutting existing cornices (such as in Room 5) shall be scribed to the cornices, unless otherwise agreed in writing by the Local Planning Authority

For the avoidance of doubt.

- 10) Notwithstanding the details shown on the approved plans, the flashing of the front elevation lean-to shall terminate below the existing first-floor window cills, unless otherwise agreed in writing by the Local Planning Authority

In the interests of preserving the character of the Listed Building.

- 11) No works of demolition to the front porch shall take place other than in complete accordance with a programme of demolition and recoding to be submitted and agreed in writing by the Local Planning Authority.

To ensure retention of important elements of the Listed Building and an orderly progress of work.

- 12) No development shall take place until full details of both hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

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

- 13) No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation. Maintenance shall commence when the development is first occupied or when the landscape scheme is completed and shall be carried out in accordance with the approved schedule.

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

- 14) If, within a period of 5 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 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, unless the Local Planning Authority gives its written consent to a variation.

To ensure the maintenance of a healthy landscape scheme.

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- 15) 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.

- 16) No development shall take place until a tree survey and report has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with any recommendations and programme of implementation agreed through such a survey and report.

In the interests of visual amenity.

- 17) No development shall take place until a scheme showing any means concealment of multiple meter boxes, surface valves and new utility pipework to flats have been submitted to and approved in writing by the Local Planning Authority. Such concealments 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.

- 18) No development shall take place until details of the position, design, materials and type of all walls and/or fences or permanent boundary treatment (including details of the rebuilding of the entrance flank walls), 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.

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- 19) Details of the height, type, position and angle of glare of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the development hereby permitted being brought into use. The details and measures so approved shall be carried out and maintained thereafter whilst ever the use subsists.

In the interests of visual amenity

- 20) 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.

- 21) Notwithstanding the details shown on the approved plans, no development shall take place until a plan showing details of vehicle parking arrangements has been submitted to and approved in writing by the Local Planning Authority. Such car parking spaces shall be of a minimum of width and length of 2.4mx4.8m. Parking facilities so approved shall be implemented and made available for use prior to the development hereby approved being brought into use, and shall thereafter be retained as parking provision for the development.

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

- 22) The development shall not be brought into use until the bin storage facilities as indicated on the approved plans have been provided. The facilities shall thereafter be retained and maintained as such.

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

- 23) The development shall not be brought into use until the cycle parking facilities as indicated on the approved plans 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.

- 24) No building works shall take place until details and samples of all external surfacing 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 surfacing works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

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- 25) 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, BD6, H15, N15, N17, T2, T24 and LD1.

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: Headingley

Application Number	09/01733/LI		
Applicant:	Danny Wilde Limited		
Proposal	Listed Building Application for part demolition and alterations to former children's home to form 6 apartments, with car parking		
Site	Holmfield House 1 North Hill Road Headingley Leeds		
Decision:	Approved	Decision Date	9 June 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 works of demolition and/or alterations to the interior of the building, hereby permitted, shall not be undertaken before a contract for the carrying out of the refurbishment of the building has been made and produced to the Local Planning Authority, and planning permission has been granted for the refurbishment for which the contract provides.

To ensure the retention of important elements of the Listed Building and an orderly progress of work.

- 3) The following features forming part of the existing building shall be carefully retained and repaired, and if works of demolition or construction are to take place within their vicinity they shall be carefully taken down, repaired and stored for re-use. The materials/features so repaired and stored shall be re-erected as shown on the approved plans unless otherwise agreed in writing by the Local Planning Authority:

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- 1) main, servants and cellar staircases;
- 2) cellar rooms;
- 3) staircase lantern;
- 4) wrought-iron Gothic-style pedestrian gate;
- 5) main front door and fanlight;
- 6) all fireplaces;
- 7) all window frames, casings, panelling and shutters;
- 8) all panelled doors, door cases, dados, picture rails and tall skirtings; and
- 9) all plaster cornices to the 7 No. principal rooms; and the flat-arch plasterwork at the rear of the ground-floor stair-hall.

To ensure retention, protection and re-erection of important features/materials of the building.

- 4) Prior to the commencement of development, the existing palisade fencing on the boundary shall be removed and replaced by hedging. Such hedging shall be included within landscaping scheme details as secured through conditions on Planning Permission 09/01579/FU.

In the interests of preserving the character of the Listed Building including its setting.

- 5) Notwithstanding the details shown on the approved plans, the proposed front decking the south elevation of the property is omitted from the current proposals and does not form part of the planning permission. Any such replacement hard landscaping shall be included within landscaping scheme details as secured through conditions on Planning Permission 09/01579/FU.

In the interests of preserving the character of the Listed Building including its setting.

- 6) The vehicular access shall remain unaltered, unless otherwise agreed in writing by the Local Planning Authority

In the interests of preserving the character of the listed walls & posts.

- 7) Notwithstanding the details shown on the approved plans, any new partitions abutting existing cornices (such as in Room 5) shall be scribed to the cornices, unless otherwise agreed in writing by the Local Planning Authority

For the avoidance of doubt.

- 8) Notwithstanding the details shown on the approved plans, the flashing of the front elevation lean-to shall terminate below the existing first-floor window cills, unless otherwise agreed in writing by the Local Planning Authority

In the interests of preserving the character of the Listed Building.

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- 9) No works of demolition to the front porch shall take place other than in complete accordance with a programme of demolition and recoding to be submitted and agreed in writing by the Local Planning Authority.

To ensure retention of important elements of the Listed Building and an orderly progress of work.

- 10) 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).

Policies N15 and N17.

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: Horsforth

Application Number	09/01460/FU		
Applicant:	R Leung		
Proposal	Single storey side and rear extension with external steps and decking		
Site	6 Broadgate Avenue Horsforth Leeds LS18 5DT		
Decision:	Approved	Decision Date	8 June 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 hedge along the boundary with 8 Broadgate Avenue shall be retained and maintained at a height of no less than 2 metres unless otherwise agreed in writing by the Local Planning Authority.

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 windows are inserted in the side elevation adjacent to 4 Broadgate Avenel.

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

- 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 proposed utility/toilet window shall be glazed with obscure glass and maintained thereafter as such.

In the interests of amenity.

- 6) 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: Horsforth

Application Number	09/01690/FU		
Applicant:	F Arandt		
Proposal	Juliet balcony to front		
Site	Gleaston High Close Rawdon Leeds		
Decision:	Approved	Decision Date	8 June 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 Juliet balcony hereby approved shall, on installation, have a powder coated black finish and the balcony shall be retained with this finish thereafter unless otherwise agreed in writing by the Local Authority.

In the interests of visual amenity.

- 3) The existing lintel above the master bedroom window shall be retained as a result of the proposal.

In the interests of visual 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 Regional Spatial Strategy 2004 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

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Policy BD6 (UDP)
 Policy GP5 (UDP)
 Policy N33 (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: Horsforth

Application Number	09/01862/FU		
Applicant:	Mrs C S Smith		
Proposal	Part two storey extension to side and rear and part single storey rear extension		
Site	14 St Margarets Avenue Horsforth Leeds LS18 5RY		
Decision:	Approved	Decision Date	9 June 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 further windows are inserted in the north side elevation (facing 12 St Margarets Avenue) of the proposed side and rear extension.

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 Regional Spatial Strategy 2004 (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.

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WARD: Hyde Park & Woodhouse

Application Number	09/00722/FU		
Applicant:	Northern Eye - A Natheer		
Proposal	Change of use and alterations of former nursery to 9 flats		
Site	24 Blackman Lane Woodhouse Leeds LS2 9EY		
Decision:	Approved	Decision Date	9 June 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) 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.

- 3) The development shall not be brought into use until the cycle parking facilities as indicated on the approved plans 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.

- 4) Notwithstanding the details on the plans hereby approved, the existing vehicular access to Blackman Lane shall be closed off to vehicles prior to the commencement of development and shall not be re-instated without the prior formal approval of the Local Planning Authority.

In the interests of highway safety.

- 5) Notwithstanding the details on the plans hereby approved, the boundary treatment at the access to Blackman Lane shall not exceed 1 metre in height above the adjacent carriageway level.

In the interests of visual amenity and highway safety.

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- 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, (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) 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.

- 8) 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.

- 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.

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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 .

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

- 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, BD6, N19, N22, T2, A4, N2, N4.

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: Hyde Park & Woodhouse

Application Number	09/00828/FU		
Applicant:	The University Of Leeds		
Proposal	Alterations to form bicycle stores and extension to form storage units to university buildings		
Site	Land Adjacent To Senior Common Room Chancellors Court University Of Leeds Woodhouse Lane		
Decision:	Approved	Decision Date	8 June 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 to the chemical store 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 area outside the chemical store; 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 works to the cycle store shall take place until details and samples of all fencing mesh and post 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.

- 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

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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).

T2 UDP
BD6 UDP
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: Killingbeck & Seacroft

Application Number	09/01301/FU		
Applicant:	G Singh		
Proposal	Change of use from retail unit to hot food takeaway with flue to side		
Site	2 Barwick Road Stanks Leeds LS15 7QG		
Decision:	Approved	Decision Date	8 June 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 details of a sound insulation scheme designed to protect the amenities of the occupants of the flat above the application premises and the flat above the adjoining commercial unit (No.4 Barwick Road) from noise emitted from the application premises has been submitted and approved in writing by the local planning authority. The use hereby approved shall not commence until the works have been completed and such noise insulation scheme as may be approved shall be retained thereafter.

In order to protect adjoining neighbours from noise from operations associated with the hot food takeaway.

- 3) No development shall take place until details of the extract ventilation system, including details of a filter to remove odour, and methods of treatment of the emissions to remove smoke and fumes 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 interest of residential amenity.

- 4) Notwithstanding the submitted information, no development shall take place until full details of the design, siting and colour finish of the proposed extract ventilation flue to be installed has been submitted to and approved in writing by the local planning authority. The details thereby approved shall be implemented prior to occupation of the unit and be retained thereafter.

In the interests of visual amenity.

- 5) No development shall take place until a noise report to assess the likely noise to be emitted from the kitchen extraction system serving the proposed development has been submitted to and approved in writing by the Local Planning Authority. Such a

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report shall consider the comments made by Leeds City Council's Environmental Health section (as detailed within the informative at the end of this decision notice) and if any mitigation works are recommended within the report they shall be carried out before the building is brought into use and retained thereafter.

In the interests of the amenity of nearby residents.

- 6) 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.

- 7) The hours of delivery to and from the premises of stock and supplies related to the operation of the proposed use and the collection of refuse shall be restricted to 07.30 hours to 18.30 hours Monday to Saturday with no such deliveries or collections on Sundays or Bank Holidays.

Reason: In the interests of residential amenity.

- 8) 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.

- 9) A litter bin, details of which shall be submitted to and approved in writing by the Local Planning Authority before the development commences, shall be positioned outside the premises whilst the premises are open for use by members of the public. The position of the bin shall not obstruct any pedestrian way.

In the interests of amenity, to control the deposit of litter and in the interests of disabled people.

- 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 _ SF15.

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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: Killingbeck & Seacroft

Application Number	09/01619/FU		
Applicant:	The School Governors		
Proposal	Single storey front extension including steps and access ramp and laying out of car parking to school		
Site	Our Lady's RC Primary School Pigeon Cote Road Seacroft Leeds		
Decision:	Approved	Decision Date	9 June 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) No building works shall take place until details and samples including the colour of the proposed Trespa panels have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be thereafter retained unless otherwise agreed in writing by the Local Planning Authority.

In the interests of visual amenity.

- 4) Construction of brickwork shall not be commenced until a sample panel of the brickwork to be used has been approved in writing by the Local Planning Authority. The panel shall be erected on site to establish the colour of bricks and the colour and type of jointing material. The brickwork 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 brickwork harmonises with the character of the area.

- 5) No building works shall take place until details of the render finish including the colour has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first use of the development hereby approved.

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In the interests of visual amenity.

- 6) 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, hard surfaced and drained such that surface water from within the site does not discharge onto the highway. However the use of loose materials would not be acceptable.

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

- 7) The appearance and finish of the modified pedestrian gate shall match the existing vehicle gates.

In the interests of the visual amenity

- 8) Development shall not commence until a school travel plan, which takes account of the addition of the development hereby approved to the school site, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and managed thereafter in accordance with the details thereby approved.

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.

- 9) Trees and/or shrubs shall be planted on the site in accordance with a detailed scheme which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works. The scheme shall provide details of tree/shrub species to be planted, their sizes and spacing, ground preparation, protection and maintenance for five years. The planting as approved shall be commenced during the first available planting season after the issue of written approval of the scheme.

In the interests of amenity and visual amenity and to ensure that there is a suitable landscape scheme provided.

- 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).

Policy GP5
Policy BD6
Policy T24
Policy T2

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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.

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WARD: Kippax & Methley

Application Number	09/00677/OT		
Applicant:	Mr And Mrs S Blair		
Proposal	Outline application to erect 2 storey detached house		
Site	Rear Of 1 New Row Micklefield Leeds LS25 4AJ		
Decision:	Refused	Decision Date	12 June 2009
Type	Outline Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers the proposed development to be unacceptable as the proposed vehicular access to the new dwelling currently provides off-street parking for no.1 New Row. As such, the proposal would result in the loss of the existing off-street parking for no.1 New Row, causing an increase in on-street parking along Great North Road, which is the main route through the village, to the detriment of highway safety. Therefore, the proposed development would be contrary to Policies GP5, T2 and T24 of the Leeds Unitary Development Plan (Review).
- 2) The Local Planning Authority considers the proposed development to be unacceptable due to the absence of a turning head for refuse collection vehicles at the end of the long vehicular/pedestrian access to the proposed dwelling house, which is considered to be too long for vehicles to safely reverse down. It is considered unacceptable and impractical for future occupants to drag their bins for the length of the access to place on the public footway and a suitable bin storage area closer to the highway has not been demonstrated and would be likely to cause obstruction of the proposed access. As such, the proposed development is considered to be contrary to Policies GP5 and T2 of the Leeds Unitary Development Plan (Review).
- 3) The Local Planning Authority considers the proposed siting of the dwelling house to be unacceptable due to the open nature of the application site and land immediately adjacent to the site, including allotments and a paddock, which together with the application site creates a large area of open land which provides space between the backs of the surrounding residential properties along Churchfield Drive and Oldfield Close. As such, a building in this location would be unduly prominent and intrusive causing significant detriment to the spatial character and visual amenity of the area. Therefore, the proposed development is contrary to Policies GP5, BD5, N12 and N13 of the Leeds Unitary Development Plan (Review) and PPS1 Sustainable Development.
- 4) The Local Planning Authority considers that the proposed access to the new dwelling would cause significant detriment to neighbouring residential amenity, in particular to no.14 Oldfield Close, due to an increase in noise and activity generated by the comings and goings of people and vehicles to the property immediately to the rear of the private amenity space of no.14. This would be exacerbated by reversing manoeuvres into and out of the drive along the access. In addition, the proposed siting of the dwelling house would impact upon the

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existing levels of privacy in the rear gardens of the existing residential properties which currently benefit from greater distances between the backs of properties. As such, the proposal is contrary to Policy GP5 of the Leeds Unitary Development Plan (Review).

- 5) The Local Planning Authority considers the proposed development to be unacceptable as the future occupants of the proposed dwelling would be afforded an unacceptable level of amenity due to the backland nature of the site which is landlocked and lacks street frontage and would provide a poor outlook from the main aspects of the property onto the backs of surrounding residential properties. Therefore, the proposed development is contrary to Policy GP5 of the Leeds Unitary Development Plan (Review) and guidance contained in Neighbourhoods for Living: A guide for residential design in Leeds.
- 6) The Local Planning Authority considers the proposed development to be unacceptable due to the loss of the existing amenity space to no.1 New Row which would leave an inadequate outdoor amenity area for the family size dwelling to the detriment of the residential amenity of existing and future occupiers of the property. As such, the proposal is contrary to Policy GP5 of the Leeds Unitary Development Plan (Review) and Neighbourhoods for Living: A guide for residential design in Leeds.
- 7) The Local Planning Authority considers the application site to be Greenfield land which is completely divorced from the residential property it serves. As such, it cannot be considered to comprise part of the residential curtilage and is therefore not brownfield land.

Therefore, the Local Planning Authority considers that the proposed development is contrary to the adopted Unitary Development Plan (UDP) Review and the adopted Regional Spatial Strategy (RSS) which seek a sequential approach to site selection and the re-use of previously developed land in preference to the release of greenfield sites. The adopted UDP Review provides for a housing strategy that will enable the provision of required regional housing figures, including those contained in the adopted RSS, to be met through the allocation of specific sites and phased development of such sites. The Council considers that there is no need at this time to allow the development of greenfield sites such as the application site. The proposal is therefore contrary to guidance contained in Planning Policy Statement 3 - Housing, and Policies H1, H2, H3, YH4, YH5, YH7, LCR1 and LCR2 of the adopted RSS and Policies SP3, GP11, H1, H3 and H4 of the adopted UDP Review.

It is considered that the incremental development of greenfield sites such as the application site at this time would undermine the Yorkshire and Humber Assemblies and the Councils wider policy for regenerating the inner urban areas of Leeds, such as EASEL and the Aire Valley. These strategies are directly supported by the Core Approach of the adopted Regional Spatial Strategy (RSS). The proposal is therefore considered to be contrary to the aims of Policies LCR1 and LCR2 and YH7 of the adopted RSS.

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WARD: Kippax & Methley

Application Number	09/00897/FU		
Applicant:	M Wood		
Proposal	Two storey side extension		
Site	44 Sandgate Drive Kippax Leeds LS25 7EY		
Decision:	Refused	Decision Date	11 June 2009
Type	Full Planning Application	Decision Type	Committee

- 1) The Local Planning Authority considers that the two storey side extension is unacceptable by reason of its overall massing and as it closes the gap between the host dwelling and the neighbouring dwelling at 42 Sandgate Drive. The proposal would result in an incongruous form of development that would significantly alter the spatial relationship between the two properties. This in turn could lead to a potential terracing effect being created which would irrevocably alter the character of the streetscene to its overall detriment. As such the proposal is contrary to Policies GP5 and BD6 of the Leeds Unitary Development Plan (Review) 2006 and guidance contained within PPS1 Delivering Sustainable Development.

WARD: Kippax & Methley

Application Number	09/01630/LA		
Applicant:	Leeds City Council		
Proposal	Footpath and tarmac pad to multi use games area		
Site	Land To Rear Of 11 Rosewood Avenue Kippax Leeds LS25 7DL		
Decision:	Approved	Decision Date	10 June 2009
Type	Local Authority Application Reg 4(1)	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) Before development commences details of works for dealing with surface water discharges from the proposed development shall be submitted and approved by the Council. No piped discharges of surface water shall take place until the approved surface water drainage works have been completed.

To ensure that the site is properly drained.

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- 3) The proposed three valleys access barrier and the perimeter fence to the play pad shall have a dark green finish.

In the interests of visual amenity.

- 4) Prior to the commencement of development details demonstrating level access into the field from Rosewood Avenue shall be submitted to and approved in writing by the local planning authority. The access shall be constructed in accordance with the approved details and retained thereafter as such.

In the interests of access for all.

- 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; N1; 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: Kippax & Methley

Application Number	09/01691/FU		
Applicant:	R Alce		
Proposal	Part two storey part single storey side and front extension		
Site	16 Church Lane Methley Leeds LS26 9HL		
Decision:	Approved	Decision Date	12 June 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 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.

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WARD: Middleton Park

Application Number	09/00611/LA		
Applicant:	James Saunders		
Proposal	Single storey extension and enlarged car parking and new boundary fence to school		
Site	Windmill Primary School Windmill Road Belle Isle Leeds		
Decision:	Approved	Decision Date	12 June 2009
Type	Local Authority Application Reg 4(1)	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 the access to the site has been submitted to and approved in writing by the Local Planning Authority.

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

- 3) 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.

- 4) 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.

- 5) 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

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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.

- 6) The extension hereby approved; shall not be occupied until screen-walling or fencing, details of which shall have first been submitted to and approved in writing by the Local Planning Authority, has been erected. The screen walling/fencing thereby approved shall thereafter be retained and maintained as such.

In the interests of amenity and privacy.

- 7) The development hereby approved shall not be occupied until the gas meter which currently sits on the footway to the school site between 69 and 71 Windmill Road has been relocated.

In the interests of pedestrian access and to avoid conflict with the vehicular access.

- 8) 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 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.

- 9) 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.

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- 10) 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.

- 11) 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.

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

GP5 , T2 , T2C, T24, BD3, BD5, 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: Middleton Park

Application Number	09/01306/FU		
Applicant:	Mrs E Hartley		
Proposal	zTwo storey rear extension		
Site	43 Laurel Place Middleton Leeds LS10 4SU		
Decision:	Approved	Decision Date	10 June 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.

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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 proposal at first floor level.

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

- 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 ground floor dining room window and first floor side window to bedroom 2, 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 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: Middleton Park

Application Number	09/01726/FU		
Applicant:	Mrs Linda Hall		
Proposal	Single storey side extension (Single storey rear extension is permitted development)		
Site	27 Melton Close Leeds LS10 4RB		
Decision:	Approved	Decision Date	10 June 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: Moortown

Application Number	09/01591/FU		
Applicant:	P Craske		
Proposal	Part two storey part single storey side extension		
Site	15 King Lane Moortown Leeds LS17 5PP		
Decision:	Approved	Decision Date	8 June 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) the proposed side bathroom window shall be glazed with obscure glass and maintained thereafter as such.

In the interests of amenity.

- 4) The extension/building shall be occupied as an extension to the existing dwelling only, and shall not form a separate dwelling unit.

As the Local Planning Authority does not consider that this is a suitable location for a separate dwelling unit.

- 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)

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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: Moortown

Application Number	09/01695/FU		
Applicant:	G Grimes		
Proposal	Two storey side extension, gable extension to roof, two dormer windows and alterations to roof to rear		
Site	82 Kedleston Road Lidgett Park Leeds LS8 2AU		
Decision:	Withdrawn	Decision Date	10 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

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WARD: Morley North

Application Number	09/01446/FU		
Applicant:	J Cornock		
Proposal	Single storey side extension to school		
Site	Asquith Primary School Horsfall Street Morley Leeds		
Decision:	Approved	Decision Date	11 June 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 GP5 (UDP)
 Policy BD6 (UDP)
 Policy N1 (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	09/01632/FU		
Applicant:	Ms K Louca		
Proposal	Conservatory to rear		
Site	16 William Street Churwell Morley Leeds		
Decision:	Approved	Decision Date	8 June 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 windows in both side elevations of the proposed conservatory 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 properties at 14 and 18 William Street.

- 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: Morley North

Application Number	09/01660/FU		
Applicant:	A Parker		
Proposal	Part two storey part single storey side extension		
Site	4 Harwill Rise Churwell Morley Leeds		
Decision:	Approved	Decision Date	10 June 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 begin until an accurate scaled plan showing the proposed rear elevation and an accurate scaled floor plan showing the proposed first floor have been submitted to and approved in writing by the Local Planning Authority.

In the interests of clarity.

- 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: Morley South

Application Number	09/02094/FU		
Applicant:	Mr P Tolan		
Proposal	Part two storey part three storey side extension to from 2 bedroom dwelling with integral double garage		
Site	156 Britannia Road Morley Leeds LS27 0DY		
Decision:	Refused	Decision Date	9 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers the proposed development to be unacceptable due to the siting of the dwelling house which would create an inadequate amount of useable private amenity space for both the proposed dwelling and no.156 Britannia Road. As a result, the development is contrary to Planning Policies GP5, N12 and BD5 of the adopted Leeds Unitary Development Plan (Review 2006) and the councils adopted Supplementary Planning Guidance: Neighbourhoods for Living (2003).
- 2) The proposed Eastern side elevation of the dwelling is shown at only approximately 2 metres from the Public Combined Sewer which crosses the site. This is considered to give insufficient easement space if maintenance and accessibility to the sewer here is ever required within future years. This is contrary to the guidance contained in policy GP5 and H4 of the Unitary Development Plan (Review) 2006.
- 3) The Local Planning Authority considers that the off street car parking to the proposed dwelling is unworkable in that its length would not allow an average sized car to stand free of the footway, resulting in cars overhanging the highway. As such this would be contrary to UDP Policies GP5, T2 and T24.
- 4) The Local Planning Authority considers that the proposed dwelling would, by reason of its prominent location in this open corner plot, incongruous design and the unsympathetic appearance of the elevations, be an incongruous feature that would detract from the visual amenity and character of the street scene, contrary to UDP Policies GP5 and BD5 of the Leeds Unitary Development Plan and Supplementary Planning Guidance : Neighbourhoods for Living.

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WARD: Morley South

Application Number	09/01599/FU		
Applicant:	G Wilson		
Proposal	Alterations to ground floor of detached garage and annex accommodation to form detached two bedroom annex accommodation		
Site	Hillcrest House Scotchman Lane Morley Leeds		
Decision:	Refused	Decision Date	9 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers that the proposed development, by reason of its size and scale in addition to existing annex accommodation, would fail to maintain an ancillary link to the host dwelling and therefore would take the form of a separate detached dwelling house. A development of this form would not represent limited alteration and would be inappropriate in the greenbelt causing significant harm to its openness. Therefore the proposal does not comply with the objectives of Policy N33 of the Leeds Unitary Development Plan and PPG2 - Greenbelts.

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WARD: Otley & Yeadon

Application Number	09/00503/FU		
Applicant:	M Sansom		
Proposal	Removal of conditions 3 and 4 of application no. 29/315/02/FU (Conversion of garage as habitable room)		
Site	41 Windmill Lane Yeadon Leeds LS19 7TQ		
Decision:	Approved	Decision Date	8 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) In accordance with the submitted plans and details, the provision of 2 parking spaces shall be implemented prior to the conversion of the garage and retained thereafter.

In order to ensure adequate off-street parking in the interests of safety and general 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.

DECISIONS FOR WEEK 8TH – 14TH JUNE 2009

WARD: Otley & Yeadon

Application Number	09/01372/FU		
Applicant:	A Waterfield		
Proposal	2 three bedroom semi-detached houses		
Site	Rear Of 20 Rufford Bank Yeadon Leeds LS19 7QY		
Decision:	Refused	Decision Date	9 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The proposed development would, due to its location, layout, size, height, design and the removal of the existing roadside boundary hedge, result in an overly prominent and incongruous form of development that would have little regard to development in the locality and would therefore be harmful to visual amenity and the character and appearance of the area. As such it is contrary to Policies GP5, N12, N13 and LD1 of Leeds Unitary Development Plan (Review 2006), to the guidance contained in Supplementary Planning Guidance Neighbourhoods for Living and the policies and guidance contained in Planning Policy Statement 1 Delivering Sustainable Development and Planning Policy Statement 3 Housing.

- 2) The proposed development would, given its size, design, layout and location, result in an unacceptable impact on the living conditions of properties on Rufford Bank by reason of dominance, overlooking and overshadowing. As such, the proposal is contrary to Policies GP5 and BD5 of Leeds Unitary Development Plan (Review 2006) and to the guidance contained in Supplementary Planning Guidance Neighbourhoods for Living.

WARD: Otley & Yeadon

Application Number	09/01433/FU		
Applicant:	Miss L Horner		
Proposal	Change of use of ground floor room to beauty salon		
Site	11 Millbank Yeadon Leeds LS19 7AY		
Decision:	Approved	Decision Date	9 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) This is a temporary planning consent and the use hereby permitted shall be discontinued and the building restored to its former/authorised use on or before 24th June 2010.

As the Local Planning Authority wishes to monitor the possible impact upon the amenity of neighbouring occupiers.

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- 2) Notwithstanding the details of the Town & Country Planning (Use Classes) Order 1987 (or any order revoking or re-enacting that order with or without modification), the beauty salon hereby approved shall be operated and staffed only by one person and that person shall be a resident of No.11 Millbank.

In the interests of amenity and highway safety.

- 3) The opening hours of the premises shall be restricted to 0900 hours to 1900 hours Monday to Friday, 0900 hours to 1600 hours on Saturday with no opening on Sundays or Bank Holidays.

In the interests of the amenity of nearby residents.

- 4) The garage shall be used only for the storage of vehicles.

In the interests of residential amenity.

- 5) The existing parking space on the property shall be made free and available for use by customers of the beauty salon at all times that the beauty salon is open.

In the interests of residential amenity, highway and pedestrian safety, and free flow of traffic.

- 6) 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, 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.

DECISIONS FOR WEEK 8TH – 14TH JUNE 2009

WARD: Otley & Yeadon

Application Number	09/01802/FU		
Applicant:	Ms G Palmer-Smeaton		
Proposal	Infill extension to school		
Site	Queensway Primary School Coppice Wood Avenue Yeadon Leeds		
Decision:	Approved	Decision Date	11 June 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 - 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.

DECISIONS FOR WEEK 8TH – 14TH JUNE 2009

WARD: Pudsey

Application Number	08/06984/FU		
Applicant:	A Simons		
Proposal	Change of use of ground floor dwelling to offices		
Site	35 Waterloo Road Pudsey Leeds LS28 8DF		
Decision:	Withdrawn	Decision Date	12 June 2009
Type	Full Planning Application	Decision Type	

WARD: Pudsey

Application Number	09/01662/FU		
Applicant:	C Wilson		
Proposal	Dormer window to front (Enlarged dormer window to rear is Permitted Development)		
Site	6 Priestley Close Pudsey LS28 9NJ		
Decision:	Refused	Decision Date	11 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Authority considers that the proposed front dormer window by reason of its lack of subservience, along with its inappropriate and unsympathetic scale and form will result in the introduction of a prominent and discordant feature to the detriment of the character and appearance of the existing property and the present streetscene. The proposal is therefore contrary to 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: Rothwell

Application Number	09/00143/FU		
Applicant:	R Simms		
Proposal	Single storey side extension to form granny annex		
Site	32 Aberford Road Oulton Leeds LS26 8LD		
Decision:	Refused	Decision Date	11 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers that the proposed extension would, by reason of its proximity to, and impact on, the mature Larch tree immediately to the north, significantly threaten the future health and in turn existence of this tree. The removal of this feature would cause significant harm to the visual amenity and character of the wider conservation area and as such would be contrary to the objectives of policies N20, GP5 and LD1 of the Leeds Unitary Development Plan (Review) 2006.

WARD: Rothwell

Application Number	09/01430/FU		
Applicant:	W Brown		
Proposal	Single storey extension to front		
Site	43 Thorne Grove Rothwell Leeds LS26 0HS		
Decision:	Refused	Decision Date	8 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers that the proposed extension represents a prominent, incongruous form of development that is out-of-character with the host property and neighbouring properties and would subsequently harm the visual amenity of the surrounding streetscene. As such it is contrary to the objectives which Unitary Development Plan Policies BD6 and GP5 seek to protect.
- 2) The Local Planning Authority considers that the proposed extension is unacceptable by virtue of its size, width, and positioning, which would lead to a significant unbalancing impact on the pair of semi-detached properties of which the host property makes up one half. As such it is contrary to the objectives which Unitary Development Plan Policies BD6 and GP5 seek to protect.

DECISIONS FOR WEEK 8TH – 14TH JUNE 2009

WARD: Rothwell

Application Number	09/01744/FU		
Applicant:	C Barker		
Proposal	Detached garage to rear		
Site	10 Windmill Field Road Rothwell Leeds LS26 0DW		
Decision:	Approved	Decision Date	12 June 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 stated on the approved plans unless otherwise agreed in writing by the local planning authority.

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 rear (south facing) elevation facing of the garage.

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 8TH – 14TH JUNE 2009

WARD: Roundhay

Application Number	09/01131/FU		
Applicant:	Mr R Stross		
Proposal	Amendment to approval P/08/06091/FU (Two storey side and rear extension) for alterations to link extension, addition of conservatory to rear, and detached carport to side		
Site	15 Wetherby Road Roundhay Leeds LS8 2JU		
Decision:	Approved	Decision Date	8 June 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 except where indicated on the approved plans.

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 the north east first floor elevation(s) of the proposed extension.

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

- 4) 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

DECISIONS FOR WEEK 8TH – 14TH JUNE 2009

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.

5) Protection of existing trees and other vegetation

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 provisions of British Standard 5837:2005 (Trees in relation to Construction), or with the particulars specified in the approved plans and specifications. b) No development shall commence 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 5837:2005, and the Local Planning Authority has been notified and has approved the protection measures in writing. c) The protective measures shall be maintained during the course of the site works, and no equipment, machinery or materials shall be stored or fires burnt within any area protected in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made including the provision of any underground services, without the prior written consent of the Local Planning Authority. d) The protective measures shall be retained in position until all equipment, machinery or materials have been removed from the site and the site has been occupied, unless otherwise agreed in writing by the Local Planning Authority.

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

- 6) No development shall commence until a method statement for preserving the retained tree(s) and root system(s) from potential adverse effects has been submitted to and agreed in writing by the Local Planning Authority. The method statement shall be produced in consultation with a qualified arboricultural consultant, familiar with the guidance of British Standard 5837 : 2005 "Trees in relation to Construction" and shall provide information about the following:
- I. drainage and utilities routes and methods of installation without causing damage to tree roots;
 - II. detailed existing and proposed levels within the root protection area of the tree;
 - III construction details for hard surfaces, wall foundations and boundary treatments
 - IV. planning for the site work including location of site compounds and cabins, and phasing of work;
 - V. means of protecting the tree canopy, trunks and root systems throughout the construction period;
 - VI Soft landscape operations (removal of existing hard surfaces, importation of topsoil, etc.) within canopy spreads.

DECISIONS FOR WEEK 8TH – 14TH JUNE 2009

The approved method statement shall then be implemented by way of specifications for the construction work and guidance for contractors, method of working on site for the duration of the site work.

In the interest of local amenity by requiring best working practice to preserve the retained tree(s)

- 7) Notwithstanding the details on the approved plans the proposed car port shall be constructed using oak or cedar beams with oak shingles on the roof.

In the interests of visual amenity.

- 8) 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, outbuildings or hardstandings are erected within the curtilage of 15 Wetherby Road.

As the Local Planning Authority wish to keep control over the erection of these buildings to restrict further development within the conservation area.

- 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).

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 8TH – 14TH JUNE 2009

WARD: Roundhay

Application Number	09/01594/FU		
Applicant:	J Blaxill		
Proposal	Attached garage to side		
Site	6 Elmete Avenue Roundhay Leeds LS8 2JX		
Decision:	Approved	Decision Date	9 June 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 garage(s)/car port(s) shall be used only 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.

- 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 8TH – 14TH JUNE 2009

WARD: Roundhay

Application Number	09/01641/FU		
Applicant:	Mr And Mrs R Halkier		
Proposal	Single storey side and rear extension, forming link to existing detached garage, and alterations to detached garage to form habitable rooms		
Site	1 Bideford Avenue Moortown Leeds LS8 2AE		
Decision:	Approved	Decision Date	8 June 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 8TH – 14TH JUNE 2009

WARD: Roundhay

Application Number	09/01661/FU		
Applicant:	Ms C Devlin And Mr J R Smith		
Proposal	Porch to front, single storey rear extension with canopy link to new detached double garage with habitable room over		
Site	8 North Park Road Roundhay Leeds LS8 1JD		
Decision:	Approved	Decision Date	11 June 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) a) All existing trees, shrubs, hedges 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 provisions of British Standard 5837:2005 (Trees in relation to Construction), or with the particulars specified in the approved plans and specifications.

b) No development shall commence 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 5837:2005, and the Local Planning Authority has been notified and has approved the protection measures in writing.

c) The protective measures shall be maintained during the course of the site works, and no equipment, machinery or materials shall be stored or fires burnt within any area protected in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made including the provision of any underground services, without the prior written consent of the Local Planning Authority.

d) The protective measures shall be retained in position until all equipment, machinery or materials have been removed from the site and the site has been occupied, unless otherwise agreed in writing by the Local Planning Authority.

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

- 4) No development shall commence until a method statement for preserving the retained tree(s) and root system(s) from potential adverse effects has been

DECISIONS FOR WEEK 8TH – 14TH JUNE 2009

submitted to and agreed in writing by the Local Planning Authority. The method statement shall be produced in consultation with a qualified arboricultural consultant, familiar with the guidance of British Standard 5837 : 2005 "Trees in relation to Construction" and shall provide information about the following:

- I. drainage and utilities routes and methods of installation without causing damage to tree roots;
- II. detailed existing and proposed levels within the root protection area of the tree;
- III construction details for hard surfaces, wall foundations and boundary treatments
- IV. planning for the site work including location of site compounds and cabins, and phasing of work;
- V. means of protecting the tree canopy, trunks and root systems throughout the construction period;
- VI Soft landscape operations (removal of existing hard surfaces, importation of topsoil, etc.) within canopy spreads.

The approved method statement shall then be implemented by way of specifications for the construction work and guidance for contractors; method of working on site for the duration of the site work.

In the interest of local amenity by requiring best working practice to preserve the retained tree(s)

- 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.

DECISIONS FOR WEEK 8TH – 14TH JUNE 2009

WARD: Temple Newsam

Application Number	09/00938/FU		
Applicant:	D Steele		
Proposal	Detached garage to rear (single storey rear extension is Permitted Development)		
Site	113 Hollyshaw Lane Leeds LS15 7AF		
Decision:	Approved	Decision Date	8 June 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 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.

- 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.115 Hollyshaw 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 8TH – 14TH JUNE 2009

WARD: Temple Newsam

Application Number	09/01319/LI		
Applicant:	M Hayes		
Proposal	Listed Building application to replace external door at rear, and to remove internal wall		
Site	5A Colton Road Whitkirk Leeds LS15 9AA		
Decision:	Approved	Decision Date	10 June 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 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 the materials and finish of the proposed door and window have been submitted to and approved in writing by the Local Planning Authority. The door and window shall be constructed in accordance with the approved materials and shall not be altered or removed without the prior written consent of the Local Planning Authority.

In the interests of visual amenity and in the interests of preserving the listed building .

- 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 8TH – 14TH JUNE 2009

WARD: Weetwood

Application Number	09/01663/FU		
Applicant:	Mrs H Taylor		
Proposal	Single storey rear extension (Gable wall extension with dormer windows to rear is Permitted Development)		
Site	75 Grove Farm Crescent Cookridge Leeds LS16 6BZ		
Decision:	Approved	Decision Date	12 June 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 completion of development a closed boarded fence with a minimum height of 1.8m shall be constructed on the boundary between the host property and the neighbouring property (No.77 Grove Farm Crescent) and would be retained for the lifetime of the development unless otherwise agreed in writing with the Local Planning Authority.

In the interests of the private amenity of the application property and of the neighbouring property at 77 Grove Farm Crescent.

- 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 south-eastern and western side elevations of the proposed single storey 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)

DECISIONS FOR WEEK 8TH – 14TH JUNE 2009

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 8TH – 14TH JUNE 2009

WARD: Wetherby

Application Number	08/06223/FU		
Applicant:	Mrs J Falk		
Proposal	First floor side extension with dormer window to front, new roof to existing single storey extension, new 2.25m high fence to rear boundary		
Site	7 Woodlea Boston Spa Wetherby LS23 6SB		
Decision:	Approved	Decision Date	11 June 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 the first floor or the north side elevation of the proposed extension.

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

- 4) Notwithstanding the details on the plans hereby the proposed stain colour for the timber fence shall be submitted to and approved in writing by the Local Planning Authority prior to the erection of this element of the proposal. This approved colour shall be implemented within 28 days of its erection and thereafter retained and maintained as such.

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).

Policy BD6 (UDP)

Policy GP5 (UDP)

DECISIONS FOR WEEK 8TH – 14TH JUNE 2009

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	09/00815/FU		
Applicant:	Dr M Miller		
Proposal	Detached summer house and 0.88m high railings around existing balcony to front		
Site	6 Springfield Boston Spa Wetherby LS23 6EB		
Decision:	Approved	Decision Date	11 June 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 railings shall be painted to match the colour of the existing windows and retained thereafter as such.

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 8TH – 14TH JUNE 2009

WARD: Wetherby

Application Number	09/01205/FU		
Applicant:	Mrs Vanessa Fleming		
Proposal	Attached storage barn to existing stables		
Site	Hope Hall Thorner Lane Bramham Wetherby		
Decision:	Approved	Decision Date	11 June 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 barn shall only be used for the storage of feed and equipment incidental to the equestrian use of the site and shall not be subdivided, sold let or otherwise disposed of separately to the existing stables.

In the interests of visual amenity in the Green Belt and of highway safety.

- 3) 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.

- 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).

UDPR Policies GP5, N13, BD5, GB1, N33, GB13

Planning Policy Guidance 2: Green Belt

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

DECISIONS FOR WEEK 8TH – 14TH JUNE 2009

WARD: Wetherby

Application Number	09/01634/FU		
Applicant:	Ms V Fleming		
Proposal	Porch and conservatory to rear		
Site	Hope Hall Thorner Lane Bramham Wetherby		
Decision:	Approved	Decision Date	12 June 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 dwarf walling 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 8TH – 14TH JUNE 2009

WARD: Wetherby

Application Number	09/01659/FU		
Applicant:	Mr And Mrs I D Wilson		
Proposal	Single storey rear extension		
Site	21 Fieldhead Paddock Boston Spa Wetherby LS23 6SA		
Decision:	Approved	Decision Date	8 June 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) the proposed side windows facing the common boundary with 19 Fieldhead Paddock 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.

DECISIONS FOR WEEK 8TH – 14TH JUNE 2009

WARD: Wetherby

Application Number	09/01685/LI		
Applicant:	Mr And Mrs S Christie		
Proposal	Listed Building Application for 1.9m high replacement gates, demolition of part of front boundary wall and new 1.7m high pedestrian access gate to front.		
Site	Greystones 262 High Street Boston Spa Wetherby		
Decision:	Approved	Decision Date	10 June 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 plans hereby approved a plan at the scale of 1:2 showing the shape of the proposed rails to the top of both gates shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

In the interests of the character of the listed building.

- 3) Notwithstanding the details on the plans hereby approved the proposed gates shall be painted black within 28 days of their erection and thereafter retained and maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of the preservation of the character of the listed building.

- 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 (UDPR).

N14 (UDPR 2006)

N16 (UDPR 2006)

N17 (UDPR 2006)

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 8TH – 14TH JUNE 2009

WARD: Wetherby

Application Number	09/01852/FU		
Applicant:	Mr S Christie		
Proposal	1.9m high replacement gates and new 1.7m high pedestrian access gate to front.		
Site	Greystones 262 High Street Boston Spa Wetherby		
Decision:	Approved	Decision Date	10 June 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 BD6 (UDP)
Policy GP5 (UDP)
Policy N19 (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.