
Report of the Chief Planning Officer

PLANS PANEL SOUTH AND WEST

Date: 13th February 2020

Subject: Application 19/03367/FU – Planning application for 41 dwellings and 8 apartments (Use Class C3) with associated internal access, car parking and landscaping at:

Land off Moorhouse Avenue and Old Lane, Beeston

APPLICANT

Engie Regeneration Limited

DATE VALID

31st May 2019

TARGET DATE

PPA

Electoral Wards Affected:

Beeston and Holbeck

☐ Yes

Ward Members consulted

Specific Implications For:

Equality and Diversity ☐

Community Cohesion ☐

Narrowing the Gap ☐

THIS REPORT IS AN UPDATE FOR MEMBERS, FOLLOWING THE PANEL MEETING ON 16TH JANUARY 2020, WHERE MEMBERS DECIDED TO REFUSE THE APPLICATION.

RECOMMENDATION:

DEFER THE REFUSAL FOR A 3 MONTH PERIOD TO ALLOW THE APPLICANTS TIME TO REVISE THE APPLICATION (PARTNERED WITH A SOCIAL REGISTERED LANDLORD, TO PROVIDE A 100% AFFORDABLE HOUSING SCHEME). SHOULD SUCH NEGOTIATIONS PROVE UNSUCCESSFUL, DELEGATE THE REFUSAL OF THE APPLICATION TO OFFICERS FOR THE FOLLOWING REASONS:

- 1) The offered commuted sum of £135,000 is insufficient to provide both an adequate commuted sum for the provision of green space and an affordable housing contribution. The proposal would be contrary to policy H5 of the adopted Core Strategy or both policies H5 and G4 of the adopted Core Strategy**

- 2) **Local Planning Authority considers that the proposal constitutes over-development of the site, due to the lack of on-site green space and small private (rear) garden areas which would offer the future occupiers a poor level of amenity on Plots 5, 6, 7, 45 and 46. The proposal is therefore considered to be contrary to Policy P10 and G4 of the Core Strategy and saved Policies GP5 and BD5 of the Leeds Unitary Development Plan and the adopted SPG 'Neighbourhoods for Living- A Residential Design Guide'.**

1.0 INTRODUCTION:

- 1.1 This application is brought to Plans Panel to update Members following the deferral from Plans Panel on 16th January 2020 and to seek Panel Members agreement to the detailed reasons for refusal. The full panel report of this date, is attached to this update. This provides the full background and the Officer assessment of the application.

2.0 UPDATE

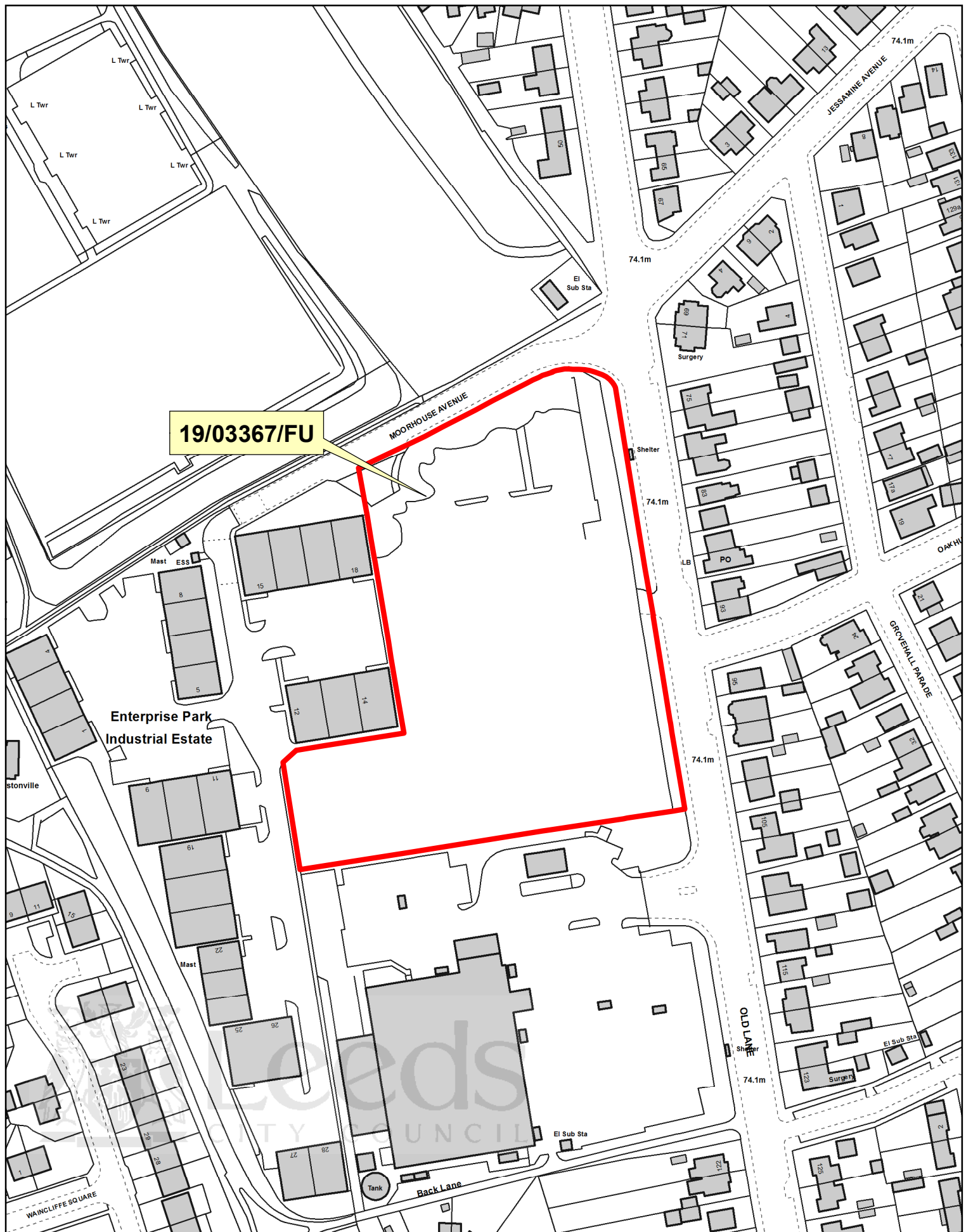
- 2.1 Following the resolution at Plans Panel on 16th January 2020, by Members to refuse the application, officers have formulated reasons for refusal which articulate the decision of Members and their objections due to a lack of Affordable Housing, Green Space contribution and lack of garden areas on some plots.
- 2.2 Subsequent to the aforementioned Panel meeting members should be aware that the applicants have approached officers stating that the applicants have now stated they are in discussions with a Social Registered Landlord (RSL) to develop the site as an entire Affordable Housing scheme, and not as a Private Rented Scheme (PRS). The layout and design would remain unchanged. In view of this they have requested that the application is not refused as yet, to allow discussions and negotiations with the RSL to continue. Any amendments to the application would be re-advertised and undergo a further round of consultation. In view of this request if Panel is minded to allow officers to discuss this further it is suggested that Panel may wish to defer the refusal at this time, for a 3 month period. If such negotiations should not progress officer would ask that refusal of the application is delegated to officers for the aforementioned reasons.

11.0 CONCLUSION

- 11.1 Officers request that the refusal of the application is deferred for a 3 month period, to allow further negotiations to take place to explore a wholly affordable housing scheme.

Background Papers

Application Files: 19/03367/FU



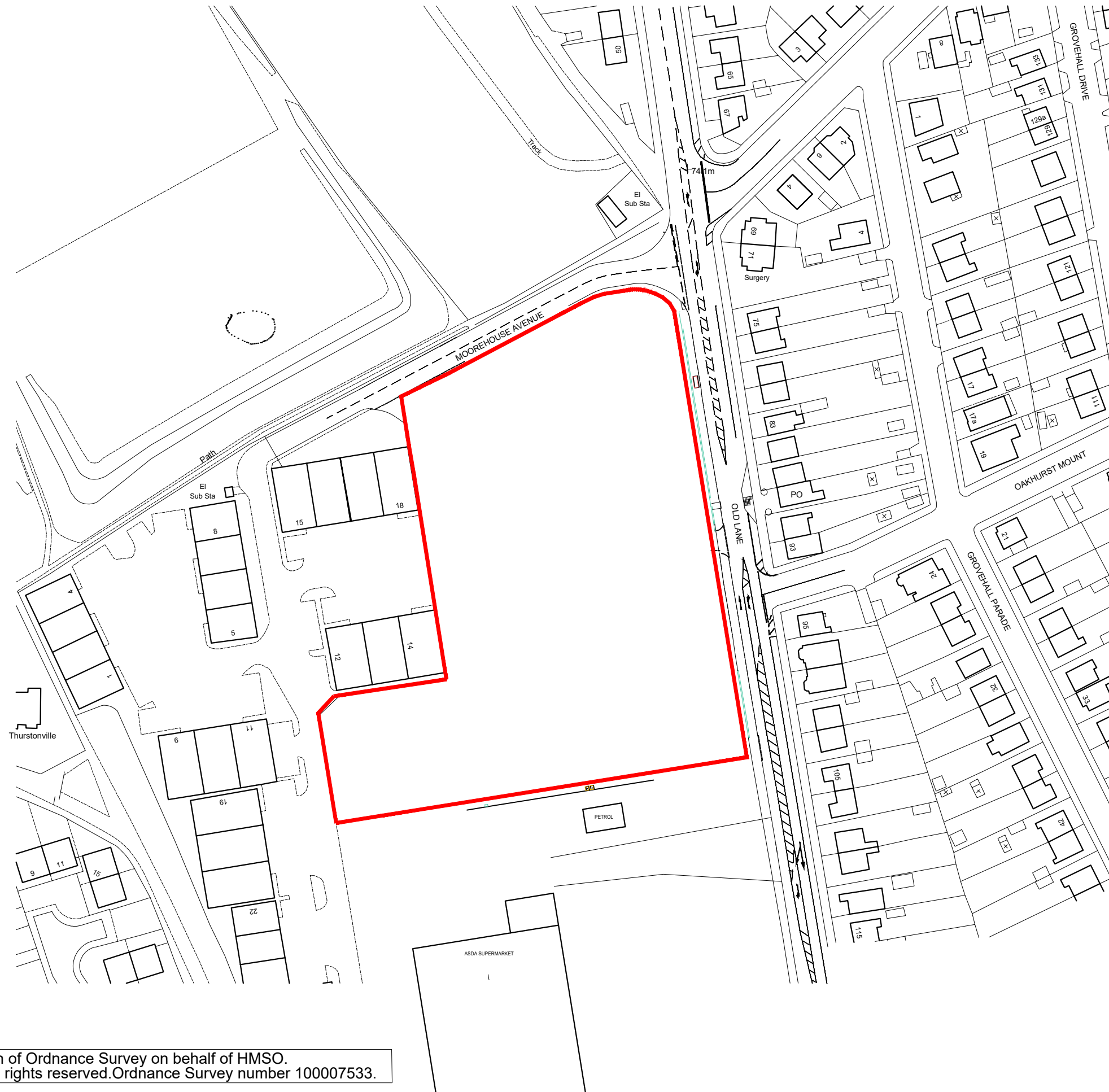
SOUTH AND WEST PLANS PANEL

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SCALE : 1/1500





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Rev	Date	Revision	Initial
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+ Client



+ Drawing Title

SITE LOCATION PLAN

+ Project

Proposed Residential Development,
Old Lane, Beeston, Leeds.

Job No	Drg No	Drawn	Rev
18087	00	AB	--
Scale	Date	Stage	
1:1250 @ A3	16.05.2019	For Planning	

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