



PLANNING SERVICES

DECISIONS LIST

No. 26

22ND TO 28TH JUNE 2009

86 APPLICATIONS

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

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Centre at the Leonardo Buildings
and at some Libraries.**

DECISIONS FOR WEEK 22ND – 28TH JUNE 2009

WARD: Adel & Wharfedale

Application Number	09/00142/FU		
Applicant:	Mr And Mrs Firth		
Proposal	Two storey extensions to both sides, including juliet balconies to side and rear, and part two storey part single storey rear extension with terrace at first floor level		
Site	Oak Tree Cottage 20 Breary Lane Bramhope Leeds		
Decision:	Approved	Decision Date	25 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) All new stonework shall be constructed in natural stone to match the stonework of the existing building in stone type, colour, face dressing, coursing, bed depth and colour, and detail of jointing material.

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

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any windows are inserted in the first floor side or rear elevations adjacent to 18 Breary Lane.

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 windows to the ground floor toilet and first floor shower room and store shall be glazed with obscure glass and maintained thereafter as such.

In the interests of amenity.

- 6) In this condition 'retained tree' means an existing tree or other vegetation which is to be retained as shown on the approved plans and particulars.

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a) No retained tree shall 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.

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.

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

Policy BD6 (UDP)

Policy GP5 (UDP)

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

WARD: Adel & Wharfedale

Application Number	09/00891/FU		
Applicant:	R Gully		
Proposal	Single storey rear extension		
Site	10A Kings Road Bramhope Leeds LS16 9JW		
Decision:	Approved	Decision Date	26 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.

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- 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 side elevations 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.

WARD: Adel & Wharfedale

Application Number	09/01565/FU		
Applicant:	HUS Construction		
Proposal	Detached garage and store to rear		
Site	22 Whinfield Adel Leeds LS16 6AB		
Decision:	Approved	Decision Date	24 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 external walling and roofing materials shall match those existing.

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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 northern side elevation of the proposal.

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

- 4) Prior to the completion of development a closed boarded fence with a minimum height of 1.8m shall be constructed along the northern rear boundary between the host property and the neighbouring property (Nos.1 and 3 Farrer Lane) 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 1 and 3 Farrer Lane.

- 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: Alwoodley

Application Number	08/06150/FU		
Applicant:	Mrs S Sohanpall		
Proposal	Amendment to previously approved application 07/02251/FU for a 7 bedroom detached house with attached double garage (retrospective application for addition of single storey side extension)		
Site	Thornfield Harrogate Road Moortown Leeds		
Decision:	Withdrawn	Decision Date	25 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

WARD: Alwoodley

Application Number	09/01549/FU		
Applicant:	R Marshall		
Proposal	3 bedroom detached dormer bungalow to garden plot		
Site	7 Brookside Alwoodley Leeds LS17 8TD		
Decision:	Withdrawn	Decision Date	24 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

WARD: Alwoodley

Application Number	09/01822/FU		
Applicant:	P Dante		
Proposal	Single storey side extension and enclosed porch to front, new first floor including raised roof height, forming five bedroom dwelling house		
Site	17 High Ash Avenue Alwoodley Leeds LS17 8RS		
Decision:	Withdrawn	Decision Date	22 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

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WARD: Ardsley & Robin Hood

Application Number	09/01344/FU		
Applicant:	Mr And Mrs Sheard		
Proposal	Single storey rear extension including disabled access ramp		
Site	2 Blackgates Fold West Ardsley WF3 1TF		
Decision:	Approved	Decision Date	25 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 either 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: Ardsley & Robin Hood

Application Number	09/01445/FU		
Applicant:	J Cornock		
Proposal	Alterations and single storey extension to school		
Site	Hill Top Primary School Batley Road West Ardsley WF3 1DU		
Decision:	Approved	Decision Date	24 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 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.

- 4) 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

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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.

- 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 (UDP)
Policy BD5 (UDP)

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

WARD: Ardsley & Robin Hood

Application Number	09/01893/FU		
Applicant:	Miss C Harrison		
Proposal	Change of use and alterations including extensions of domestic dwelling to a private day nursery		
Site	The Shenstone House Bradford Road Tingley WF3 1QP		
Decision:	Approved	Decision Date	26 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.

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In the interests of visual amenity.

- 3) No development shall take place until details of a sound insulation scheme designed to protect the amenity of nearby occupants from noise emitted from the proposed development has been submitted and approved in writing by the Local Planning Authority. The use hereby approved shall not commence until the scheme has been implemented, and any such noise scheme as may be approved shall be retained thereafter.

In the interests of protecting residential amenity.

- 4) 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.

- 5) 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.

- 6) The opening hours of the premises shall be restricted to 0800; hours to 1800; hours Monday to Friday

In the interests of the amenity of nearby residents.

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

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

- 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.

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

- 9) The outside play area shall not be used outside the hours of 10.00 and 18.00 Mondays to Fridays.

In the interests of amenity.

- 10) Details of the acoustic fence indicated on the approved drawings shall be submitted to the Local Planning Authority and approved in writing and shall be erected in accordance with the approved details, and maintained for the life of the use hereby approved.

In the interests of residential amenity.

- 11) There shall be no more than 35 children attending the nursery at any one time.

In the interests of residential amenity and highway safety.

- 12) There shall be no more than 9 staff members on the premises at any one time.

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

- 13) 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.

- 14) Any gates shall be set back at least 5 m from the back of the footway and hung to only open inwards into the site or shall be kept fixed open during the hours of operation of the nursery hereby approved.

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

- 15) The ground and first floor rear windows to the rooms accommodating children shall be fixed closed for the life of the use hereby approved.

In the interests of residential amenity.

- 16) 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)

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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.

- 17) Hard and soft landscaping works shall be carried out in accordance with the approved details and shall be completed prior to the occupation of any part 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.

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

To ensure the maintenance of a healthy landscape scheme.

- 19) 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, T2, T24, 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.

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WARD: Ardsley & Robin Hood

Application Number	09/01943/FU		
Applicant:	G Ackroyd		
Proposal	New raised roof with two dormer windows to front and dormer window to rear		
Site	Winstone Bradford Road Tingley WF3 1NL		
Decision:	Approved	Decision Date	24 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 cheeks and fronts shall be hung in tiles to match the roof of the host property.

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 additional windows are inserted either side elevation of the proposal.

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

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

Policy BD6 (UDP)

Policy GP5 (UDP)

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

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WARD: Ardsley & Robin Hood

Application Number	09/02057/FU		
Applicant:	Mr Higgins		
Proposal	Extension to form enlarged conservatory to side and rear		
Site	5 Broadland Way Lofthouse WF3 3NY		
Decision:	Approved	Decision Date	24 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) 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: Armley

Application Number	09/01605/FU		
Applicant:	P Rollinson		
Proposal	Retrospective application for dormer window to front		
Site	19 Aberdeen Grove Armley Leeds LS12 3QY		
Decision:	Refused	Decision Date	23 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers that the proposed dormer window would create an incongruous addition, which by virtue of its close proximity to the eaves and ridge of the roof and its unsympathetic materials, fail to respect the character and appearance of the original dwelling, resulting in further harm to the visual amenity of the present streetscene. As such the proposal is considered to be contrary to policies BD6 and GP5 of the Leeds Unitary Development Plan (Review) 2006.
- 2) The proposal as submitted provides conflicting information regarding the design and scale of the dormer window, with the structure recorded in its semi-completed state in two site visits during the application process.

The proposal submitted on plan appears smaller, with less proximity to the ridge and eaves of the property than the structure seen on site.

As such the submission provides inadequate information for its proper consideration by the Local Planning Authority.

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WARD: Beeston & Holbeck

Application Number	09/01861/FU		
Applicant:	M Asaf		
Proposal	Change of use of hair salon to take away hot food shop		
Site	134A Domestic Street Holbeck Leeds LS11 9SG		
Decision:	Approved	Decision Date	25 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) 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

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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.

- 6) The opening hours of the premises shall be restricted to 08.00 hours to 23.30 hours Monday to Saturday and 10.00 hours to 23.00 hours on Sundays.

In the interests of the amenity of nearby residents.

- 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).

Unitary Development Plan (UDP)

GP5 - Detailed Planning Considerations

T2 - Transport Provision for Development

R2 - Proposed Area Based Initiatives

BD6 - Alterations and Extensions

BD7 - Shop Fronts and Security Measures

SF15 - Hot Food Takeaways

Planning Policy Statement 1 - Delivering Sustainable Development (2005)

Planning Policy Statement 6 - Planning for Town Centres (2005)

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: Bramley & Stanningley

Application Number	09/00596/RM		
Applicant:	West Register (Realisations) Ltd - R Dixon		
Proposal	Reserved matters Application to layout access and erect residential comprising 24 houses and 54 flats in 3 three storey blocks and 3 detached B1 office/ light industrial units		
Site	Belgrave Works Town Street Bramley Leeds		
Decision:	Refused	Decision Date	25 June 2009
Type	Reserved Matters Application	Decision Type	Delegated Decision

- 1) The proposed reserved matters details are considered to be unacceptable in terms of the design and layout of the development to the detriment of the amenity of the future occupiers of the properties and visual amenity in that the B1 blocks do not present an acceptable frontage to Town Street and the design of the B1 blocks requires refinement in terms of design of heads, cills and proportions. The proposed B1 uses do not integrate well with the residential development proposed behind. Furthermore the design of the apartment blocks Type 1 are considered to be too bulky in height and massing and the entrance is not considered appropriate. It is considered the design of these apartment blocks are unrefined and lack detail and the openings and window proportions need to be improved.

The design and layout of the proposed development would not relate well to the existing streetscene or provide a high quality of design within the site and as such would fail to take opportunities to improve the character and quality of the area. As such, the development proposed is contrary to guidance contained within PPS1 - Delivering Sustainable Development and PPS3 - Housing, as well as policies GP5, N12 and N13 of the UDP Review and guidance contained within SPG13 - Neighbourhoods for Living.

- 2) The proposed layout is considered detrimental to the amenity of the future occupiers of the properties in that it includes the use of rear footpaths to a number of individual residential plots, these types of rear accesses are considered unacceptable as they present opportunities for abuse. The development also includes a number of house types which would result in inactive frontages within the development which do not take opportunities to create attractive streets and would result in a poor residential environment.

As such, the development proposed is contrary to guidance contained within PPS1 - Delivering Sustainable Development and PPS3 - Housing, as well as policies GP5, N12 and N13 of the UDP Review and guidance contained within SPG13 - Neighbourhoods for Living.

- 3) The proposed development results in large unrelieved areas of car parking for the flats and B1 uses. This is considered to provide a poor setting to the residential development and does not successfully integrate the different uses within the

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development to the detriment of visual amenity and the amenity of the future occupiers of the properties. The proposed landscaping scheme fails to take opportunities to provide landscaping within the site and does not break up of the expanses of hardstanding. The proposed layout and the landscaping details submitted are therefore unacceptable and would result in poor visual amenity within the development. As such, the scheme is contrary to policies GP5, N12, and LD1 of the adopted UDP Review 2006 and guidance contained within SPG13.

- 4) The proposed development fails to provide private amenity space for the apartments which is considered to be to the detriment of the future occupiers of the proposed properties... As such the scheme is considered to be overdevelopment of the site and would not provide for the residential amenity of future occupiers. The proposal is contrary to policies GP5 and BD5 of the UDP Review 2006 together with guidance contained within SPG13.

- 5) The proposed layout does not successfully deal with Highways requirements for the development in relation to the layout design of the proposed disabled parking spaces, turning provision within the adopted highway for refuse/delivery vehicles, provision of segregated pedestrian routes to the flats, bin storage, and the layout of the parking provision for plots 66 - 68 and 74 - 76. As such the proposed layout is unacceptable and would lead to highway safety problems within the site and conflict between pedestrians and vehicles and fails to adequately provide for disabled persons. The scheme is therefore contrary to policies GP5, T2, T6 and T24 of the UDP Review 2006 and guidance within the Street Design Guide draft SPD.

WARD: Bramley & Stanningley

Application Number	09/01947/FU		
Applicant:	Mrs P Turner		
Proposal	Two storey extension to side of existing garden building		
Site	406 Broad Lane Bramley Leeds LS13 3DF		
Decision:	Approved	Decision Date	22 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.

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- 3) The extension/building shall be occupied as an extension to the existing garden room, 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) No development shall take place until details of the materials to be used in construction of the external surfaces of the garden room permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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)

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	09/01576/FU		
Applicant:	L James		
Proposal	Change of use of shop (A1) to takeaway hot food shop (A5)		
Site	424A Harehills Lane Harehills Leeds LS9 6HU		
Decision:	Refused	Decision Date	25 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers that insufficient information has been provided to adequately demonstrate that the proposed development can address residential amenity issues regarding noise, odour removal and visual amenity (via the introduction of an internal flue). As such, the proposed development has significant potential to have a detrimental impact on the living conditions of occupants above the proposed hot food takeaway, as well as the occupants of nearby residential properties. Furthermore, insufficient information has been provided to adequately demonstrate that the proposed internal flue can address the residential amenity issues in a way that would not appear harmful to the host building or adversely affect the character and appearance of the streetscene in general. The proposals are therefore considered to be contrary to Policies GP5 and SF15 of the Unitary Development Plan Review.

- 2) The Local Planning Authority considers that the proposed use of the premises would further contribute to the proliferation of hot food takeaway uses along this particular section of Harehills Lane. This is considered to result in a significant cumulative impact in terms of noise and disturbance from the visiting and congregating of customers, having a detrimental impact on the living conditions of occupants above the proposed hot food takeaway, as well as the occupants of nearby residential properties. The scheme is therefore considered to be contrary to Policies GP5 and SF15 of the Unitary Development Plan Review.

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WARD: Calverley & Farsley

Application Number	09/01857/FU		
Applicant:	G Longley		
Proposal	Detached double garage to side		
Site	The Dovecot 22 Woodhall Hills Calverley Pudsey		
Decision:	Approved	Decision Date	25 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 use by motor vehicles, used incidentally to the enjoyment of the dwelling house as such.

In order to retain sufficient off-street car parking spaces within the curtilages of dwellings in the interests of the free and safe use of the highway and in the interests of residential amenity.

- 4) No development shall take place until details of the materials to be used in construction of the external surfaces of the garage hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

In the interests of visual amenity.

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

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

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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 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	09/01872/ADV		
Applicant:	Clear Channel Outdoor		
Proposal	2 internally illuminated bus shelter signs		
Site	Outside Farsley Library Old Road Farsley Pudsey		
Decision:	Approved	Decision Date	25 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.

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WARD: Calverley & Farsley

Application Number	09/01930/FU		
Applicant:	J Peacock		
Proposal	Two storey side extension		
Site	3 Monson Avenue Calverley Pudsey LS28 5NP		
Decision:	Approved	Decision Date	25 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 south west elevation of the proposed extension.

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

- 4) Prior to the extension being brought into use and notwithstanding the details on the approved plan the bathroom, kitchen and pantry windows to the south west elevation of the extension hereby permitted shall be obscure glazed, and retained as such, for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

As the windows may lead to a problem with overlooking.

- 5) 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.

- 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

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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	07/06910/CLE		
Applicant:	Mr K Singh		
Proposal	Certificate of lawfulness for existing use of premises as 2 one bedroom self-catering holiday lets (one detached and one attached to existing dwelling house)		
Site	48 St Martins Avenue Chapeltown Leeds LS7 3LG		
Decision:	Approved	Decision Date	23 June 2009
Type	Certificate of Existing Lawful Use	Decision Type	Delegated Decision

- 1) Use of outbuilding (formerly garage) and single storey rear extension as two self contained one bed holiday lets.
- 2) 48 St Martins Avenue, Leeds, LS7 as indicated on the attached plan.

Leeds City Council hereby certify that on 1st April 2007 the use described in the First Schedule hereto in respect of the land and/or building specified in the Second Schedule hereto and shown edged red on the attached plan, is lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended) as applied by Section 192(2) of the Act.

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WARD: Chapel Allerton

Application Number	09/00367/FU		
Applicant:	Mr S Mughal		
Proposal	Erection of 2 storey detached dwelling to rear		
Site	9 Newton Grove Potternewton Leeds LS7 4HW		
Decision:	Refused	Decision Date	26 June 2009
Type	Full Planning Application	Decision Type	Committee

- 1) The Local Planning Authority considers that the proposed development would be harmful to the character and appearance of the Chapeltown Road Conservation Area by reason of the scale and design of the proposed dwelling and lack of amenity space, resulting in the overdevelopment of the site, contrary to Policies GP5, N12, N13 and N19 of the Unitary Development Plan (Review 2006), the guidance contained within PPG15 and the Chapeltown Conservation Area Appraisal, as well as guidance contained within the Councils SPG document, Neighbourhoods for Living.

- 2) The Local Planning Authority considers that due to the lack of off-street parking and the intensification of the site, the proposal would lead to increased levels of on-street parking which would be detrimental to highway safety, contrary to Policies GP5, T2 and T24 of the Unitary Development Plan (Review 2006) and the guidance contained within the Councils Draft SPD, The Street Design Guide, and the guidance within PPG13.

WARD: Chapel Allerton

Application Number	09/01231/FU		
Applicant:	Mrs Carole Bland		
Proposal	Change of use of vacant retail unit to restaurant/cafe (A3 use) / hot food takeaway (A5 use)		
Site	14 Stainbeck Lane Meanwood Leeds LS7 3QY		
Decision:	Approved	Decision Date	26 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.

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- 2) The opening hours of the premises shall be restricted to 0800 hours to 2330 hours Monday to Saturday, and 0900 hours to 2300 hours on Sundays and Bank Holidays.

In the interests of amenity of nearby residents.

- 3) The hours of delivery to and from the premises shall be restricted to 0900 hours to 1700 hours Monday to Saturday with no deliveries on Sundays and Bank Holidays.

In the interests of amenity.

- 4) The unit shall not be occupied until a sound insulation scheme has been submitted to and approved in writing by the Local Planning Authority. The sound insulation scheme shall be designed to protect the amenity of occupants of adjoining and nearby premises from noise emitted from the application premises, and shall be constructed in such a manner and of such materials that noise from any activity within the application premises is inaudible in adjoining and nearby premises, and prior to occupation of the unit.

In the interests of the living conditions of adjacent occupants.

- 5) A noise report shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of the use. The noise report should demonstrate that the rating level (as described in BS4142:1997 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial Areas) of the combined noise LAeq from all mechanical services plant on the development shall not exceed a level at the nearest noise sensitive premises higher than 5dB below the lowest prevailing background noise level (LA90) in the absence of noise from the proposed plant, during the proposed hours of plant operation.

In the interests of the living conditions of adjacent occupants.

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

In the interests of amenity and visual amenity.

- 8) There shall be no playing of music or amplified sound in connection with the A3/A5 use in any external area.

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In the interests of the amenity of residential occupiers of the flats in the upper floors and surrounding commercial property.

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

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

- 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, S2, S4, SF1A, SF7, SF15, T2 and 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: Chapel Allerton

Application Number	09/01249/FU		
Applicant:	D Lennon		
Proposal	Change of use of dwelling to private hire booking office		
Site	West Lodge Potternewton Park Harehills Lane Harehills		
Decision:	Withdrawn	Decision Date	25 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

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WARD: Chapel Allerton

Application Number	09/01773/FU		
Applicant:	Shepherd Homes Ltd - M Monaghan		
Proposal	27 two bedroom flats in 4 three storey blocks, with car parking.		
Site	Land At Junction Of Potternewton Mount And Potternewton Lane Leeds LS7 2DR		
Decision:	Approved	Decision Date	26 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) No building works shall take place until details and samples of all surfacing materials to the parking and all hardstanding areas have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The surfacing works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

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

In the interests of amenity and visual amenity.

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5) 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.

6) 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.

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

To ensure the maintenance of a healthy landscape scheme.

- 8) 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.

- 9) 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.

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

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

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- 11) No development shall commence until a method statement for preserving the retained trees and root systems 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 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 canopy spread of the tree;
 - iii. construction details for hard surfaces, wall foundations and other 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 landscaping operations (removal of existing hard surfaces, importation of top soil, 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 interests of local amenity by requiring best working practice to preserve the retained trees.

- 12) 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.

- 13) 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.

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

To ensure that mud is not deposited on the road.

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- 15) 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.

- 16) 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.

- 17) Before development commences details of works for dealing with surface water discharges from the proposed development shall be submitted to and approved in writing by the Local Planning Authority.

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

- 18) No piped discharges of surface water from the application site shall take place until the surface water drainage works approved under Condition No. 17 have been completed.

To ensure that the site is properly drained.

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- 19) 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.

- 20) 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.

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

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

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

Policies GP5, H4, H11, H12, H13, N2, N4, N12, N13, N24, BD2, BD5, LD1, T2, T5 and 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: Chapel Allerton

Application Number	09/01913/FU		
Applicant:	F M Enterprises Ltd		
Proposal	Single storey rear extension and relocation of air condenser units to restaurant		
Site	10 - 12 Stainbeck Lane Meanwood Leeds LS7 3QY		
Decision:	Approved	Decision Date	26 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) Within 3 months of its being installed, the extraction duct hereby approved (marked number 9 on approved drawing FM E/SLL/KE2/13/P) shall be painted black.

To prevent glare from the metal extraction duct, in the interests of the amenity of neighbouring residents.

- 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).

UDP Policies: GP5, S2, SF7, N19, 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.

DECISIONS FOR WEEK 22ND – 28TH JUNE 2009

WARD: Chapel Allerton

Application Number	09/02069/FU		
Applicant:	Mrs S Kaur		
Proposal	Conservatory to rear		
Site	533 Scott Hall Road Leeds LS7 2EF		
Decision:	Approved	Decision Date	24 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 vegetation along the side boundary with 531 Scott Hall Road 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.

- 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 22ND – 28TH JUNE 2009

WARD: Chapel Allerton

Application Number	09/02071/FU		
Applicant:	Mr Imran Mahmood		
Proposal	Single storey rear extension		
Site	43 Savile Road Chapeltown Leeds LS7 3ER		
Decision:	Approved	Decision Date	25 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 22ND – 28TH JUNE 2009

WARD: City & Hunslet

Application Number	08/04754/FU		
Applicant:	Igloo Regeneration Partnership		
Proposal	Change of use of training centre to uses within use classes A2/A3/A4/D1, with the option of B1 business uses on upper floors		
Site	Flax Warehouse (Formerly Marshall House) Holbeck Leeds		
Decision:	Approved	Decision Date	24 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 provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) planning permission shall be obtained before any change of use, of the premises referred to in this permission, to any use within Use Class A1 as detailed in the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking or re-enacting that Order with or without modification).

In order that the Local Planning Authority can retain control over uses which it considers could be harmful to the character of the area and the viability of the City Centre in general.

- 3) No development shall take place until full details of the vehicle access arrangements to the site, including the re-instatement of the footpath to any redundant access off the adopted highway, have been submitted to and approved in writing by the Local Planning Authority. The arrangements shall be implemented as agreed prior to the first occupation of the development.

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

- 4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include (a) proposed finished levels and/or contours, (b) vehicle and pedestrian access and circulation areas, (c) hard surfacing areas, (d) minor artefacts and structures (eg, furniture, signs, lighting etc.). Soft landscape works shall include (e) planting plans, (f) written specifications (including cultivation and other operations associated with plant and grass establishment), (g) schedules of plants noting species, planting sizes and proposed numbers/densities, (h) maintenance programme. The agreed works shall be implemented prior to first occupation of the development or in accordance with a timetable agreed in writing by the Local Planning Authority.

DECISIONS FOR WEEK 22ND – 28TH JUNE 2009

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

- 5) 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.

- 6) No development shall take place until details of the installation and/or erection of any extract ventilation system, flue pipes, or other excrescences proposed to be located on the roof or sides of the building, including details of their siting, design and external appearance 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.

- 7) The opening hours of the development shall be restricted to 0800 hours to 2300 hours daily unless otherwise agreed in writing by the Local Planning Authority.

In the interests of amenity of nearby residents.

- 8) Prior to commencement of development full details of the proposed methods of disposal of both surface water and foul water waste from the site shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented as agreed prior to first occupation of the development.

In order to ensure adequate methods of disposal of surface water and foul waste in the interests of general amenity.

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

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

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- 10) The development shall not commence until the Local Planning Authority has approved in writing the details of arrangements for the provision of public transport improvements as required by Unitary Development Plan (Review) Policies T2, T2D and guidance contained in the Supplementary Planning Document 'Public Transport Improvements and Developer Contributions' (August 2008). The improvements shall be secured and delivered in accordance with the approved arrangements.

To ensure that new transport infrastructure is provided to meet the needs of the development and to ensure that the development does not create new transport and/or highway problems or exacerbate existing ones in accordance with transport policy as set out in the Leeds Unitary Development Plan Review.

- 11) No development shall be commenced until a sustainability report has been submitted to and approved in writing by the Local Planning Authority. This report shall include recommendations which demonstrate how the requirements of chapter 7 (pages 29 to 31) of the Revised Planning Framework for Holbeck Urban Village (adopted as Supplementary Planning Guidance in February 2006) will be met. The recommendations of the statement, as approved, shall subsequently be carried out in accordance with approved timescales which shall have been specified in the report.

To ensure compliance with the City Council's Sustainable Development Strategy and the requirements of the Revised Planning Framework for Holbeck Urban Village.

- 12) Before development commences full details of the sound insulation measures to protect the amenities of separate occupiers within the building and the amenities of adjoining premises shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be implemented as agreed prior to the first occupation of the building.

In the interest of general amenity.

- 13) Before development commences full details of the provisions for motorcycle and bicycle parking for staff and visitors, including provision of shower facilities and facilities for the storage of luggage and accessories in relation to long-stay spaces, shall be submitted to and agreed in writing by the Local Planning Authority. The parking facilities as agreed shall be available for use prior to first occupation of the development.

To comply with the Council's adopted cycle and motorcycle parking guidelines.

- 14) The finished ground level to the development shall be set no lower than 27.87m AOD.

To reduce the risk of flooding to the development

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- 15) Before development commences full details of the proposed flood mitigation measures referred to in section 3 of the Flood Risk Assessment produced by Martin Stockley Associates and details of an emergency evacuation plan shall be submitted to and agreed in writing by the Local Planning Authority. The measures shall be implemented as agreed prior to first occupation of the development.

In the interest of flood control and to minimise damage in the event of a flood.

- 16) Prior to commencement of the uses hereby approved, the provisions for the implementation, monitoring and evaluation of the agreed Travel Plan ref 214-05 and revision PO4 shall be submitted to and approved in writing by the Local Planning Authority. The travel plan measures shall be implemented and monitored in line with the recommendations set out in the Travel Plan thereafter.

To encourage more sustainable modes of transport and comply with the requirements of policy T2C in the Councils adopted Unitary Development Plan (review) 2006.

- 17) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, 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, GP11, BD4, BD5, T2, T5, T6, T24, A4, SA9, SP8, CC9, CC27, N15, N17, N19

City Centre Urban Design Strategy (September 2000)

Holbeck Urban Village Planning Framework (February 2006)

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

DECISIONS FOR WEEK 22ND – 28TH JUNE 2009

WARD: City & Hunslet

Application Number	08/05146/CA		
Applicant:	Yorkshire Forward		
Proposal	Conservation Area Application for the demolition of existing buildings		
Site	Tower Works 2 - 10 Globe Road Holbeck Leeds		
Decision:	Approved	Decision Date	24 June 2009
Type	Conservation Area Application	Decision Type	Committee

- 1) The demolition 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) Unless otherwise agreed in writing, the demolition hereby permitted shall not be undertaken before a contract for an approved scheme of redevelopment of the site (or part thereof) has been let and submitted to the Local Planning Authority.

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

- 3) No demolition shall take place within the Tower Works site until the applicant or their agents or successors in title, has secured the implementation of a programme of archaeological and architectural recording, including recording and analysis of the basement area and service ducting associated with the Little Tower. This recording must be carried out by an appropriately qualified and experienced archaeological/building recording consultant or organisation, in accordance with a written scheme of investigation which has been submitted to and agreed in writing by the Local Planning Authority.

To ensure that there is adequate provision to carry out archaeological work

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

N18A (UDP)
N18B (UDP)

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

WARD: City & Hunslet

Application Number	09/00977/LI		
Applicant:	Ethel Austin Investment Properties Ltd		
Proposal	Listed Building Application to remove entrance steps and replace with a level threshold, new entrance lobby with new stairs, disabled lift, installation of new kitchen, toilets and extract and air handling plant		
Site	35 Park Row Leeds LS1 5JL		
Decision:	Approved	Decision Date	26 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 works commencing on site details, to include cross-sections, elevations and materials to be used in the carrying out of the following shall be submitted to and approved in writing by the Local Planning Authority.

- a) Edging treatment to the remaining ground floor;
- b) Balustrading to the perimeter of ground floor area removed;
- c) New fan-light and door surround to the main entrance;
- d) Glazing to new entrance door;
- e) Any works of reparation to the stone door-case on removal of the existing entrance steps; and
- f) Any columns used to support the ground floor area.

The works shall be carried out in accordance with the approved details and using the approved materials and retained as such thereafter.

In the interests of visual amenity and the preservation of the special character of the listed building.

- 3) Notwithstanding plans hereby approved full details of treatment to both the lower ground and ground floor ceilings, including the retention/repair of the section of surviving original faience tiles and fibrous plaster ceiling are submitted to and approved in writing by the Local Planning Authority.

The works shall be carried out in accordance with the approved details and using the approved materials and retained as such thereafter.

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In the interests of visual amenity and the preservation of the special character of the listed building.

- 4) 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 special character of the listed building.

- 5) In granting Listed Building Consent the City Council has taken into account all material matters relating to the building's special architectural or historic interest, including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - 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 N17
UDP Policy A4

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	09/01283/FU		
Applicant:	Wing Lee Hong Co Ltd		
Proposal	Detached 4 storey cash and carry warehouse unit, with stockroom, office and lower level car parking, with 2 bedroom flat		
Site	Former White Stag Whitelock Street Sheepscar Leeds		
Decision:	Approved	Decision Date	22 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.

DECISIONS FOR WEEK 22ND – 28TH JUNE 2009

- 2) The use hereby permitted shall be carried out only by Wing Lee Hong Co. Ltd.

As the proposal has been considered in light of the applicant's specific circumstances and any alternative operator could raise issues that are not addressed by this permission and would require further consideration.

- 3) The use shall be limited to trade customers only and there shall be no retailing from the premises to members of the public.

The Local Planning Authority considers that the location of the premises is inappropriate for general retailing.

- 4) Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) planning permission shall be obtained before any further use, of the premises referred to in this permission, within Use Class B1 as detailed in the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking or re-enacting that Order with or without modification).

In order that the Local Planning Authority can retain control over uses which it considers could require an increased parking provision.

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

In the interests of visual amenity.

- 6) No development shall take place until 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) 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

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occupation of any part of the development. The soft landscape works shall be completed by no later than the end of the planting season following the substantial completion of the development. The landscape works shall be implemented to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice.

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

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

To ensure the maintenance of a healthy landscape scheme.

- 9) 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.

- 10) 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.

- 11) Prior to first occupation of the approved development, all redundant crossing points shall be reinstated as footway.

In the interest of highway safety.

- 12) The approved development shall not be occupied unless a scheme to control noise emitted from the refrigeration equipment 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 refrigeration equipment and shall be retained at all times that the refrigeration equipment is used thereafter.

In the interests of amenity.

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

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

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

To ensure that the site is properly drained.

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

To ensure that the 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.

- 16) 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.

- 17) 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.

- 18) No works shall begin at the site until full details of the methods to be employed to prevent mud, grit and dirt being carried onto the public highway from the development hereby approved, have been submitted for the approval in writing of

DECISIONS FOR WEEK 22ND – 28TH JUNE 2009

the Local Planning Authority. The methods thereby approved shall be implemented at the commencement of work on site, and shall thereafter be retained and employed until completion of works on site.

To ensure that mud is not deposited on the road.

- 19) 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.

- 20) No building operations shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority-

- (i) 1 to 20 scale drawings of the detail of typical material joints, roof line and eaves/parapet treatments, ground floor treatments, including grilles to the refrigeration units, car parking grilles and entrance points and
- (ii) 1 to 20 scale section drawings of each type of window bay proposed.

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

In the interests of visual amenity.

- 21) 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.

- 22) Prior to the commencement of development the details of all levels around the building and overall height of the building (AOD) shall be submitted to and agreed in writing by the Local Planning Authority with the agreed levels implemented and maintained thereafter.

In the interests of visual amenity.

- 23) 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

DECISIONS FOR WEEK 22ND – 28TH JUNE 2009

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, GP11, GP12, BD2, BD4, BD5, T2, T5, T6, T25, A4, N12, N13, N25

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	09/01757/FU		
Applicant:	Kenmore Property Group - J Scott		
Proposal	Alterations involving infilling of opening to former external rear corridor, roller shutter, double door and installation of 1 rear fire door to retail unit		
Site	80 - 84 Albion Street Leeds LS1 6AD		
Decision:	Approved	Decision Date	23 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).

BD6
GP5
CC5

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	09/01813/LA		
Applicant:	Leeds City Council		
Proposal	Alterations involving cladding to each dwelling		
Site	13, 15 And 17 Sefton Street Beeston Leeds LS11 6NA		
Decision:	Withdrawn	Decision Date	22 June 2009
Type	Local Authority Application Reg 4(1)	Decision Type	Delegated Decision

WARD: City & Hunslet

Application Number	09/01851/ADV		
Applicant:	Clear Channel Outdoor		
Proposal	2 internally illuminated bus shelter signs		
Site	Outside 113 The Headrow Leeds LS1 5JW		
Decision:	Approved	Decision Date	23 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)
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	09/01878/FU		
Applicant:	Kenmore Property Group		
Proposal	Addition of 10 condenser units to roof of offices		
Site	Merton House 80 - 84 Albion Street Leeds LS1 6AD		
Decision:	Approved	Decision Date	26 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 plans hereby approved the screen to the plant equipment shall be finished in a colour to match the brickwork of the host building. The screen shall be erected prior to first use of the condenser units hereby approved and thereafter retained.

In the interests of visual amenity.

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

GP5, BD6, 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	09/01898/ADV		
Applicant:	Town And City Pub Co		
Proposal	3 internally illuminated projecting signs and 3 internally illuminated fascia signs to public house		
Site	24 Boar Lane Leeds LS1 5DA		
Decision:	Approved	Decision Date	23 June 2009
Type	Application to Display Adverts	Decision Type	Delegated Decision

- 1) For the avoidance of doubt, the illumination to the internally illuminated projecting and fascia signs shall be to the letters and logo only.

In the interested of visual amenity

- 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 BD8 (UDP)
 Policy BD9 (UDP)
 Policy GP5 (UDP)
 Policy N17 (UDP)

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

DECISIONS FOR WEEK 22ND – 28TH JUNE 2009

WARD: City & Hunslet

Application Number	09/01937/LI		
Applicant:	Town And City Pub Co		
Proposal	Listed Building Application for 3 internally illuminated projecting signs and 3 internally illuminated fascia signs to public house		
Site	24 Boar Lane Leeds LS1 5DA		
Decision:	Approved	Decision Date	23 June 2009
Type	Listed Building Application	Decision Type	Delegated Decision

- 1) For the avoidance of doubt, the illumination to the internally illuminated projecting and fascia signs shall be to the letters and logo only.

In the interested of visual amenity

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

Policy 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.

DECISIONS FOR WEEK 22ND – 28TH JUNE 2009

WARD: City & Hunslet

Application Number	09/02040/ADV		
Applicant:	City Inn Ltd - Mr D Orr		
Proposal	4 internally illuminated individual letter signs to hotel		
Site	Leeds City Inn 2 Wharf Approach Leeds LS1 4GS		
Decision:	Approved	Decision Date	22 June 2009
Type	Application to Display Adverts	Decision Type	Delegated Decision

- 1) In the event of the removal of all or part of the sign(s) hereby granted express consent, that/those part(s) of the building to which they are fixed shall be immediately made good in material(s) to match exactly those existing in colour, texture, profile, dimension, scale, bonding and/or coursing, and colour and type of mortar joint.

To ensure any necessary repairs to the building are undertaken.

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

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

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

DECISIONS FOR WEEK 22ND – 28TH JUNE 2009

WARD: City & Hunslet / Middleton Park

Application Number	09/01983/FU		
Applicant:	Miss D Easton		
Proposal	Addition of mural to bridge link		
Site	John Charles Approach Beeston Leeds		
Decision:	Approved	Decision Date	22 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).

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 22ND – 28TH JUNE 2009

WARD: Farnley & Wortley

Application Number	09/01489/FU		
Applicant:	Mr And Mrs Benson		
Proposal	Erection of replacement 5 bedroom detached house		
Site	Willow House Wood Lane New Farnley Leeds		
Decision:	Approved	Decision Date	22 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) 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, roof extensions, or outbuildings are erected.

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

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

In order to ensure that the site can be properly drained without flooding.

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

In order to ensure that the site can be properly drained.

- 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

DECISIONS FOR WEEK 22ND – 28TH 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).

GP5, BD5, GB9, N37a

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	09/01388/FU		
Applicant:	E Richert		
Proposal	Porch to front (single storey rear extension is Permitted Development)		
Site	99 Foundry Approach Harehills Leeds LS9 6BT		
Decision:	Withdrawn	Decision Date	24 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

WARD: Gipton & Harehills

Application Number	09/02048/FU		
Applicant:	Mrs Bibi And Mra Afzal		
Proposal	Single storey rear extension and access ramp to side		
Site	139 Hetton Road Roundhay Leeds LS8 3AF		
Decision:	Approved	Decision Date	24 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 side elevation(s) of the proposed 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

DECISIONS FOR WEEK 22ND – 28TH JUNE 2009

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 22ND – 28TH JUNE 2009

WARD: Guiseley & Rawdon

Application Number	09/01865/FU		
Applicant:	Mrs L Rourke		
Proposal	Two storey side extension and single storey rear extension		
Site	42 Moorland Crescent Menston Leeds LS29 6AF		
Decision:	Withdrawn	Decision Date	26 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

WARD: Guiseley & Rawdon

Application Number	09/01880/FU		
Applicant:	Guiseley A F C Ltd - Mr Rogerson		
Proposal	Replacement football stand and new perimeter fence to north and east boundaries to football ground		
Site	Guiseley A F C Nethermoor Park Otley Road Guiseley		
Decision:	Approved	Decision Date	26 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 roofing materials have been submitted to and approved in writing by the Local Planning Authority. The roofs 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 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.

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- 4) a) All existing trees, shrubs, hedges and other natural features located behind the proposed replacement football stand 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), as they are to be retained.
- 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.

- 5) Prior to the commencement of development details of works for dealing with surface water discharges from the proposed development (i.e. plans and summary of calculations) and proposal for any off-site watercourse works shall be submitted to and approved in writing by the Local Planning Authority.

In compliance with PPS 25 and to ensure that the site can be properly drained without flooding.

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

To ensure that the site is properly drained.

- 7) A feasibility study into the use of infiltration drainage methods shall be submitted in writing to the Local Planning Authority for written approval. The analysis shall contain the results of soakaway tests and an appraisal of the various infiltration drainage methods of surface water disposal proposed for the site. Where infiltration drainage is proven not to be practicable due to ground conditions then other approved means of flow attenuation must be utilised.

To ensure compliance with the councils sustainable drainage policy and PPS 25.

- 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

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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).

GP5

BD5

N13

N6

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

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WARD: Harewood

Application Number	09/00705/FU		
Applicant:	Individual Restaurant Group		
Proposal	Re-installation of customer shelter to rear garden area of restaurant		
Site	La Locanda Wetherby Road Collingham Wetherby		
Decision:	Approved	Decision Date	22 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 roofing materials have been submitted to and approved in writing by the Local Planning Authority. The roofs shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 3) The use of the outdoor shelter shall be restricted to the hours of 1100 hours to 2300 hours Monday to Saturday and 1200 hours to 2230 hours on Sundays.

In the interests of residential amenity.

- 4) The outdoor area shall only be used as an ancillary drinking area only and shall not be used for the service or consumption of hot or cold food.

In the interests of highway safety.

- 5) The structure serving the outdoor area shall remain open and shall not be enclosed at any time.

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

- 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), the Leeds Unitary Development Plan 2001 (UDP) and the Leeds Unitary Development Plan Review First Deposit Draft 2003 (UDPR).

UDPR Policies GP5, T2, T24, BD6, N13 and BD5.

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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	09/01684/FU		
Applicant:	Park Lane Homes		
Proposal	Removal of condition 13 of application number 08/06146/FU. (area of garden to be restricted as woodland garden and retained in Green Belt)		
Site	Kingsway St Johns Avenue Thorner Leeds		
Decision:	Approved	Decision Date	26 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) No building works shall take place until details and samples of all surfacing materials to the driveways 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 demolition of the house shall commence until a detailed bat survey has been submitted to and agreed in writing by the Local Planning Authority. Any bat mitigation measures that are required as part of the submitted report shall be fully implemented prior to occupation of the replacement dwelling hereby permitted.

In the interests of nature conservation.

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- 5) 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.

- 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) 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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- 8) 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.

- 9) No demolition shall commence until full details of the demolition and construction methodology have been submitted to and agreed in writing by the Local Planning Authority. Such details shall include measures to prevent mud and dirt from being carried onto the public highway, as well as the location of all contractors' vehicles, machinery and materials. The demolition and construction shall thereafter be carried out in accordance with the approved details.

In the interests of highway safety.

- 10) Before development commences details of works for dealing with surface water discharges from the proposed development and proposals for any off-site watercourse works shall be submitted to and agreed in writing by the Local Planning Authority.

In compliance with PPS25 and to ensure that the site can be properly drained without flooding.

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

To ensure that the site is properly drained.

- 12) No development shall take place until details of the position, design, materials and type of all walls and/or fences or permanent boundary treatment, whether or not

DECISIONS FOR WEEK 22ND – 28TH JUNE 2009

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.

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

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

- 14) 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, H4, N12, N13, N24, N25, N33, BD5, LD1, T2, and 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: Harewood

Application Number	09/01709/FU		
Applicant:	M Palmer-Jones		
Proposal	Single storey extension to front of attached garage, with new pitched roof forming first floor over, single storey extension to other side, and porch to rear		
Site	Cherry Trees Woodacre Crescent Bardsey Leeds		
Decision:	Approved	Decision Date	22 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 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.

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WARD: Harewood

Application Number	09/01895/FU		
Applicant:	Mr And Mrs Askew		
Proposal	Two storey side extension and new pitched roof over existing flat roof extension		
Site	Hillside Harewood Road East Keswick Leeds		
Decision:	Approved	Decision Date	24 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 rooflight facing toward Little Orchard shall be glazed with obscure glass and maintained thereafter as such.

In the interests of 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 or rooflights are inserted in the side elevation facing toward Little Orchard of the proposed extension.

As the insertion of windows or rooflights 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)

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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	09/01873/FU		
Applicant:	G Mortimer		
Proposal	Attached double garage and porch to front (Repositioning of vehicular access, 0.9m high wall and additional hard standing to front is Permitted Development)		
Site	The Corner Mill Lane Bardsey Leeds		
Decision:	Approved	Decision Date	23 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 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) 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 further outbuildings or extensions are erected within the curtilage of "The Corner".

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

- 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

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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: Harewood

Application Number	09/01882/FU		
Applicant:	M Vann		
Proposal	Two storey side extension with juliet balcony to rear		
Site	144 Leeds Road Barwick-In-Elmet Leeds LS15 4HS		
Decision:	Withdrawn	Decision Date	26 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

WARD: Harewood

Application Number	09/01918/FU		
Applicant:	G Johnson		
Proposal	Enlarged single storey side and rear extension with new roof over including dormer window to rear forming rooms in roof space		
Site	Little Court Crabtree Green Collingham Wetherby		
Decision:	Approved	Decision Date	23 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.

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- 3) The garage 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 22ND – 28TH JUNE 2009

WARD: Headingley

Application Number	09/01541/FU		
Applicant:	Chris Jackson		
Proposal	Single storey rear extension		
Site	34 Norwood Road Headingley Leeds LS6 1DZ		
Decision:	Approved	Decision Date	23 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 side elevations of the proposed 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 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 22ND – 28TH JUNE 2009

WARD: Headingley

Application Number	09/01677/FU		
Applicant:	Mr William Kenemy		
Proposal	Single storey rear extension		
Site	1 Greysheels Close Headingley Leeds LS6 3HR		
Decision:	Approved	Decision Date	26 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 southern side elevations of the proposed extension.

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

- 4) Protection of existing trees and other vegetation

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

DECISIONS FOR WEEK 22ND – 28TH JUNE 2009

has been occupied, unless otherwise agreed in writing by the Local Planning Authority.

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

- 5) The existing boundary treatment to the northern elevation shall be maintained to a minimum height of 1.8m. The boundary treatment shall thereafter be retained and shall not be altered or removed without the prior written consent of the Local Planning Authority.

In the interests of amenity and visual amenity.

- 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.

DECISIONS FOR WEEK 22ND – 28TH JUNE 2009

WARD: Horsforth

Application Number	09/01020/FU		
Applicant:	Mr Arndt And Miss Whitaker		
Proposal	Single storey extension to side of garage, Orangery link extension to rear and new glazed roof light to existing flat roof extension to side.		
Site	Gleaston High Close Rawdon Leeds		
Decision:	Approved	Decision Date	25 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 external roofing materials of the proposed side extension and new roof to the existing garage shall match those existing.

In the interests of visual amenity.

- 4) The development shall be carried out in accordance with the submitted tree protection procedures including root protection, spread branch protection and a protective barrier to the retained trees as detailed within the trees information submitted on 24/04/09.

- 5) 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 22ND – 28TH 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.

- 6) 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.

- 7) 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-east (rear) elevation of the proposed single storey side extensions to the existing garage.

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

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

Policy BD6 (UDP)

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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	09/01819/FU		
Applicant:	Mr And Mrs P Farrell		
Proposal	Single storey side extension, pitched roof to replace existing flat roof and porch to front		
Site	36 Oliver Hill Horsforth Leeds LS18 4JF		
Decision:	Approved	Decision Date	22 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 south or south-west (facing 34 Oliver Hill) side elevations of the proposed side 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).

Policy BD6 (UDP)
Policy GP5 (UDP)

DECISIONS FOR WEEK 22ND – 28TH 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.

DECISIONS FOR WEEK 22ND – 28TH JUNE 2009

WARD: Hyde Park & Woodhouse

Application Number	09/01204/FU		
Applicant:	Mr Shafik Rahman		
Proposal	Change of use and alterations of vacant basements to form three A3 (cafe) units		
Site	Development By Leeds Properties 28 - 30 Blenheim Terrace Woodhouse Leeds		
Decision:	Approved	Decision Date	24 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 external works, including repair works, shall be carried out in accordance with the schedule of works detailed in the A W Eyles letter dated 17/6/09.

In the interests of visual amenity and the character of the Conservation Area.

- 3) Before commencement of development details and samples of all external finishing materials and the proposed repair work shall be submitted to and agreed 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 repair works shall be implemented as thereby agreed.

In the interest of visual amenity and the character of the conservation area.

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

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

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- 5) 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.

- 6) 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.

- 7) Before the commencement of development full details of the proposed sound insulation measures, as recommended in the submitted noise statement by AEC dated 21/4/2006 and ref: P1125/L05/AGB, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be implemented as thereby agreed.

In the interest of residential amenity

- 8) Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) planning permission shall be obtained before any change of use of the class A3 premises referred to in this permission, to any use within use class A1 as detailed in the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking or re-enacting that Order with or without modification).

In order that the Local Planning Authority can retain control over uses which it considers could be harmful to the Council's shopping policies

DECISIONS FOR WEEK 22ND – 28TH JUNE 2009

- 9) No operations shall take place before 0800 hours on weekdays and 0800 hours on Saturdays nor after 2000 hours on weekdays and 2000 hours on Saturdays unless otherwise agreed in writing by the Local Planning Authority.

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

- 10) The hours of delivery to and from the premises, together with loading and unloading within the premises shall be restricted to 0700 hours to 1800 hours Monday to Saturday with no such operations taking place on Sundays and Bank Holidays.

In the interests of amenity.

- 11) 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.

- 12) 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.

- 13) Prior to the commencement of development, full details of the locations of parking and methods of securing cycles and motorcycles shall be submitted to and agreed in writing by the Local Planning Authority with the agreed details implemented prior to first occupation and retained thereafter.

To ensure appropriate parking provision for each unit.

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

BD6, GP5, N19, CC30, S1, S4, S8, S9, SF1B

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 22ND – 28TH JUNE 2009

WARD: Kippax & Methley

Application Number	09/01518/FU		
Applicant:	Miss E Murphy		
Proposal	Two storey side extension and single storey rear extension		
Site	8 Ledston Luck Villas Ledston Luck Leeds LS25 7BU		
Decision:	Approved	Decision Date	22 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 single storey rear extension shall match those of the host property.

In the interests of visual amenity.

- 3) Construction of the two storey side extension shall not be commenced until sample panels of the brickwork and roofing materials to be used have been approved in writing by the Local Planning Authority. The panels shall be erected on site to establish the details of the type, bonding and coursing of brick and tiles and the colour and type of jointing material. The extension 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 new construction materials harmonise with those of the host property.

- 4) Prior to the commencement of building works relating to the development the existing detached garage shall be demolished.

In the interests of protecting the openness of the greenbelt.

- 5) 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 outbuildings or extensions are erected within the curtilage of 8 Ledston Luck Villas.

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

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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 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 22ND – 28TH JUNE 2009

WARD: Kirkstall

Application Number	09/01806/FU		
Applicant:	Mr A Mapp		
Proposal	Single storey extension to school		
Site	Kirkstall Valley Primary School Argie Road Burley Leeds		
Decision:	Approved	Decision Date	22 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 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.

- 4) 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

DECISIONS FOR WEEK 22ND – 28TH JUNE 2009

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.

- 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).

Leeds Unitary Development Plan Review 2006 (UDPR). GP5 and BD6.

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

DECISIONS FOR WEEK 22ND – 28TH JUNE 2009

WARD: Middleton Park / City & Hunslet

Application Number	09/01983/FU		
Applicant:	Miss D Easton		
Proposal	Addition of mural to bridge link		
Site	John Charles Approach Beeston Leeds		
Decision:	Approved	Decision Date	22 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).

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 22ND – 28TH JUNE 2009

WARD: Moortown

Application Number	09/01533/FU		
Applicant:	USF Nominees Ltd		
Proposal	Erection of 2.26m high fencing and new gates to retail park		
Site	Rear Of Unit 7 Northside Retail Park Stonegate Road Meanwood		
Decision:	Approved	Decision Date	22 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), the Leeds Unitary Development Plan 2001 (UDP) and the Leeds Unitary Development Plan Review First Deposit Draft 2003 (UDPR).

UDP 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 22ND – 28TH JUNE 2009

WARD: Moortown

Application Number	09/01710/FU		
Applicant:	Mr Mark Garry		
Proposal	Single storey rear extension		
Site	58 Kedleston Road Lidgett Park Leeds LS8 2AG		
Decision:	Approved	Decision Date	23 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 22ND – 28TH JUNE 2009

WARD: Moortown

Application Number	09/02082/ADV		
Applicant:	Barclays Bank PLC		
Proposal	1 internally illuminated fascia sign and 1 internally illuminated projecting sign to bank		
Site	390-392 Harrogate Road Moortown Leeds LS17 6PY		
Decision:	Approved	Decision Date	26 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) No part of the signs other than the lettering and logo shall be illuminated.

In the interests of visual amenity.

- 3) In granting consent for the advertisements 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 advertisements would not give rise to any unacceptable consequences for amenity or public safety.

DECISIONS FOR WEEK 22ND – 28TH JUNE 2009

WARD: Morley North

Application Number	09/01855/FU		
Applicant:	G Smith		
Proposal	Retention of existing building and use as a temporary office		
Site	Deanwood Crest Nepshaw Lane North Morley Leeds		
Decision:	Approved	Decision Date	24 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The use hereby permitted shall be discontinued and the building restored to its former/authorised use on or before 01/08/2011.

- 2) Notwithstanding the details shown on the approved plans, before 1st August 2009, visibility splays of 2.4m x 120m to the north and 2.4m x 90m to the south shall have been provided either side of the access as shown in a scheme to be submitted to and approved in writing by the Local Planning Authority. Such visibility splays shall be cleared of all obstructions to visibility greater than 1m in height above the level of the adjacent carriageway and the works carried out as per the approval of the Local Planning Authority. The visibility splays shall thereafter be retained.

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

- 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)

- Policy GP5 Requirement of Development Proposals
- Policy E4 Employment Allocations
- Policy T2 Transport Provision for Development
- Policy T24 Parking Provision and New Development

Planning Policy Statement 6 - Planning for Town Centres (2006)

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

DECISIONS FOR WEEK 22ND – 28TH JUNE 2009

WARD: Morley North

Application Number	09/01856/FU		
Applicant:	G Smith		
Proposal	5 bedroom detached dwelling with detached double garage		
Site	Land Adjacent To Deanwood Crest Nepshaw Lane North Morley Leeds		
Decision:	Approved	Decision Date	24 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

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

In the interests of visual amenity.

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

In the interests of amenity and visual amenity.

- 4) 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 outbuildings or roof extensions are erected.

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

- 5) 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

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any windows are inserted in the south western elevation of the house facing Dean Lodge.

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

- 6) The proposed windows facing Dean Lodge shall have obscure glazing and shall remain as such thereafter.

In the interests of residential amenity

- 7) 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.

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

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

To ensure the maintenance of a healthy landscape scheme.

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- 10) 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.

- 11) 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.

- 12) 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.

- 13) Notwithstanding the details shown on the approved plans, no development other than the works required by this condition

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shall take place, until visibility splays of 2.4m x 120m to the north and 2.4m x 90m to the south have been provided either side of the access as shown in a scheme to be submitted to and approved in writing by the Local Planning Authority. Such visibility splays shall be cleared of all obstructions to visibility greater than 1 m in height above the level of the adjacent carriageway and the works carried out as per the approval of the Local Planning Authority. The visibility splays shall thereafter be retained.

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

- 14) Before development commences details of works for dealing with surface water discharges from the proposed development (i.e. plans and summary of calculations) and proposal for any off site watercourse works shall be submitted and approved by the Council.

In compliance with PPS25 and to ensure that the site can be properly drained without flooding.

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

To ensure that the site can be properly drained

- 16) A feasibility study into the use of infiltration drainage methods shall be submitted to and approved by the Council. The analysis shall contain the results of soakaway tests and an appraisal of the various infiltration drainage methods of surface water disposal proposed for the site. (Soakaway design must be consistent with general development control standards for flood risk which requires that there should be no flooding of any site for the 1 in 30 year storm event regardless of the method proposed for the drainage of the site. The BRE 365 design standard for 1 in 10 years is therefore not acceptable). Where infiltration drainage is proven not to be practicable due to ground conditions then the other approved means of flow attenuation must be utilised.

To ensure compliance with the Council's sustainable drainage policy and PPS25

- 17) Porous surfacing should be used where practicable for all hard standing areas (drives, car parks etc.) to enable infiltration. (Petrol interceptors would not be required if porous surfacing is used for the drainage of hard standing areas)

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

- 18) Individual property roof drainage should be passed through a 'Rain Diverter' water storage butt.

Reason: To protect water resources and attenuate flows to the watercourse

- 19) The use of infiltration methods (e.g. Soakaways) may be an alternative method of surface water disposal subject to suitable ground conditions (NB: The BRE Design

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Standard of 1 in 10 year is not acceptable). Soakaway design must be consistent with general development control standards for flood risk which requires that there should be no flooding of any site for the 1 in 30 year storm event regardless of the method proposed for the drainage of the site.

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

Policy E4,
GP5,
BD5,
H4,
N13,
T2,
LD1

SPG13 - Design Guide: PPS1, PPS3.

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	09/01975/OT		
Applicant:	Mr S Russell		
Proposal	Outline application to layout access and erect 3 dwellings		
Site	Land Off Harthill Close Gildersome Morley Leeds		
Decision:	Refused	Decision Date	26 June 2009
Type	Outline Planning Application	Decision Type	Delegated Decision

- 1) The proposed development does not provide for satisfactory arrangements for vehicular and pedestrian access and for car parking and refuse collection, due to the cramped access layout and the steepness of the proposed access drive from Harthill Close. In addition, the unsatisfactory arrangements for parking are likely to result in additional on-street car parking in Harthill Close by users of the development to the detriment of existing residents. Parking in Harthill Close would be further reduced by the opening up of a new access from the end of the existing cul-de-sac. The development is therefore harmful to highway safety and convenience and contrary to Policy GP5 of the Leeds Unitary Development Plan Review 2006 and to guidance in Leeds City Council's Street Design Guide.

- 2) The proposed development, due to its design and in particular the proximity of principal elevations to the of those houses due to overlooking and overshadowing, to the detriment of visual amenity and contrary to Policies BD5 and GP5 of the Unitary Development Plan Review 2006.

- 3) The proposed development does not provide satisfactory arrangements for private garden space free from overshadowing by trees, to the detriment of residential amenity and leading to future tree loss, to the detriment of visual amenity and contrary to Policies LD1 and GP5 of the Unitary Development Plan Review 2006.

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WARD: Morley South

Application Number	09/01335/FU		
Applicant:	Pan English Developments		
Proposal	Laying out of access and erection of 2 storey block of 22 two bedroom flats		
Site	Corporation Street Morley Leeds LS27		
Decision:	Approved	Decision Date	25 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. These details shall include the re-use of existing stone on the site and shall include provision for the cladding of the front elevation with natural stone and natural slate. All 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.

To ensure that the building would have a satisfactory appearance and would enhance the appearance of the adjacent conservation area.

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

In the interests of amenity and visual amenity.

- 4) Notwithstanding the details submitted, no works shall commence until a revised proposal for the arrangement of the courtyard area, including parking layout, communal and private amenity space, bin and cycle stores and access arrangements, shall be submitted to and approved in writing by the Local Planning Authority. Porous surfacing should be used where practicable for all hardstanding areas (drives, car parks etc) to enable infiltration. The approved revised layout shall be fully implemented in accordance with the approved plans.

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To ensure the most efficient and attractive layout of the courtyard area is achieved in the interests of the amenity of the residents and the appearance of the development and to ensure compliance with the Council's Sustainable Drainage policy.

- 5) 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) other vehicle and pedestrian access and circulation areas, (c) hard surfacing areas, (d) minor artefacts and structures (eg, furniture, play equipment, refuse or other storage units, signs, lighting etc.), (e) 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 (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) If, within a period of five years from the planting of any trees or plants, those trees or plants or any trees or plants planted in replacement for them is removed, uprooted, destroyed or dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective another tree or plant of the same species and size as that originally planted shall be planted at the same place in the first available planting season, unless the Local Planning Authority gives its written consent to a variation. If such replacements die within twelve months from planting these too shall be replaced, until such time as the Local Planning Authority agrees in writing that the survival rates are satisfactory.

To ensure the maintenance of a healthy landscape scheme.

- 8) Development shall not commence until a Phase II Site Investigation Report has been submitted to, and approved in writing by, the Local Planning Authority. Where remediation measures are shown to be necessary in the Phase I and 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

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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.

- 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) Prior to commencement of development full details of the proposed methods of disposal of both water and foul waste from the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

In order to ensure adequate methods of disposal of surface water, ground water and foul waste in the interests of general amenity.

- 12) No development shall commence until details of works for dealing with surface water discharges from the proposed development (i.e. plans and summary of calculations) and proposal for any off-site watercourse works have been submitted to and approved by the Council. These details shall include:

1) a feasibility study into the use of infiltration drainage methods. Soakaway design must be consistent with general development control standards for flood risk which requires that there should be no flooding of the site for the 1 in 30 yr storm event regardless of the method proposed for the drainage of the site. The BRE 365 Design standard for 1 in 10 yr is therefore not acceptable.

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2) Details of on-site storage for additional run-off from storm events up to the 1 in 100 yr + climate change and also to ensure that surface water will be subject to balancing of flows to 'Greenfield' rates of run off (i.e. 5 l/s/ha).

3) The results of soakaway tests and an appraisal of the various infiltration drainage methods of surface water disposal proposed for the site. Where infiltration drainage is proven not to be practicable due to ground conditions then other approved means of flow attenuation must be demonstrated.

The works shall be carried out in accordance with the approved details and no piped discharges of surface water from the application site shall take place until the surface water drainage works, including any off-site watercourse works, have been completed..

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

- 13) Prior to the commencement of development a biodiversity protection and enhancement plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be based on the recommendations in the Phase 1 Habitat and Protected Fauna Survey report dated 10 February 2009 and shall include in addition the provision of bird nest boxes and access for swifts to nesting sites designed into the new buildings and a timetable for implementation. The agreed scheme shall thereafter be implemented in accordance with the agreed timetable.

To maintain and enhance biodiversity.

- 14) Details of the measures for the storage of refuse and cycles, including locations and materials to be used in any structure to provide screening, shall be submitted to and agreed in writing prior to development on site. The provision shall be made prior to first occupation of any unit.

To ensure adequate provision and a satisfactory appearance of the development.

- 15) Notwithstanding the details shown on the approved plans, no development other than the works required by this condition shall take place, until visibility splays of 2.4 x 90m have been provided either side of the access shown on the approved plans. Such visibility splays shall be cleared of all obstructions to allow visibility greater than 1 m in height above the level of the adjacent carriageway. The visibility splays shall thereafter be retained.

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

- 16) Any gates shall be set back at least 5m from the back of the footway and hung to only open inwards into the site.

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

- 17) Parking spaces within the development shall remain unallocated and remain available for the use of any residents of the development at all times.

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To ensure adequate parking provision is retained at all times within the site.

- 18) 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).

H3	Phasing of housing sites
H4	Housing upon unallocated sites
H11-13	Affordable Housing
H21	Need for Greenspace
N2	Need for Greenspace
N4	Requirement for Greenspace
N12	New development design considerations
N13	Building design
N24	Assimilate development in adjoining Greenspace
N25	Boundary treatments of new developments
T2	Highways Safety
T24	Parking requirements
LD1	Landscaping
GP2	Development of vacant/underused sites
GP5	General development requirements
SPG	Neighbourhoods For Living - A Guide for Residential Design

RSS (RPG 12 2004) Policy H1 and P2 The sequential approach with priority to sustainable urban sites

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	09/01888/FU		
Applicant:	T Evans		
Proposal	Change of use from light industrial to general industrial, vehicle repair		
Site	9 Elmfield Road Ashley Industrial Estate Morley Leeds		
Decision:	Refused	Decision Date	25 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 lack of off-street parking provision. As such, the proposal would be likely to contribute to a significant increase in on-street parking along Elmfield Road, which would be detrimental to highway and pedestrian safety. Therefore, the proposed development is contrary to policies GP5, T2 and T24 of the Leeds Unitary Development Plan (Review).

WARD: Morley South

Application Number	09/02037/FU		
Applicant:	M Watson		
Proposal	Dormer window to front (Dormer window to rear is Permitted Development)		
Site	3 Paulena Terrace Morley Leeds LS27 0JE		
Decision:	Refused	Decision Date	26 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers that the principle of the proposed dormer is unacceptable in this location as the scale and mass of the proposed dormer represents a disproportionate addition to the existing dwelling as well as introducing an incongruous form of development that would harm the visual amenity created by the relative uniformity of the immediate streetscene and the clutter free roofs present on Paulena Terrace. As such it is considered that the proposal is out of character with the existing property and surrounding streetscene which Policies GP5 and BD6 of the Leeds Unitary Development Plan (Review) 2006 seek to protect against.

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WARD: Otley & Yeadon

Application Number	08/04281/FU		
Applicant:	M Davey		
Proposal	Use of land for composting and green waste processing in the open		
Site	Knotford Nook Farm Pool Road Otley LS21		
Decision:	Approved	Decision Date	22 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be carried out in accordance with the approved plans 664.150, 664.151, 664.152.C, 664.153, 664.154 and 664.156, flood risk assessment ref 08/006.01 dated 8 April 2008, email from Mr R Bumby date stamped 6 January 2009, letter from Walker Organics Management date stamped 6 January 2009, design and access statement dated March 2008 and in accordance with the following conditions which shall in all cases take precedence.

For the avoidance of doubt and to ensure that the development is carried out fully in accordance with the approved plans.

- 2) 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.

- 3) No development shall commence until the unauthorised access point shown on the approved plan has been permanently closed off. Any planting and fencing to be provided in the vicinity of the closed access point shall be detailed within the planting details required under condition 4 below. Once approved, the planting shall be completed within the first available planting season. For the avoidance of doubt, the planting season is defined as the period between 1 November and 31 March.

In the interests of highway safety.

- 4) 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. 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 scheme shall be submitted within 3 months of the development commencing and planting as approved shall be completed within the first available planting season after the issue of written approval of the scheme. For the avoidance of doubt, the planting season is defined as the period between 1 November and 31 March.

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

- 5) No trees or hedges as shown on approved plan ref 664.152.C within or along the boundaries of the application site shall be removed, uprooted or destroyed. Hedges and trees along the south-western boundary adjacent to Pool Road shall be maintained at a minimum height of 4m unless otherwise agreed in writing with the Local Planning Authority.

To ensure the continuity of amenity afforded by existing trees and vegetation and to protect existing trees from damage.

- 6) Any vegetation or built structure due to be removed as part of the development works, shall be sealed up or removed prior to the bird nesting season (the period March 1st to 31 August inclusive). An ecologist should inspect the site prior to demolition to ensure compliance with existing legislation. Should the above not be implemented and breeding birds identified, and exclusion perimeter must be set up to allow the birds to continue to nest until the young are fledged and the adults finished breeding. This should be monitored by an appropriately qualified person.

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

- 7) No waste materials other than green waste, aggregates and soils shall be imported to the site for processing.

In the interests of local amenity.

- 8) No operations shall take place other than between the hours of 0830 and 1700 unless otherwise agreed in writing by the Local Planning Authority.

In the interests of local amenity.

- 9) There shall be at least 30 metres of hard surfaced roadway between the site access and the composting area. The internal roadway shall be kept in a good state of repair and free of debris at all times. At no time shall mud and debris be trafficked onto the public highway from the site.

In the interests of highway safety.

- 10) The height of any stockpiled materials shall at no time exceed 3.5m.

In the interests of visual amenity.

- 11) All loaded vehicles leaving the site shall be securely sheeted.

In the interests of amenity.

- 12) No waste material shall be burnt within the boundary of the site.

In the interests of amenity.

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

N32
N33
WM1
WM2
WM7
WM8
WM9
WM11

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

WARD: Otley & Yeadon

Application Number	09/01132/FU		
Applicant:	Mr Philip Smith		
Proposal	Retrospective application for detached storage shed to rear		
Site	170 Bradford Road Otley LS21 3LE		
Decision:	Approved	Decision Date	25 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The building shall be used only for domestic purposes incidental to the enjoyment of the dwelling house as such.

In the interests of the residential amenity of the occupants of nearby property.
- 2) The brick slips used to clad the building shall be red in colour to match the brickwork of the dwelling and must be fitted within 6 months of the date of approval.

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

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

Policy BD6 (UDP)
Policy GP5 (UDP)

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

WARD: Otley & Yeadon

Application Number	09/01884/FU		
Applicant:	A Parry		
Proposal	First floor rear extension, and replacement detached garage to rear		
Site	148 Bradford Road Otley LS21 3LE		
Decision:	Approved	Decision Date	26 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 extension shall match those of the existing house. The tiles to the roof of the garage and the facing brickwork to its front elevation, plinth and quoin detail, shall also match those of the existing house.

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 side elevations of the proposed extension.

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

- 4) The garage 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.

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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.

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WARD: Pudsey

Application Number	09/01824/OT		
Applicant:	Mr Beeby		
Proposal	Outline application to erect 2 semi-detached houses		
Site	66 Southroyd Park Pudsey Leeds LS28 8AX		
Decision:	Refused	Decision Date	22 June 2009
Type	Outline Planning Application	Decision Type	Delegated Decision

- 1) The proposed layout represents overdevelopment of the site, out of character with the locality which will result in inadequate useable private amenity space, excessive hard landscaping for cars/pedestrians and inadequate space for incidental planting/landscaping. As such the proposal would be contrary to adopted Leeds UDP (2006) Policies GP5, N12, N13, N23 and PPS1 para 13,19 and 33-36 and PPS3 para 13 and 16 and Neighbourhoods For Living P 30-31 and 40-43.

WARD: Pudsey

Application Number	09/02170/DAG		
Applicant:	D H Thomlinson		
Proposal	Agricultural determination for 2 chicken sheds		
Site	Land Adjacent To 110 Roker Lane Pudsey LS28 9ND		
Decision:	Prior approval required	Decision Date	26 June 2009
Type	Agricultural Determination	Decision Type	Delegated Decision

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WARD: Rothwell

Application Number	09/01596/FU		
Applicant:	Mr Stephen Ward		
Proposal	Conservatory to rear		
Site	Hillcroft 145 Leeds Road Rothwell Leeds		
Decision:	Approved	Decision Date	24 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 and window frames shall match those of the host property.

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 glazed window sections facing or angled towards 143 Leeds 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 143 Leeds Road.

- 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: Rothwell

Application Number	09/01603/FU		
Applicant:	M Rowse		
Proposal	Amendment to approval 08/04477/FU (Four bedroom detached house with integral garage to garden site) to incorporate pitched roof and new chimney		
Site	36 Churchfield Road Rothwell Leeds LS26 0EJ		
Decision:	Refused	Decision Date	24 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The proposed design of the dwelling in featuring a gable ended roof which when set amongst immediate neighbouring properties displaying hipped roofs, as located on a prominent corner plot set elevated on Abraham Hill/Churchfield Road is considered would detract from local character and distinctiveness and will lead to dwelling appearing cramped and incongruous in appearance with its surrounding context. The application is therefore considered to be contrary to Policies N13, BD5, GP5, Supplementary Planning Guidance Note 13 - Neighbourhoods for Living (2003) and guidance contained in Planning Policy Statements 1 - Delivering Sustainable Development (2005) and 3 - Housing (2006).

WARD: Rothwell

Application Number	09/01837/FU		
Applicant:	R Scaife		
Proposal	Single storey rear extension		
Site	Willow Cottage Stone Croft Court Oulton Leeds		
Decision:	Approved	Decision Date	23 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.

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In the interests of visual amenity.

- 3) In this condition 'retained tree' means the existing trees protected by Tree Preservation Orders at the site which are 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 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 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 shall be planted at the same place and that tree 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 to protect existing trees from damage during site preparation and construction works in the interest of general 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: Rothwell

Application Number	09/01892/FU		
Applicant:	Mr G Hudson		
Proposal	Demolition of existing house and erection of 4 bedroom detached house		
Site	19 Wakefield Road Oulton Leeds LS26 8EL		
Decision:	Approved	Decision Date	26 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) 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.

- 2) 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.

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

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

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

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

Policy GP5 (UDP)

Policy N13 (UDP)

Policy BD5 (UDP)

Policy T2 (UDP)

PPS1 and PPS3

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: Roundhay

Application Number	09/01548/FU		
Applicant:	Waves Car Wash Ltd - Miss J Mercer		
Proposal	Change of use of disused petrol filling station to hand car wash and valeting for temporary period of 12 months		
Site	Lidgett Lane Petrol Filling Station 111 Lidgett Lane Gledhow Leeds		
Decision:	Approved	Decision Date	24 June 2009
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The use hereby permitted shall be discontinued on or before 25th June 2010. If the use is proposed to continue beyond this date, an application to retain the use should be submitted before this period expires.

To allow the impact of the use to be monitored, in the interests of highway safety and residential amenity.

- 2) No new walls and/or fences or permanent boundary treatment shall be erected until details of their position, design, materials and type have been submitted to and approved in writing by the Local Planning Authority. Any such walls and fences shall be erected in accordance with the details thereby approved.

In the interests of visual amenity.

- 3) The maintenance and cleaning of drains on the site shall be carried out in accordance with the details submitted by Robert Mercer in his email to Jillian Rann on 9th March 2009.

To prevent the blockage of drains and overflow of water onto the public highway.

- 4) Litter and waste disposal from the site shall be carried out in accordance with the details in the email from Abby Mercer to Jillian Rann on 11th March 2009.

In the interests of amenity.

- 5) The opening hours of the premises shall be restricted to 0800 hours to 1900 hours Monday to Saturday and 1000 hours to 1600 hours on Sundays and Bank Holidays.

In the interests of the amenity of nearby residents.

- 6) The hours of delivery to and from the premises, together with loading and unloading within the premises, shall be restricted to 0800 hours to 1900 hours Monday to Saturday with no such operations taking place on Sundays and Bank Holidays.

In the interests of the amenity of nearby residents.

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- 7) No external lighting shall be installed at the site until details of any such lighting have been submitted to and approved in writing by the Local Planning Authority. Any lighting shall be installed in accordance with the details thereby approved.

In the interests of residential amenity.

- 8) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance 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 Policies GP5 & T2

On balance, the City Council considers that a 1 year temporary permission should be granted to allow the use to be reconsidered after this period in the interests of residential amenity and highway safety.

WARD: Roundhay

Application Number	09/01795/FU		
Applicant:	Mr And Mrs Mitchell		
Proposal	Single storey side and rear extension		
Site	61 Davies Avenue Roundhay Leeds LS8 1JZ		
Decision:	Approved	Decision Date	22 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

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

Policy BD6 (UDP)
Policy GP5 (UDP)

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

WARD: Roundhay

Application Number	09/02022/FU		
Applicant:	Miss A Stockdale		
Proposal	Two storey side extension		
Site	17 Hollin Park Place Roundhay Leeds LS8 2NS		
Decision:	Approved	Decision Date	24 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 side elevation(s) of the proposed extension.

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

- 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.

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- 5) The existing vegetation along the side boundary with 19 Hollin Park Place 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.

DECISIONS FOR WEEK 22ND – 28TH JUNE 2009

WARD: Roundhay

Application Number	09/02063/FU		
Applicant:	Mrs J Dobson		
Proposal	Two dormer windows to rear		
Site	16 Gledhow Lane Gledhow Leeds LS8 1SA		
Decision:	Approved	Decision Date	24 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 roof and cheeks 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 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 22ND – 28TH JUNE 2009

WARD: Temple Newsam

Application Number	09/01886/FU		
Applicant:	Dr S Jabeen		
Proposal	Conservatory to rear		
Site	15 Hertford Fold Colton Leeds LS15 9ET		
Decision:	Approved	Decision Date	23 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 materials to be used for the dwarf wall of the conservatory shall match in terms of size, colour, type and texture those used on the main dwelling.

In the interests of amenity.

- 3) No development shall take place until the southern boundary treatment facing No. 17 Hertford Fold is increased in height to 1.8m and then shall be retained for the life of the development.

In the interests of amenity.

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

Policy BD6 (UDP)

Policy GP5 (UDP)

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

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WARD: Weetwood

Application Number	09/01868/FU		
Applicant:	H Uppal		
Proposal	Detached garage to rear		
Site	68 St Annes Road Headingley Leeds LS6 3PA		
Decision:	Approved	Decision Date	25 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 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) The existing boundary treatment to the rear garden shall be maintained to a minimum height of 1.8m. The boundary treatment shall thereafter be retained and shall not be altered or removed without the prior written consent of the Local Planning Authority.

In the interests of amenity and visual amenity.

- 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 22ND – 28TH JUNE 2009

WARD: Wetherby

Application Number	09/01696/ADV		
Applicant:	The Co_operative Group		
Proposal	1 externally illuminated fascia sign and 1 internally illuminated projecting sign to retail unit		
Site	51 Ainsty Road Wetherby LS22 7QS		
Decision:	Approved	Decision Date	23 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.

DECISIONS FOR WEEK 22ND – 28TH JUNE 2009

WARD: Wetherby

Application Number	09/01821/FU		
Applicant:	C Elliott		
Proposal	Two storey rear extension		
Site	10 Victoria Place Clifford Wetherby LS23 6JJ		
Decision:	Approved	Decision Date	24 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 proposal shall be constructed of the materials detailed on the application form.

In the interest 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 22ND – 28TH JUNE 2009

WARD: Wetherby

Application Number	09/01863/FU		
Applicant:	Mr And Mrs Carpenter		
Proposal	Conservatory to rear		
Site	6 Springfield Clifford Wetherby LS23 6HQ		
Decision:	Approved	Decision Date	23 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) Notwithstanding the details on the plan hereby approved the existing vegetation which forms that part of the side boundary immediately adjacent to the proposed conservatory shall be retained and maintained at a minimum height of 1.8m for the lifetime of the proposal unless otherwise agreed in writing by the Local Planning Authority.

- 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 22ND – 28TH JUNE 2009

WARD: Wetherby

Application Number	09/02043/FU		
Applicant:	Mr And Mrs J C Tate		
Proposal	Two dormer windows to front		
Site	Compton Stables Lane Boston Spa Wetherby		
Decision:	Approved	Decision Date	24 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 dormer windows hereby approved shall be constructed so that the external appearance complies wholly with the approved elevation drawing (09.1339.1) date stamped 12th May 2009.

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

- 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.