



PLANNING SERVICES

DECISIONS LIST

No. 6

1ST – 7TH FEBRUARY 2010

75 APPLICATIONS

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

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Adel & Wharfedale

Application Number	09/04882/OT		
Applicant:	Maple Properties (Headingley) Ltd		
Proposal	Outline application to erect detached house		
Site	Dyneley Hall Leeds Road Bramhope Leeds		
Decision:	Refused	Decision Date	4 February 2010
Type	Outline Planning Application	Decision Type	Delegated Decision

- 1) The proposed development fails to acknowledge the historic network, form, spacing and density of the locality, and as such the proposal would appear incongruous within its location. It would break up the established prevailing pattern of development causing harm to the character and appearance of the area. The proposal is therefore considered to be contrary to Policies GP5, BD5, N12 and N13 of the Leeds Unitary Development Plan and Government Guidance contained within PPS1 (Delivering Sustainable Development) and PPS3 (Housing).

- 2) The Local Planning Authority consider that there would be a loss of residential amenity to adjacent properties due to the tightly drawn application boundary as this does not allow space for mitigation of the visual impact of the driveway on the end property or for fencing in a manner that is not taken straight through the protected tree group (plot 3). The proposal is therefore considered to be contrary to Policies GP5, BD5, N12 and LD1 of the Leeds Unitary Development Plan.

- 3) The Local Planning Authority consider that the proposed development if approved, would result in the removal of and adverse impacts on trees protected by Tree Preservation Order (No 54) 2000 Leeds Road Bramhope. The proposal is therefore considered to be contrary to Policies GP5, BD5 and LD1 of the Leeds Unitary Development Plan.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Alwoodley

Application Number	09/04009/FU		
Applicant:	P Dante		
Proposal	Single storey side extension, enclosed porch to front, four dormer windows to front and full-width dormer window to rear		
Site	17 High Ash Avenue Alwoodley Leeds LS17 8RS		
Decision:	Approved	Decision Date	3 February 2010
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 face and cheeks of the proposed front dormer windows shall be constructed of materials to match the existing roof.

In the interests of visual amenity.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any windows or openings are inserted in the side elevation facing No.15 High Ash Avenue, unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

- 6) No building works shall take place until details and samples of the cedar boarded cladding of the rear dormer window 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.

In the interests of visual amenity.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

- 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: Alwoodley

Application Number	09/04110/FU		
Applicant:	Mrs Hussain		
Proposal	Single storey side and rear extensions and alterations to roof to form rooms in roofspace		
Site	35 Linton Avenue Alwoodley Leeds LS17 8PU		
Decision:	Approved	Decision Date	4 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 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 or openings are inserted in the side elevation of the side extension facing no 37 Linton Avenue, unless otherwise agreed in writing by The Local Planning Authority.

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

- 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 rear elevation facing no 2 Linton Grove, unless otherwise agreed in writing by The Local Planning Authority.

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.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Ardsley & Robin Hood

Application Number	09/05266/FU		
Applicant:	P Hughes		
Proposal	Part two storey part single storey rear extension and insertion of new first floor windows to both sides		
Site	7 Regency Gardens West Ardsley WF3 1JS		
Decision:	Approved	Decision Date	3 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

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

In the interests of visual amenity.

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

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 new windows to be inserted to both sides of the existing property at first floor level shall be glazed with obscure glass and maintained thereafter as such.

In the interests of the amenity of the host property and the neighbouring properties to both sides.

- 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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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 1ST – 7TH FEBRUARY 2010

WARD: Armley

Application Number	09/05315/ADV		
Applicant:	Downtown Electrical		
Proposal	1 externally illuminated double sided hanging sign, 1 double sided 'A' board and 1 non illuminated rotating sign		
Site	196 - 198 Armley Road Armley Leeds LS12 2LY		
Decision:	Split decision	Decision Date	1 February 2010
Type	Application to Display Adverts	Decision Type	Delegated Decision

1)

GRANT permission for 1 externally illuminated double sided hanging sign subject to the following conditions:

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

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

PPG19 Outdoor Advertisement Control (1992)

On balance, the City Council considers the hanging sign hereby approved would not give rise to any unacceptable consequences for amenity or public safety.

3)

The Local Planning Authority considers that the proposed 1 non illuminated free standing sign and 1 non illuminated rotating sign would by reason of their design and siting would adversely affect the street scene by contributing to the visual clutter and would have an adverse impact on the appearance of the building, the setting, character and appearance of the adjacent listed building and Armley Conservation Area which would be detrimental to visual amenity. Given their relationship to public footpath would be detrimental to public safety as the free standing signs would be an obstruction to pedestrians. As such, the 1 non illuminated free standing sign and 1 non illuminated rotating sign is contrary to

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

policy BD8 in the adopted Leeds Unitary Development Plan Review (2006) and guidance in PPG19 'Control of Outdoor Advertisements' (1992).

WARD: Armley

Application Number	09/05454/FU		
Applicant:	Munchies - Mrs C Flaherty		
Proposal	Change of use of shop (A1 use) to restaurant, cafe (A3 use)		
Site	172 Tong Road Farnley Leeds LS12 1QW		
Decision:	Approved	Decision Date	3 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

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

In the interests of amenity and visual amenity.

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

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

- 5) Prior to 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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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) 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.

- 7) The opening hours of the premises shall be restricted to 06.30 hours to 14.30 hours Monday to Saturday and 06.30 hours to 14.00 hours on Sundays.

In the interests of the amenity of nearby residents.

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

GP5, S2, SF11, T2, T24

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Beeston & Holbeck

Application Number	09/04812/EXT		
Applicant:	Alumina Properties Ltd		
Proposal	Extension of time for detached 6 storey office block with 73 car parking spaces		
Site	30 Springwell Road Holbeck Leeds LS12 1AW		
Decision:	Approved	Decision Date	5 February 2010
Type	Extension of Time Period	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) 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.

- 4) Prior to the development commencing, an annotated elevation plan which identifies external materials proposed for use on the development, 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 the interests of visual amenity.

- 5) The development shall not be occupied until an oil interceptor, designed to intercept all surface water from areas to be used by vehicles, and any other areas likely to be subject to contamination, has been provided. The oil interceptor shall thereafter be retained and maintained in a satisfactory condition.

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

- 6) The development shall not be commenced until works for dealing with surface water discharges from the site, including surface water runoff limitation and any off-site watercourse works, shall be submitted to and approved in writing by the local

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

planning authority. No piped discharges of surface water from the site shall take place until the approved works have been carried out.

In the interests of satisfactory drainage and flood prevention.

- 7) A Flood Risk Assessment is required for this site. This would be inline with the requirements of PPS 25 incorporating the appropriate development control recommendations (minimum requirements) of the Councils SFRA. The freeboard above the 1 in 100 yr (+climate change) flood level, recommended in the SFRA, should be in accordance with that indicated in the Councils Minimum Development Control Standards for Flood Risk.

To ensure that the risk of flooding is adequately assessed and appropriate recommendations are made to reduce the risk of flooding of the site and its surrounding area.

- 8) 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 a 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

Note: 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.

b) Surface water from the development will be subject to balancing of flows to achieve a minimum 30% reduction of the existing peak flow rates from the site. Details and calculations in support of this shall be submitted and approved by the Council before commencement of works on site.

To ensure compliance with the councils Minimum Development Control Standards for Flood Risk.

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

To ensure compliance with PPS 25 and the Councils Minimum Development Control Standards for Flood Risk.

- 9) Roof drainage should be passed through a Rainwater Harvest Tank.

To protect water resources and attenuate flows to watercourse.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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

To ensure compliance with the Councils Sustainable Development Design Guide.

- 11) Surface water from part of the site will be subject to balancing of flows to `greenfield rates of run off (i.e. 5 l/s/ha).

To ensure compliance with the Councils sustainable development design guide and Minimum Development Control Standards for Flood Risk

- 12) Details of all balancing facilities proposed for attenuation of surface water flows shall be submitted to and approved in writing by the Local Planning Authority.

To ensure that adequate on-site storage is provided fit for purpose and sufficient for the surface water drainage of the site.

- 13) Prior to the building being brought into use, the applicant shall submit and have approved in writing by the local planning authority, A 'Green Travel Plan', setting out proposals for limiting car-borne journeys to the site and for the promotion of alternative means of travel. The plan shall be implemented within 12 months of the building being brought into use and thereafter maintained except as agreed otherwise in writing by the local planning authority.

To promote sustainable patterns of travel.

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

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

- 15) 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.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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

- 16) 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.

- 17) 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.

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

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

- 19) 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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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.

- 20) 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.

- 21) 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.

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

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

- 23) No operations shall take place before 07.30 hours on weekdays and 09.00 hours on Saturdays nor after 18.30 hours on weekdays and 13.00 hours on Saturdays unless otherwise agreed in writing by the Local Planning Authority.

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

- 24) 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.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

- 25) 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.

- 26) Prior to construction, the applicant must provide the Local Planning Authority, for approval, details and plan of a secure/sheltered motorcycle space for the proposal. 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.

- 27) Prior to commencement of development, full details of the facilities for the parking of secure/sheltered short and long stay cycles spaces within the development shall be submitted to and approved in writing by the Local Planning Authority. The facilities must include Sheffield type locking stands. 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.

- 28) Prior to commencement of the development, full details and a plan of a car parking layout, including dimensions to LCC Street Design Guide requirements, including 4 disabled spaces and pedestrian footpaths into the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the car parking layout and details 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.

- 29) The area to be made available to Leeds City Council as shown on the approved site layout plan (drwg No. 1135/003/001 Rev.C date stamped 26.1.2010) must be kept clear of all obstructions and must be soft landscaping only prior to its use in association with the carrying out of improvements to the highway. Any site boundary walls must be located behind this strip of land and must be no more than 1m in height from the adjacent carriageway unless agreed in writing with the local planning authority.

In the interests of highway safety.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

- 30) 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.

- 31) The applicant must provide the Local Planning Authority, for approval, with details and a plan of shower facilities for users of the proposal before construction commences, and the approved scheme shall be implemented before first occupation, and retained thereafter.

To encourage sustainable forms of travel.

- 32) The boundary treatment across the site frontage onto Springwell Road must be no greater in height than 1m above the adjacent carriageway level and must be maintained as such thereafter.

In the interest of Highway Safety.

- 33) All of the areas to be used by vehicles must be hard surfaced and drained, such that surface water from within the site does not discharge onto the highway. The use of loose material is not acceptable. The vehicle parking areas must be no more than 1:12.5 (8%) in gradient and must have cross-falls of no more than 1:40 (2.5%).

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

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

Policy GP5 (UDPR)

Policy N12 (UDPR)

Policy N13 (UDPR)

Policy LD1 (UDPR)

Policy T2 (UDPR)

Policy E7 (UDPR)

National Planning Policy:

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

PPS1 Delivering Sustainable Development
PPS4 Planning for Sustainable Economic Growth

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 1ST – 7TH FEBRUARY 2010

WARD: Bramley & Stanningley

Application Number	09/05366/DTM		
Applicant:	Openreach - D Green		
Proposal	Determination for detached telecommunications equipment cabinet to pavement		
Site	29 Grosmont Place Bramley Leeds LS13 3PA		
Decision:	Approved	Decision Date	2 February 2010
Type	Telecommunications Determination	Decision Type	

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 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).

GD5

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 1ST – 7TH FEBRUARY 2010

WARD: Burmantofts & Richmond Hill

Application Number	09/05349/FU		
Applicant:	Y Ssozi		
Proposal	Variation of condition 2 of application 09/03709/FU for opening hours 07:30 to 22:00 Hours Monday to Friday and 08:00 to 20:00 Hours Saturdays, Sundays and Bank Holidays		
Site	107 Easy Road Cross Green Leeds LS9 8QS		
Decision:	Approved	Decision Date	3 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The opening hours of the premises shall be restricted to 0730 hours to 2200 hours Monday to Friday and 0800 hours to 2000 hours on Saturdays, Sundays and Bank/Public Holidays.

In the interests of residential amenity.

- 3) The 5 windows that serve the main gym hall located on the south facing elevation of the building onto Easy Road shall be non-opening windows.

In order to protect the residential amenity of the occupiers of properties along Charles Avenue from noise generated within the premises.

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

In the interests of amenity.

- 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).

GP5

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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 1ST – 7TH FEBRUARY 2010

WARD: Calverley & Farsley

Application Number	09/05627/DTM		
Applicant:	Openreach - E Rees		
Proposal	Determination for detached telecommunications equipment cabinet to pavement		
Site	To Side Of 30 Woodhall Road Calverley Pudsey LS28 5NL		
Decision:	Approved	Decision Date	5 February 2010
Type	Telecommunications Determination	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 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).

GD5

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 1ST – 7TH FEBRUARY 2010

WARD: Chapel Allerton

Application Number	09/03040/FU		
Applicant:	Rev D Stevens		
Proposal	Single storey extension to side of church		
Site	St Martins Church Chapeltown Road Chapeltown Leeds		
Decision:	Approved	Decision Date	4 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

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

In the interests of visual amenity.

- 4) The stonework, archway, double doors and all other architectural features within the existing gable end elevation of the existing porch shall be re-used within the gable end elevation of the extended porch hereby permitted.

In order to retain the architectural features of the listed building.

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

UDPGP5,N16, N19 and BC7

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Chapel Allerton

Application Number	09/04913/FU		
Applicant:	Ms J Thorpe		
Proposal	3 bedroom detached house with detached garage		
Site	2B Bank View Miles Hill Leeds LS7 2EX		
Decision:	Approved	Decision Date	4 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) (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 and side dormers are erected.

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

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

In the interests of visual amenity.

- 5) No building works shall take place until details and samples of all surfacing materials to the hard surfaced areas have been submitted to and approved in writing by the Local Planning Authority. The surfacing works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

- 6) The development shall not be occupied or brought into use until that part of the site shown to be used by vehicles, on the approved plans, has been laid out, 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.

- 7) 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.

- 8) Notwithstanding the indication otherwise on the approved plan all hedges or hedgerows, shall be retained and protected in accordance with the Local Planning Authority's tree protection guidance notes and relevant British Standards (BS5837) for the duration of works on site and for at least five years following completion of the approved development, unless otherwise agreed by the Local Planning Authority. Any parts of hedges or hedgerows removed without the Local Planning Authority's consent or which die or become seriously damaged or otherwise defective during such period shall be replaced with plants of such size and species and in such positions and/or shall receive remedial action as specified by the Local Planning Authority. Such works shall be implemented during the first available planting season.

To ensure the protection of hedgerows during construction works.

- 9) 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.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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.

- 10) 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.

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

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

- 12) 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.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

- 13) 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. 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.

- 14) The section of Miles Hill Place within the red line is to be hardsurfaced prior to occupation of the development to the satisfaction of the Local Planning Authority and maintained as such thereafter.

In the interests of highway safety.

- 15) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), the Leeds Unitary Development Plan 2001 (UDP) and the Leeds Unitary Development Plan Review First Deposit Draft 2003 (UDPR).

UDP Policies GP5, T2, LD1, N12, N13 and BD5
LCC 'Neighbourhoods for Living'

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: City & Hunslet

Application Number	09/00882/LI		
Applicant:	SJS Property Management Ltd		
Proposal	Listed Building Application to carry out alterations to form public access and egress		
Site	Temple Works Marshall Street Holbeck Leeds		
Decision:	Approved	Decision Date	5 February 2010
Type	Listed Building Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) Prior to their installation full details of the new doors to proposed exits 05, 06 and 07 (shown on drawing no. 686-005 revision P1) and the proposed works to doors to the north range (shown on drawing no.686-004 revision P1) 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 the character of the Listed Building

- 4) Prior to their implementation full details of any proposed alterations to the existing wall openings, to create a connection between the main hall and the temporary toilet zone as indicated on drawing no.686-003 revision P1, 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 the character of the Listed Building

- 5) Prior to their installation full details of the design and extent of the external handrails and guarding shall be submitted to and agreed in writing by the Local Planning Authority.

In the interest of the character and appearance of the Listed Building

- 6) No demolition or development is to take place within the site area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological and architectural recording of the specific areas affected by the proposed works. This recording must be carried out by an

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

appropriately qualified and experienced archaeological/building recording consultant or organisation, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

To ensure appropriate archaeological recording in accordance with policy ARC 6 of Leeds City Council's Unitary Development Plan

- 7) 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).

GP5, A4, T6, N15, N16 and N17

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: City & Hunslet

Application Number	09/00883/FU		
Applicant:	SJS Property Management Ltd		
Proposal	Temporary (3 year) change of use of disused mill to multi purpose performance, exhibition and events venue		
Site	Temple Works Marshall Street Holbeck Leeds		
Decision:	Approved	Decision Date	5 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The use hereby permitted shall be commenced within two years of the date of this permission and discontinued on or before the end of the third anniversary of its commencement.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 and to comply with the terms of the application

- 2) The Local Planning Authority shall be notified in writing of the date of the commencement of development at least one week prior to such commencement.

To enable the Local Planning Authority to monitor conditions which come into force at the commencement of development.

- 3) The Temple Mill (Main Space and Front Gallery) shall not be occupied until the damage to the roof of the building and its Marshall Street elevation has been repaired in accordance with the details of the listed building consent for structural strengthening works referenced 09/00881/LI approved on 15th July 2009.

To accord with the terms of the application for emergency escape purposes and enable occupation of those areas of the building which are currently unsafe and in the interest of the character of the listed building.

- 4) For the avoidance of doubt the range of uses hereby approved are restricted to those described in section 6 (pages 11 to 17) of the approved management strategy dated 6th August 2009, subject to the conditions contained within this permission.

To comply with the terms of the application and in the interest of the amenities of the area

- 5) Only a maximum of 1500 patrons must be allowed into the premises at any one time.

In the interests of the amenities of the area

- 6) The public opening hours of the premises shall be restricted from 10am to 11pm daily generally and from 10am to 10pm daily for events which are likely to generate large numbers of people leaving in a short space of time at the end of the event

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

(such as conferences and conventions), unless otherwise agreed in writing by the Local Planning Authority.

In the interests of the amenities of the area.

- 7) The hours of delivery to and from the premises, together with loading and unloading within the premises shall be restricted to 0800 hours to 1800 hours Monday to Saturday and 0900 hours to 1800 hours on Sundays and Bank Holidays.

In the interests of amenity.

- 8) The proposed bar use shall remain ancillary in nature to the main cultural use hereby approved and the building shall not function as a nightclub.

In the interest of the amenities and the character of the area

- 9) The proposed retail use of the site shall be ancillary in nature to the main cultural use of the site hereby approved and shall be limited to the following maximum number of days of operation:

- a) 14 days during the first year of the occupation of the site as a cultural venue
- b) 28 days during the second year of the occupation of the site as a cultural venue
- c) 42 days during the third year of the occupation of the site as a cultural venue

To accord with the Council's adopted retail policies and to preserve the viability of the designated Prime Shopping Quarter

- 10) The full details of any roof top light and sound shows shall be submitted to and agreed in writing by the Local Planning Authority prior to any such activity taking place. The roof top activities shall be undertaken as agreed.

In the interest of amenity

- 11) The management of the events and performances hereby approved, with particular regard to the arrangements for managing queues, site security, and clearing up after events shall comply with the management strategy addendum dated 6/10/2009.

In the interests of the amenity of the area

- 12) All bins shall be stored internally as shown on drawing no. DN-70 C.

In the interest of the amenities of the area

- 13) The development shall not be brought into use until the cycle parking facilities hereby approved have been provided. The facilities shall thereafter be retained and maintained as such.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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

- 14) The proposed car park shall only be available for use by the staff and patrons of the uses hereby approved and shall not be available as a general public car park.

To accord with the aims of the transport policy as incorporated in the Leeds Unitary Development Plan

- 15) There shall be no on-site preparation of food to cater for the major events hereby approved.

In the interest of the amenity of the area

- 16) Within 3 months of the commencement of the use of the Temple Works North range (former offices and works canteen) and within 6 months of the commencement of the use of the Temple works Main Space and Front gallery, full details of the measures to be adopted to manage and recycle waste from the site and the measures to control the energy use of the building shall be submitted to and agreed in writing by the Local Planning Authority. The measures shall be reviewed annually and any changes shall be submitted to and agreed in writing by the Local Planning Authority. The uses shall be managed as thereby agreed.

To comply with the councils aims to reduce waste and maximise energy efficiency in accordance with policies in the adopted Holbeck Urban Village Planning Framework.

- 17) The proposed disabled car parking spaces and the design of the glazed main entrance shall comply with the precise requirements of BS 8300:2009.

In the interest of providing satisfactory disabled access

- 18) Unless otherwise agreed in writing by the Local Planning Authority, the level of noise generated by the use of the site shall be no worse than `virtually inaudible; when measured at nearby noise sensitive receptors.

In the interest of the amenity of the area

- 19) The use hereby approved shall comply in full with the provisions contained within the approved travel plan reference RS/DA/GA/JNY5078-16H (dated 21st January 2010) including the procedures for monitoring the uptake of alternative modes of travel and providing evidence of compliance to the Local Planning Authority in accordance with the approved timescales.

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

- 20) The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated February 2009

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

and the addendum dated September 2009 and the following mitigation measures detailed within the FRA:

a) Finished floor levels are set no lower than the existing 29.88m above ordnance datum (AOD)

To reduce the risk of flooding to the proposed development and future occupants

- 21) 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.

- 22) No demolition or development is to take place within the site area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological and architectural recording of the specific areas affected by the proposed works. 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 by the applicant and approved in writing by the Local Planning Authority.

To ensure appropriate archaeological recording in accordance with policy ARC 6 of Leeds City Council's Unitary Development Plan

- 23) The Temple Mill (Main Space and Front Gallery) shall not be occupied until a taxi rank and associated works to relocate three on-street pay and display parking spaces have been provided on Marshall Street as indicated on drawing no.JNY5078-113 Rev.F (attached as Appendix D to the approved Travel Plan). The full details of the works to provide the taxi-rank and pay and display spaces shall be submitted to and agreed in writing by the Local Planning Authority prior to their provision.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

In the interest of encouraging more sustainable modes of travel and to safeguard highway amenities

- 24) Unless otherwise agreed in writing by the Local Planning Authority and prior to being discharged into any watercourse, surface water sewer or soakaway, all surface water drainage from parking areas and hard standings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not be passed through the interceptor.

To prevent the pollution of the water environment.

- 25) Following demolition of the 1953 building, the exposed southern wall of Temple Works shall be temporarily repaired in accordance with the details shown on drawing no. 686-005 P2 or as otherwise agreed in writing by the Local Planning Authority. The full details of permanent repairs to the exposed wall shall be submitted to and agreed in writing by the Local Planning Authority and implemented as agreed no later than 5 years from the date of this planning permission.

In the interest of the special character of the Listed Building and the character of the Holbeck Conservation area.

- 26) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 27) 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, GP12, BD4, BD5, T2, T5, T6, T24, A4, SA9, SP8, CC27, S1, BC7, N15, N16, N17, N19, 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.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: City & Hunslet

Application Number	09/04981/FU		
Applicant:	Rentokil Initial (UK) Ltd		
Proposal	Change of use of part of industrial site to waste transfer station, with vehicle wash area and fencing		
Site	Southern Cross South Leeds Industrial Estate Pottery Road Hunslet		
Decision:	Approved	Decision Date	1 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby approved shall be carried out in accordance with the approved Site Location Plan referenced 2 and date stamped 16.11.2009; the Site Layout Plan referenced 3 and date stamped 05.01.2010; the Elevations plan referenced RS/13004/06 and date stamped 16.11.2009; the Drainage Plan referenced 5 and date stamped 16.11.2009; and the supporting information referenced 507/A.1 and date stamped 30.11.2009, and in accordance with the following conditions which shall in all cases take precedence.

For the avoidance of doubt and to ensure the development is undertaken 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) Prior to the development hereby approved being brought into use, the parking spaces indicated on the approved block plan shall be provided, at least one of which shall be a designated disabled parking space measuring 3.6m x 6m. The parking spaces shall thereafter be retained for the life of the development.

In accordance with the Council's Street Design Guide and the guidance contained in the RUDP.

- 4) There shall be no operations at the site other than between the hours of 0600 and 1900 Monday to Friday, and between 0600 and 1300hrs on Saturdays unless otherwise agreed in writing by the Local Planning Authority.

To protect the amenity of neighbouring occupiers in accordance with Policy GP5 of the Leeds Unitary Development Plan Review.

- 5) There shall be no operations at the site on Sundays, Bank Holidays or Public Holidays.

To protect the amenity of neighbouring occupiers in accordance with Policy GP5 of the Leeds Unitary Development Plan.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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

Leeds Unitary Development Plan Review (UDPR)

Policy GP5 - amenity and environmental considerations.

Policy T5 - Pedestrian and Cycle Provision

Policy T6 - Provision for the Disabled

Policy T7 - Cycle Parking Guidelines

Policy WM1 - Sustainable Waste Management Facilities

Policy WM2 - Waste Hierarchy

Policy WM5 - Waste Management Facilities: Permanent Uses

Policy WM6 - Waste Management Facilities: Proximity of Other Operations

Policy WM8 - Waste Management Facilities: Potential Issues and Impacts

Policy WM10 - Waste Management Facilities: Recycling and the Transferring of Waste

The following matters were assessed against the UDPR and all other material considerations:

1. Principle of Development
2. Visual Impact
3. Amenity
4. Access Considerations
5. Drainage Considerations
6. Other Considerations
7. Conclusion

The proposed development is considered to be acceptable having regard to Policies GP5, T5, T6, T7, WM8, and WM10 of the Leeds Unitary Development Plan and all other material considerations.

INFORMATIVE

The development hereby approved is a Sui Generis use in accordance with the Town and Country Planning (Use Classes) Order 1987 (as amended).

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: City & Hunslet

Application Number	09/05186/FU		
Applicant:	Leeds Teaching Hospitals (NHS) Trust		
Proposal	Erection of 3 flues to roof of Clarendon Wing		
Site	Leeds General Infirmary Clarendon Road Woodhouse Leeds		
Decision:	Approved	Decision Date	3 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) The support structures and the flues shall be painted in a brown colour appropriate to the building.

In the interests of visual amenity and in order to uphold the character of the Conservation Area.

- 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).

UDP Policy BD4
 UDP Policy GP5
 UDP Policy BD6

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: City & Hunslet

Application Number	09/05338/FU		
Applicant:	B Mahmood		
Proposal	Temporary use of site as hand car wash and car sales yard including replacement 1.8m high fence to front		
Site	Land Off Roseville Road Sheepscar Leeds LS8 5DR		
Decision:	Approved	Decision Date	3 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The use hereby permitted shall be discontinued, temporary buildings removed and the land restored to a condition the details of which shall have been submitted to and approved in writing by the Local Planning Authority on or before 10 February 2013.

The structures are temporary and are not suitable for permanent location on the site.

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) Before first occupation of the site the car parking layout, car wash queuing markings and hatching markings shall be marked and lined in accordance with approved plans. The markings shall be retained and maintained thereafter for the lifetime of the development.

In the interests of highway safety.

- 4) The large vehicle turning areas shown on the approved plan as hatching areas shall be kept clear of all obstructions and must not be used for the parking of vehicles.

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

- 5) The bin storage facilities shown on the approved plan shall be implemented before occupation and shall be retained thereafter for the lifetime of the development.

In the interests of amenity.

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

In the interests of amenity.

- 7) Notwithstanding plans hereby approved details of the proposed boundary treatment and gates to the front of the site shall be submitted to and approved in writing by

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

the Local Planning Authority . The approved boundary treatment shall be implemented and retained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of visual amenity and highway safety.

- 8) Vehicles waiting to use the facility shall wait within the site, not on the public highway.

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

- 9) No waste water/contaminants must be allowed to discharge onto the public highway.

In the interests of amenity.

- 10) Runoff from the site/car wash area shall be discharged into the public combined sewer.

In order to avoid illegal contamination of the surface water system and in the interests of sustainable drainage.

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

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

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

UDP Policy GP5
UDP Policy BD6
UDP Policy A4
UDP Policy T6
UDP Policy T2
UDP Policy T24
UDP Policy T7

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 1ST – 7TH FEBRUARY 2010

WARD: City & Hunslet

Application Number	09/05406/FU		
Applicant:	CDP Ltd		
Proposal	Erection of detached electricity sub-station		
Site	6 Lockside Road Stourton Leeds LS10 1EP		
Decision:	Approved	Decision Date	1 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

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

In the interests of visual amenity.

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

Unitary Development Plan (Review) 2006
 GP5 - Requirement of Development Proposals
 N13 - Design and New Buildings
 N38B - Planning Applications and Flood Risk Assessments
 E3C - Committed Employment Sites
 T2 - Transport Provision for Development
 LD1 - Landscaping Schemes
 R1 - Special Policy Areas
 R2 - Proposed Area Based Initiatives

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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	09/05528/LI		
Applicant:	Leeds Metropolitan University - Miss R Zajac		
Proposal	Listed Building Application for 1 non illuminated 3 sided free standing sign to university building		
Site	Cloth Hall Court Quebec Street Leeds LS1 2HA		
Decision:	Approved	Decision Date	4 February 2010
Type	Listed Building Application	Decision Type	Delegated Decision

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

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

- 2)

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

Policy GP5
Policy CC5
Policy BD8

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 1ST – 7TH FEBRUARY 2010

WARD: Crossgates & Whinmoor

Application Number	09/04789/EXT		
Applicant:	Lloyds TSB Bank PLC		
Proposal	Extension of time for part 3 storey part 4 storey block of 23 one and two bedroom apartments with associated car parking and landscaping		
Site	Site At Station Road Cross Gates Leeds LS15 8BU		
Decision:	Withdrawn	Decision Date	3 February 2010
Type	Extension of Time Period	Decision Type	Delegated Decision

WARD: Crossgates & Whinmoor

Application Number	09/05382/FU		
Applicant:	Mr And Mrs Kitson		
Proposal	Conservatory to rear		
Site	16 Silkstone Court Halton Leeds LS15 8TW		
Decision:	Approved	Decision Date	2 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) The external brickwork materials shall match those existing.

In the interests of visual amenity.

- 4) Prior to the occupation of the proposed conservatory a 1.8m high close-boarded fence shall be erected to align the common side boundaries with No.14 and No.18 Silkstone Court for the length of the proposed conservatory and shall be retained thereafter.

Reason: In the interests of residential amenity.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

- 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 1ST – 7TH FEBRUARY 2010

WARD: Farnley & Wortley

Application Number	09/05536/FU		
Applicant:	Western Flatts Park Bowling Green		
Proposal	Canopy to front of existing clubhouse and detached timber shelter to side		
Site	Western Flatts Park Bowling Green Green Hill Lane Upper Wortley Leeds		
Decision:	Approved	Decision Date	2 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) The proposed timber shelter shall be stained dark brown to match the existing timber shelter and thereafter maintained and retained unless otherwise agreed in writing by the Local Planning Authority.

In the interests of amenity

- 4) The proposed canopy shall be green to match the existing windows on the pavilion and thereafter retained and maintained unless agreed in writing by the Local Planning Authority

In the interests of amenity.

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

Policies N1, N8 and GP5 of the Unitary Development Plan.

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 1ST – 7TH FEBRUARY 2010

WARD: Garforth & Swillington

Application Number	09/04600/FU		
Applicant:	Sugarcraft Supplies		
Proposal	`Change of use from industrial use to storage and showroom		
Site	Sycamore Court 1 Lotherton Way Garforth Leeds		
Decision:	Approved	Decision Date	1 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) The opening hours of the premises shall be restricted to 08:00 hours to 20:00 hours Monday to Saturday.

In the interests of the amenity

- 4) The premises shall be used for the storage and office purposes hereby approved only with an ancillary showroom, tuition area and food preparation area which shall be confined to the ground floor area as shown on Drawing 008 Revision C, date stamped 18 January 2010. No part of the premises shall be used for any purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order with or without modification.

As the Local Planning Authority wishes to retain control over the types of uses to which the site is put in the interests of highway safety and amenity.

- 5) Notwithstanding the approved drawings date stamped 18 January 2010; the first floor of the premises shall be used for office purposes only in conjunction with the development hereby approved.

In the interests of amenity

- 6) The showroom area shall be restricted to that identified on the approved drawing 008 Revision C, date stamped 18 January 2010.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

To ensure that the Local Planning Authority retain control over the extent of showroom area in accordance with retail policy and principles of sustainable development.

- 7) The showroom shall remain ancillary to the main use of the premises as storage and office use.

In the interests of retail policy and in the interests of the vitality and viability of the Local Town Centre

- 8) The cake decoration tuition course shall be take place between the hours of 18:00 hrs to 20:00hrs and be shall be restricted to a maximum of 10 students per training session.

In order that the Local Planning Authority can retain control over the car parking requirement than can be accommodated on the site and plan against potential parking problems on the local highway network

- 9) Notwithstanding the approved plans date stamped 18 January 2010; 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.

- 10) No external storage of plant, materials and/or products shall take place on the site.

In the interests of amenity and safety.

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

Policy GP5
Policy T24
Policy T2

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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 1ST – 7TH FEBRUARY 2010

WARD: Gipton & Harehills

Application Number	09/05238/FU		
Applicant:	Diocese Of Leeds - K Anderson		
Proposal	Erection of a tensile fabric canopy with vertical glazing to school		
Site	St Augustines Catholic Primary School St Wilfrids Circus Leeds LS8 3PF		
Decision:	Approved	Decision Date	2 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 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

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 1ST – 7TH FEBRUARY 2010

WARD: Guiseley & Rawdon

Application Number	08/03038/FU		
Applicant:	V Standeven		
Proposal	1.8m high fence and gate to front boundary		
Site	26 New Road Yeadon Leeds LS19 7SE		
Decision:	Refused	Decision Date	1 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers that the proposal by reason of its location and design results in an incongruous form of development that is out of character with the host dwelling and surrounding area and, given its prominence within the street scene would be harmful to the character, appearance and visual amenity of the area. As such is contrary to Policies GP5 and BD6 of the Leeds Unitary Development Plan (Review 2006) as well as guidance contained in Planning Policy Statement 1 - Delivering Sustainable Development.

WARD: Guiseley & Rawdon

Application Number	09/03338/FU		
Applicant:	Mr Castell And Mrs Ramsden		
Proposal	First floor extension to form rooms over existing garage, and single storey extension to link garage to main dwelling house		
Site	Church Cottage 5 Church Street Guiseley Leeds		
Decision:	Approved	Decision Date	4 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) 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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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.

- 4) The proposed window frames shall be timber, to match the existing dwelling.

In the interests of visual amenity.

- 5) The proposed sky-lights shall be of Conservation style, as specified on the approved plans.

In the interest of visual amenity.

- 6) The windows within the east side elevation of the proposed single storey side extension (sun room) hereby permitted shall be glazed in obscure glass prior to the first occupation of the extension and thereafter retained.

In the interests of amenity and privacy.

- 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 or skylights are inserted in the east side roofline of the first floor extension.

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)

Policy GP5 (UDP)

Policy N16 (UDP)

Policy N17 (UDP)

Policy N19 (UDP)

Policy BC7 (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 1ST – 7TH FEBRUARY 2010

WARD: Guiseley & Rawdon

Application Number	09/03339/LI		
Applicant:	Mr Castell And Mrs Ramsden		
Proposal	Listed Building application for first floor extension to form rooms over existing garage, single storey extension to link garage to main dwelling house, and insertion of window at ground floor to north elevation		
Site	Church Cottage 5 Church Street Guiseley Leeds		
Decision:	Approved	Decision Date	4 February 2010
Type	Listed Building Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) 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.

- 4) The proposed window frames shall be timber, to match the existing dwelling.

In the interests of visual amenity.

- 5) The proposed sky-lights shall be of Conservation style, as specified on the approved plans.

In the interest of visual amenity.

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

(SPG), and The Development Plan consisting of the Regional Spatial Strategy 2004 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy N16 (UDP)

Policy N17 (UDP)

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

WARD: Guiseley & Rawdon

Application Number	09/05213/CLE		
Applicant:	R Lawson		
Proposal	Certificate of Existing Lawfulness for agricultural storage building		
Site	The Barn Adjacent To The Royalty Public House York Gate Otley		
Decision:	Approved	Decision Date	4 February 2010
Type	Certificate of Existing Lawful Use	Decision Type	Delegated Decision

- 1) Agricultural storage building at the site outlined in red.
- 2) Agricultural storage building adjacent to the Royalty Public House, York Gate, Otley LS21 3DG.

Leeds City Council hereby certify that on 3rd February 2010 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.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Guiseley & Rawdon

Application Number	09/05257/FU		
Applicant:	St Oswalds Junior School		
Proposal	Porch to side entrance and detached shelter to school		
Site	St Oswalds Church Of England Junior School The Green Guiseley Leeds		
Decision:	Approved	Decision Date	4 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 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
BD5

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Guiseley & Rawdon

Application Number	09/05360/FU		
Applicant:	The Church Council		
Proposal	Addition of porch and alterations to church		
Site	Guiseley Methodist Church Orchard Way Guiseley Leeds		
Decision:	Approved	Decision Date	1 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 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) 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, N19

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Harewood

Application Number	09/05102/LI		
Applicant:	The Governors		
Proposal	Listed building application to carry out part first floor part 2 storey extension and alterations to school		
Site	Harewood C Of E School Harrogate Road Harewood Leeds		
Decision:	Approved	Decision Date	4 February 2010
Type	Listed Building Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) The windows within the rear and side elevations of the extension hereby permitted shall be single glazed, timber framed and white painted.

In the interests of visual amenity and to retain the character of the listed building.

- 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).

Policies GP5, N14, N16, N17, N19 and BC7.

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Harewood

Application Number	09/05131/FU		
Applicant:	The Governors		
Proposal	Part first floor part 2 storey extension and alterations to school		
Site	Harewood C Of E School Harrogate Road Harewood Leeds		
Decision:	Approved	Decision Date	4 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

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

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

- 4) 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.

- 5) The windows within the rear and side elevations of the extension hereby permitted shall be single glazed, timber framed and white painted.

In the interests of visual amenity and to retain the character of the listed building.

- 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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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

Policies GP5, BD6, N14, N16, N17, N19 and BC7.

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Headingley

Application Number	09/05012/FU		
Applicant:	Mr M Thethi		
Proposal	Single storey rear extension		
Site	27 Ashville Grove Headingley Leeds LS6 1LY		
Decision:	Approved	Decision Date	4 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

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

In the interests of visual amenity.

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

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

- 5) Notwithstanding the proposed side elevation as shown on plan (rev A) date stamped 19 Nov 09 which has omitted the kitchen door, that door shall be solid or be glazed in obscure glass and thereafter retained as such.

In order to prevent overlooking.

- 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).

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

Policy BD6 (UDP)
Policy GP5 (UDP)

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

WARD: Headingley

Application Number	09/05169/FU		
Applicant:	Mumtaz (UK) Ltd		
Proposal	Retrospective application for change of use from shop (A1 use) to hot food takeaway (A5 use)		
Site	26 Otley Road Headingley Leeds LS6 2AD		
Decision:	Refused	Decision Date	2 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers that the proposed use of the premises would further contribute to the loss of A1 uses in Headingley Town Centre, thereby reducing retail viability and vitality, to the detriment of the defined Headingley Town Centre. As such, the proposal fails to comply with Policies SF7, S2 and GP5 of the Leeds Unitary Development Plan (UDP) Review (2006) and is also contrary to advice set out in Planning Policy Statement 4: Planning for Sustainable Growth and Planning Policy Statement 1: Delivering Sustainable Development.

WARD: Headingley

Application Number	09/05418/LI		
Applicant:	City Church		
Proposal	Listed Building application for replacement heating system including removal of existing flues and 8 new circular vents		
Site	City Church Ashwood Hall 44A Headingley Lane Headingley		
Decision:	Approved	Decision Date	3 February 2010
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.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

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

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

- 4) Notwithstanding the details on the plans hereby approved, the proposed wall heaters shall be painted or stained to exactly match the existing walls of the Church.

In the interests of visual amenity and the preservation of the character of the Listed Building.

- 5) Notwithstanding the details on the plans hereby approved, any additional piping shall comprise 22m copper piping which shall be clipped to the skirting boards and painted in a dark colour to match the existing skirting, being thereafter so retained and maintained for the lifetime of the development.

In the interests of the preservation of the Listed Building.

- 6) Notwithstanding the details on the plans hereby approved, the proposed exterior grilles shall be painted black using exterior grade paint and shall thereafter be so retained and regularly maintained for the lifetime of the development.

In the interests of visual amenity and the preservation of the Listed Building.

- 7) The extracted stone cores shall be safely stored within the building for potential future reinstatement.

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

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

Policies BC2, BC7, N14, N16, N17, N19 and GP5.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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 1ST – 7TH FEBRUARY 2010

WARD: Horsforth

Application Number	09/01788/FU		
Applicant:	M Warrior		
Proposal	Two storey side and part two storey and part single storey rear extension, four dormers to the front and 1.44m high stone pillars with 1.5m - 1.6m high railings to front and new vehicular access onto Layton Lane		
Site	Allenbanks Layton Road Rawdon Leeds		
Decision:	Approved	Decision Date	4 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

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

In the interests of visual amenity.

- 4) 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.

- 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 windows to the side of the proposed garage, side of the bedrooms above, the main bathroom to the house and en-suite bathroom to the master bedroom shall be glazed with obscure glass and maintained thereafter as such.

In the interests of amenity.

- 6) 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 of the kitchen adjacent to the property 'Elmaran'.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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

- 7) 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 integral double 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 avoid the need for additional outbuildings for garaging purposes as the scope for further development requiring planning permission has been exhausted and in the interest of visual amenity.

- 8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking or re-enacting that Order with or without modification) planning permission shall be obtained before any development contained within Class E of Part 1 of Schedule 2 of that Order is carried out.

As the Local Planning Authority wish to keep control over the erection of these buildings in this Green Belt location.

- 9) All of the areas to be used by vehicles must be hard surfaced and drained, such that surface water from within the site does not discharge onto the highway. The use of loose material is not acceptable. The vehicle parking areas must be no more than 1:12.5 (8%) in gradient and must have cross-falls of no more than 1:40 (2.5%)

In the interests of highway safety.

- 10) The additional access off Layton Road shown on the approved plans must be completed before first occupation of the proposals.

In the interests of highway safety.

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

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 1ST – 7TH FEBRUARY 2010

WARD: Horsforth

Application Number	09/05009/FU		
Applicant:	M Helstrip		
Proposal	Detached garage and workshop with ancillary living accommodation over to rear and widened access with new 2m high gates and posts to front		
Site	Acacia Lodge Apperley Lane Rawdon Leeds		
Decision:	Refused	Decision Date	2 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The site lies within an area defined as Green Belt where developments, other than those listed in policy N33 of the Leeds Unitary Development Plan (Review 2006), are considered unacceptable. The proposed detached garage and workshop building, which would substantially increase the amount of built development within the application site, is considered inappropriate development in this Green Belt location. In particular, the building's size, height and siting adjacent to the southern site boundary, would adversely impact on the character and openness of the Green Belt. Furthermore, the applicant has not demonstrated any very special circumstances to justify an exception being made against inappropriate development in the Green Belt. For these reasons the proposed development is considered contrary to Policy N33, of the Leeds Unitary Development Plan (Review 2006) and to national planning policy guidance contained in Planning Policy Guidance 2 (PPG2) `Green Belts`.
- 2) The Local Planning Authority considers that the design of the proposed garage and workshop building, which has the appearance of a dormer bungalow, is inappropriate and fails to respect the character and appearance of both Acacia Lodge and the surrounding area. Furthermore it is considered that the proposed building because of its size, height and position adjacent to the southern site boundary would appear over-dominant in relation to the application site, Acacia Lodge and Bronte House School, (a listed building), which adjoins the site to the south. For these reasons the proposed development is considered contrary to policies N12 and N13 of the Leeds Unitary Development Plan (Review) 2006.
- 3) The application site is located within the Cragg Wood Conservation Area and, in the opinion of the Local Planning Authority, the proposed development fails to preserve and enhance the character and appearance of the Conservation Area. In particular the proposed building is over-dominant and the detailed design is not considered to be of sufficiently high quality given the sensitivity of the location. For these reasons, the proposed development is considered contrary to policy N19 of the Leeds Unitary Development Plan (Review 2006).
- 4) The proposed removal of the two stone gate plinths and their replacement with new gate posts is considered unacceptable and detrimental to character of the Conservation Area. For these reasons the proposal is contrary to policy N20 of the Leeds Unitary Development Plan (Review 2006).

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Horsforth

Application Number	09/05513/FU		
Applicant:	R Burrough		
Proposal	Retrospective application for a carport to side attached to the existing garage to front		
Site	6 Broadgate Rise Horsforth Leeds LS18 4DL		
Decision:	Approved	Decision Date	4 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 2) The carport shall not be altered and shall retain an open front and sides, for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

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 1ST – 7TH FEBRUARY 2010

WARD: Hyde Park & Woodhouse

Application Number	09/04868/FU		
Applicant:	University Of Leeds - P Preston		
Proposal	Addition, removal and replacement of external ductwork, installation of new roof top plant, extension of existing access deck and replacement windows at ground floor level to the Fluid Mechanics wing		
Site	School Of Mechanical Engineering University Of Leeds Woodhouse Lane Woodhouse		
Decision:	Approved	Decision Date	4 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

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

Policy GP5
Policy BD6
Policy 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.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Hyde Park & Woodhouse

Application Number	09/05446/FU		
Applicant:	S Bravender		
Proposal	Alterations involving installation of an external elevator and elevated link to university building		
Site	University Of Leeds Woodhouse Lane Woodhouse Leeds		
Decision:	Approved	Decision Date	1 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) Notwithstanding the details on the hereby approved plans no building works shall take place until details and samples of all materials, including their colours, to the external elevator and elevated link 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 external elevator and elevated link shall be constructed from the materials and in the colours thereby approved.

In the interests of the character and visual amenity of the host building and wider area.

- 4) Notwithstanding the details on the hereby approved plans no building works shall take place until details and samples of all materials, including their colours, to the panelling to the feature frame and the existing fencing 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 panelling to the feature frame and the existing fencing shall be constructed from the materials and in the colours thereby approved.

In the interests of the character and visual amenity of the host building and wider area.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

- 5) No building works shall take place until details and samples of all surfacing materials to the external paved area defined as within the red line boundary on drawing reference WT139Y01 Revision C, have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The surfacing works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 6) No lighting fitment shall be installed on the site in such a way that the source of light is directly visible from nearby residential properties.

In the interests of residential amenity.

- 7) 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.

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

Policy A4 (UDP)
Policy BD6 (UDP)
Policy GP5 (UDP)

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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 1ST – 7TH FEBRUARY 2010

WARD: Killingbeck & Seacroft

Application Number	09/05290/LA		
Applicant:	East North East Homes Leeds - Ms A Pearce		
Proposal	1.8m high and 1.5m high fencing and gates to 2 tower blocks		
Site	Bailey Towers And Brooklands Towers Baileys Lane Seacroft Leeds		
Decision:	Approved	Decision Date	2 February 2010
Type	Local Authority Application Reg 4(1)	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) The gates and fencing hereby approved shall be finished in a green colour or painted green prior to their erection or within 1 month of their erection on site, and shall be maintained as such thereafter.

In the interests of visual amenity.

- 4) The gates hereby approved shall not open onto the highway and must open inwards only.

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

- 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

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 1ST – 7TH FEBRUARY 2010

WARD: Kippax & Methley

Application Number	09/02871/FU		
Applicant:	Prado Properties LLP		
Proposal	Change of use and alterations of former joiners shop to form one 4 bedroom dwelling house with attached covered car parking area with 2 car parking spaces		
Site	Churchside Villas Methley Leeds LS26		
Decision:	Approved	Decision Date	1 February 2010
Type	Full Planning Application	Decision Type	Committee

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) The external walling and roofing materials of the development hereby approved, shall match the existing stonework and natural slate roof tiles of the original building.

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

- 4) Traditional local materials shall be used for the external walling and roofing materials, unless otherwise agreed in writing by the Local Planning Authority.

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

- 5) The pointing to the external walls shall be finished in lime mortar, brush compacted and finished flush or recessed.

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

- 6) The first floor window to bedroom 1 in the proposed west elevation as shown on approved plan - Proposed Elevations: (ref:AD31-02 E), shall be obscurely glazed and non-opening, and shall be retained as such thereafter.

In the interests of residential amenity.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

- 7) Prior to the commencement of development, details of the surface finish to the vehicular access along the frontage with Churchside Villas, shall be submitted to and approved in writing by the Local Planning Authority. Any such details as agreed, shall be fully implemented prior to first occupation of the dwelling house and shall be retained as such thereafter.

In the interests of highway safety.

- 8) Prior to the commencement of development, details of the re-grading of the access track to the proposed new levels, to the front of the building along the frontage with Churchside Villas, shall be submitted to and approved in writing by the Local Planning Authority. Any such details as agreed, shall be fully implemented prior to first occupation of the dwelling house and shall be retained as such thereafter.

In the interests of highway safety.

- 9) No demolition of the single storey outbuilding shall take place until the Local Planning Authority is notified of a contract for works and the Local Planning Authority shall be informed of any change to the contract for works thereafter.

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

- 10) No works of demolition and construction or deliveries into the site shall be undertaken before 0730 hours or after 1830 hours on any weekday or before 0800 hours and after 1330 hours on Saturdays or at anytime on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the Locals Planning Authority.

In the interest of residential amenity.

- 11) Before any of the development commences (including any demolition or construction) a report shall be submitted to and agreed in writing by the Local Planning Authority, in accordance with the provision of BS5228 - Noise and vibration control on construction and open sites -, especially Part 1:1997 Code of Practice (COP) for basic information and procedures for noise and vibration control.

To protect the amenity of the neighbouring properties during the construction period.

- 12) 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 development as permitted under Schedule 2, Part 1, Class A-F of the Act is carried out to the dwellings hereby approved or within the curtilage of the dwellings.

As the Local Planning Authority wish to keep control over such development.

- 13) The development shall be carried out in accordance with the recommendations in section 4 of the approved Bat Survey Report dated August 2008 and shall include

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

provision for nesting house Sparrows on the main dwelling and Swallows in the open car ports. Prior to occupation of any part of the development written confirmation shall be provided to the Local Planning Authority that the above measures have been carried out.

To maintain and enhance biodiversity.

- 14) The car port hereby approved shall remain as such for vehicle storage only, ancillary to the dwelling house and shall remain open without the installation of any type of doors or infilling of the openings.

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

- 15) The finished floor levels of the dwelling house shall be in accordance with the submitted Flood Risk Assessment date stamped 15 September 2009 and shall be retained as such thereafter.

To prevent flooding of the dwelling house.

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

GP5, BD5, BD6, BC7, N12, N13, N18A, N18B, N19, N25, N49, T2 T24

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Kippax & Methley

Application Number	09/05393/FU		
Applicant:	J Blackhurst		
Proposal	Two storey rear extension and new roof over existing side extension		
Site	12 Pondfields Crest Kippax Leeds LS25 7NX		
Decision:	Approved	Decision Date	5 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

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

In the interests of visual amenity.

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

Policy BD6 (UDP)

Policy GP5 (UDP)

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Kippax & Methley

Application Number	09/05459/DTM		
Applicant:	BT Openreach Wayleaves - Mrs D Mason		
Proposal	Determination for detached telecommunications equipment cabinet to pavement		
Site	Outside 82 Church Lane Methley Leeds LS26 9EG		
Decision:	Approved	Decision Date	2 February 2010
Type	Telecommunications Determination	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).

Policies GP5.

Planning Policy Guidance Note 8: Telecommunications.

Planning Policy Guidance Note 15: Planning and the historic environment

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Middleton Park

Application Number	09/05436/LA		
Applicant:	Leeds City Council		
Proposal	2.3 metre high Alleygate and railings to side		
Site	9 Sissons Road Middleton Leeds LS10 4JT		
Decision:	Approved	Decision Date	1 February 2010
Type	Local Authority Application Reg 4(1)	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) The proposed alleygate and railings shall be coloured black in accordance with the approved plans.

In the interests of visual amenity.

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

Policy BD6 (UDP)
Policy GP5 (UDP)

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Moortown

Application Number	09/04470/FU		
Applicant:	A Haywood		
Proposal	Bay window to front including new pitched roof		
Site	21 Woodlea Garth Meanwood Leeds LS6 4SG		
Decision:	Approved	Decision Date	4 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

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

In the interests of visual amenity.

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

Policy BD6 (UDP)

Policy GP5 (UDP)

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Moortown

Application Number	09/04883/FU		
Applicant:	Holly House Veterinary Surgery		
Proposal	Alterations to front including two storey extension		
Site	Holly House Veterinary Surgery 468 Street Lane Roundhay Leeds		
Decision:	Approved	Decision Date	4 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) 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.

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

UDPR Policies GP5, S9, T2, T24.

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Moortown

Application Number	09/05206/FU		
Applicant:	The Diocese Of Leeds - K Anderson		
Proposal	2.4m high boundary fence and gates to school		
Site	St Urbans Roman Catholic Primary School Tongue Lane Meanwood Leeds		
Decision:	Approved	Decision Date	4 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

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

UDPGP5

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 1ST – 7TH FEBRUARY 2010

WARD: Moortown

Application Number	09/05351/FU		
Applicant:	Mr C Singh		
Proposal	Retrospective application for detached garage to rear		
Site	497 Street Lane Roundhay Leeds LS17 6LA		
Decision:	Approved	Decision Date	3 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

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

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

- 3) The external walling and roofing materials of the detached garage shall match those of the existing dwelling

In the interests of visual amenity.

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

Policy BD6 (UDP)

Policy GP5 (UDP)

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Moortown

Application Number	09/05384/FU		
Applicant:	The Post Office Ltd		
Proposal	Alterations and cash machine to post office		
Site	12 Green Road Meanwood Leeds LS6 4JP		
Decision:	Approved	Decision Date	2 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

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

UDP Policies: GP5, BD6, S2, SF8.

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 1ST – 7TH FEBRUARY 2010

WARD: Moortown

Application Number	09/05394/FU		
Applicant:	R Coleman		
Proposal	Single storey side and rear extension		
Site	9 Stonedene Meanwood Leeds LS6 4NU		
Decision:	Approved	Decision Date	3 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) 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.

- 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)
 Policy N19 (UDP)

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Morley South

Application Number	09/04893/FU		
Applicant:	Mr S Matthews		
Proposal	Alterations to detached garages to form annexe accommodation, including new first floor, single storey side extension and canopy link to main house; and porch to side of dwelling house		
Site	13 St Pauls Street Morley Leeds LS27 9EP		
Decision:	Withdrawn	Decision Date	1 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

WARD: Morley South

Application Number	09/05313/FU		
Applicant:	L Williamson		
Proposal	Single storey extension to industrial building		
Site	Kodak Howley Park Road Morley Leeds		
Decision:	Approved	Decision Date	5 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) 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.

- 4) 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,

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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.

- 5) 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 and motorcycles 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 and motorcycle 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.

- 6) Prior to the commencement of development, full details (including siting, materials and means of enclosure) of bin storage facilities for 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 bin storage facilities thereby approved have been provided. The bin storage facilities 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.

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

Policy GP5

Policy BD5

Policy E3C

Policy LD1

Policy T2

Policy N13

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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

WARD: Morley South

Application Number	09/05363/FU		
Applicant:	Miss C Feeny		
Proposal	Extension to side to form one 3 bedroom terraced dwelling house to garden site		
Site	Land Adjacent To 156 Britannia Road Morley Leeds LS27 0DY		
Decision:	Approved	Decision Date	3 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) 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.

- 4) 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.

- 5) The boundary treatment between the two proposed parking areas must be no greater in height than 1 metre above the adjacent carriageway level for at least 2 metres in length from the adopted highway and must be maintained as such thereafter.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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

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

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

- 7) A feasibility study into the use of infiltration drainage methods shall be submitted to and approved in writing 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. 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 PPS25 and the council's sustainable development design guide.

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

Policy GP5

Policy H4

Policy BD5

Policy N12

Policy N13

Policy T2

Policy T24

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Otley & Yeadon

Application Number	09/02749/FU		
Applicant:	Ms Helen Claire Shepherd		
Proposal	Re-siting and replacement detached double garage and 1.8 metre high timber gate to side of Weston Lane boundary		
Site	Croft Cottage 105 Weston Lane Otley LS21 2DF		
Decision:	Approved	Decision Date	3 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

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

In the interests of visual amenity.

- 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.

- 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. Soft landscape works shall include (a) planting plans, (b) written specifications (including cultivation and other operations associated with plant and grass establishment), (c) schedules of plants noting species, planting sizes and proposed numbers/densities, (d) implementation programme.

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

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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

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

Policy BD6 (UDP)

Policy GP5 (UDP)

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

WARD: Otley & Yeadon

Application Number	09/03663/LI		
Applicant:	Mr And Mrs R Lee		
Proposal	Listed Building application to carry out various internal alterations and external alterations including the addition of an internal floor, 5 rooflights, new double glazed windows and new door to dwelling house		
Site	Musgrave Hall Burras Lane Otley LS21 3HS		
Decision:	Approved	Decision Date	3 February 2010
Type	Listed Building Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) Notwithstanding the details on the submitted elevation plans the proposed windows shall be heritage style metal windows as indicated within the approved windows cross-sections. The proposed new window frames and door hereby approved shall

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

also, on installation, have a white colour finish and the windows and door shall be retained with this finish thereafter unless otherwise agreed in writing by the Local Authority.

In the interests of visual amenity and the character and appearance of the listed building.

- 4) Notwithstanding the details on the submitted plans the lower section of the rear elevation windows (with the exception of pair of windows 7 - Study) hereby permitted shall, on installation, be glazed in obscure glass and thereafter retained.

In the interests of amenity and privacy.

- 5) The proposed skylights shall be of Conservation style, as specified on the approved plans.

In the interest of visual amenity.

- 6) Notwithstanding the details on the submitted plans windows 1, 2, 5, 6, 7, 8 (as detailed on the submitted floor plans) shall incorporate the window head detailing as indicated on the approved plans. Unless otherwise agreed in writing by the Local Authority.

In the interests of visual amenity and the character and appearance of the listed building.

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

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 1ST – 7TH FEBRUARY 2010

WARD: Otley & Yeadon

Application Number	09/05091/FU		
Applicant:	Hong Kong Super Cook - Mrs T H Chan		
Proposal	Addition of canopy to front and covered walkway to rear of take away hot food shop		
Site	Hong Kong Super Cook 132 Bradford Road Otley LS21 3LE		
Decision:	Approved	Decision Date	4 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 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

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 1ST – 7TH FEBRUARY 2010

WARD: Otley & Yeadon

Application Number	09/05294/FU		
Applicant:	S Patterson		
Proposal	Detached garage to rear		
Site	66 Parkland View Yeadon Leeds LS19 7DZ		
Decision:	Approved	Decision Date	5 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

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

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

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any orders revoking or re-enacting that order with or without modification) planning permission shall be obtained before any development contained in Class A of Part 1 of schedule 2 of that order is carried out.

As the Local Planning Authority wish to keep control over the proposed development.

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

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

- 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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of the Regional Spatial Strategy 2004 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Pudsey

Application Number	09/05343/FU		
Applicant:	Mrs J McSorely		
Proposal	Single storey side and rear extension (Dormer window to rear and first floor side window are Permitted Development)		
Site	29 Priestley Drive Pudsey Leeds LS28 9NQ		
Decision:	Refused	Decision Date	2 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority consider the single storey side and rear extension to be unacceptable by reason of its scale, form and mass - representing an overdevelopment of the built form on this semi detached property with consequential impact on the amount and quality of private amenity space for the occupants of this extended dwelling. The extension is therefore contrary to Policy GP5 Leeds Unitary Development Plan (Review) 2006 and contrary to advice contained within SPG13 - 'Neighbourhoods for Living'

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Rothwell

Application Number	09/04849/FU		
Applicant:	Mr Shah		
Proposal	Single storey side extension with room in roof space above and single storey extension to the other side		
Site	37 Farrer Lane Oulton Leeds LS26 8JL		
Decision:	Withdrawn	Decision Date	1 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

WARD: Rothwell

Application Number	09/05101/FU		
Applicant:	D James		
Proposal	Amendment to permission ref. 07/02624/OT and 07/06322/RM (Detached 3 bed dwelling house) to form enlarged detached 4 bed dwelling house		
Site	Land Adjacent To 2 Temple Avenue Rothwell Leeds LS26 0JN		
Decision:	Withdrawn	Decision Date	1 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

WARD: Rothwell

Application Number	09/05168/FU		
Applicant:	R Lewis		
Proposal	Conversion of garage to form habitable room		
Site	9 Chestnut Grove Woodlesford Leeds LS26 8WU		
Decision:	Approved	Decision Date	2 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

For the avoidance of doubt and in the interests of proper planning.

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

In the interests of visual amenity.

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

Policy BD6 (UDP)

Policy GP5 (UDP)

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

WARD: Rothwell

Application Number	09/05347/FU		
Applicant:	Woodhead Estate Ltd		
Proposal	Change of use including new frontage and single storey extension of retail unit to offices, A2 financial and professional services		
Site	109 Aberford Road Leeds LS26 8LQ		
Decision:	Approved	Decision Date	2 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

In the interests of visual amenity.

- 4) The opening hours of the premises shall be restricted to 0700 hours to 1900 hours Monday to Saturday, and 1000 hours to 1600 hours on Sundays and Bank Holidays.

In the interests of amenity of nearby residents.

- 5) No external storage of plant, materials and/or products shall take place on the site.

In the interests of amenity, visual amenity and public safety.

- 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 GP5

Policy BD6

Policy BD7

Policy N12

Policy N13

Policy T2

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Roundhay

Application Number	09/02672/FU		
Applicant:	Mr And Mrs P West		
Proposal	Partial demolition of bungalow and re-build to form 4 bedroom detached house with attached garage		
Site	1 East Moor Avenue Leeds LS8 1ER		
Decision:	Approved	Decision Date	1 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) 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.

- 4) The development shall not be occupied or brought into use until that part of the site shown to be used by vehicles, on the approved plans, has been laid out, hard surfaced and drained such that surface water from within the site does not discharge onto the highway. However the use of loose material would not be acceptable.

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

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

b) No development shall be commenced, or materials or equipment brought onto site (except in connection with compliance with this condition), until all trees,

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

shrubs or features to be protected have been protected in accordance with the approved details, or in the absence of such details, in accordance with BS 5837, with either:-

- i) 1.5m height chestnut paling to BS 1722 Part 4 securely mounted on post and two rails framework and clad with orange fluorescent mesh,
 - ii) 2.4m height heavy duty plywood hoarding securely mounted on scaffolding.
- c) Pre-printed laminated waterproof signs at least A4 in size shall be securely fixed to the fencing posts to each enclosure at 10 metre minimum intervals bearing the words

PROTECTED TREE ZONE
NO STORAGE OR OPERATIONS
WITHIN FENCED AREA

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

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

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

6) 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.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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

In the interests of amenity.

- 8) 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.

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

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

- 10) 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`.

- 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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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 gradient of the vehicular access shall not exceed 8% (1 in 12.5), and the gradient to any pedestrian access shall not exceed 8% (1 in 12). Vertical curves shall be provided at the junction with the highway, and at any change in gradient, to eliminate sudden changes in gradients.

In the interests of the free and safe use of the highway, and in the interests of disabled people.

- 13) 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

- 14) Notwithstanding the details shown on the approved plans, the proposed works shall be carried out in accordance with the recommendations made within section 6 and 7 of the approved Bat Survey.

To maintain and enhance local bat populations.

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

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

Supplementary Planning Guidance: Neighbourhoods for Living.

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

WARD: Roundhay

Application Number	09/05113/FU		
Applicant:	Mr And Mrs D Edwards		
Proposal	Single storey side and rear extension		
Site	13 The Avenue Roundhay Leeds LS8 1JG		
Decision:	Approved	Decision Date	1 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

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

In the interests of visual amenity.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no new windows or openings may be inserted into both side elevations facing No.13a and 15 The Avenue.

In the interests of amenity.

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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	09/05207/FU		
Applicant:	M Khan		
Proposal	Retrospective application for enlarged area of hardstanding and resurfacing of driveway to front		
Site	41 Lambert Avenue Gledhow Leeds LS8 1NG		
Decision:	Approved	Decision Date	1 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 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)

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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	09/05345/FU		
Applicant:	Mr A Summan		
Proposal	Part two storey part single storey side and rear extension with first floor balcony and dormer window to rear		
Site	12A The Avenue Roundhay Leeds LS8 1EH		
Decision:	Refused	Decision Date	1 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The Local Planning Authority considers that the proposed part two storey part single storey side and rear extension by reason of its siting, design, size and scale results in an incongruous, inappropriate and unduly dominant feature that would cause harm to the host dwelling, neighbouring properties and the wider conservation area. As such is contrary to Policies GP5, BD6, N19 of the Leeds Unitary Development Plan (Review 2006) as well as guidance contained in Planning Policy Statement 1 - Delivering Sustainable Development.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Temple Newsam

Application Number	09/05381/FU		
Applicant:	Mr And Mrs Moss		
Proposal	Conservatory to rear		
Site	40 High Bank Approach Colton Leeds LS15 9DA		
Decision:	Approved	Decision Date	1 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) The external brick walling materials shall match the existing.

In the interests of visual amenity.

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

Policy BD6 (UDP)

Policy GP5 (UDP)

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Wetherby

Application Number	09/04715/FU		
Applicant:	Callauto Ltd - D Marsh		
Proposal	Single storey office extension to industrial unit		
Site	Unit 372B Avenue E East Thorp Arch Estate Wetherby		
Decision:	Approved	Decision Date	4 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

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

In the interests of visual amenity.

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

GP5, BD6. T2

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

WARD: Wetherby

Application Number	09/05126/FU		
Applicant:	T Kilby		
Proposal	Detached 15m high wind turbine to farm		
Site	Hall Farm Thorp Arch Park Thorp Arch Wetherby		
Decision:	Refused	Decision Date	1 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

- 1) The proposal is located in the rural landscape and Special landscape Area and is located in isolation from the agricultural activity to which it relates. The design is considered out of keeping with the sensitive landscape within which it is proposed and as such will result in an incongruous feature that is detrimental to the visual amenities of the area as a whole. The proposal is therefore contrary to Policies SG2, SA1, SP2, GP5, N37, N37A and RL1 of the Leeds UDPR.

- 2) The proposal is located within the Thorp Arch Conservation Area and as such there is a duty to maintain the character of the Conservation Area. The proposal is considered to represent an incongruous feature that is alien and intrusive and as such does not meet this criteria and will therefore be detrimental to the character of the Thorp Arch Conservation area and contrary to Policy GP5 of the UDPR and to the advice contained in Thorp Arch Conservation Area Appraisal and Management Plan and to advice in PPG15 Planning and the Historic Environment.

WARD: Wetherby

Application Number	09/05194/FU		
Applicant:	Mr A Peacock		
Proposal	Amendment to previously approved application 08/05045/FU for part two storey part single storey side and rear extension		
Site	Bramble Cottage The Green Thorp Arch Wetherby		
Decision:	Approved	Decision Date	1 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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

In the interests of visual amenity and to ensure that the stonework harmonises with the host building.

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

In the interests of visual amenity.

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application 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 1ST – 7TH FEBRUARY 2010

WARD: Wetherby

Application Number	09/05195/LI		
Applicant:	Mr A Peacock		
Proposal	Listed Building application for amendment to previous approval 08/05680/LI (Listed Building application to erect part two storey part single storey side and rear extension)		
Site	Bramble Cottage The Green Thorp Arch Wetherby		
Decision:	Approved	Decision Date	1 February 2010
Type	Listed Building Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

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

In the interests of visual amenity and to ensure that the stonework harmonises with the host building.

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

In the interests of visual amenity.

- 5) In granting 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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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 (UDP)
 BD6 (UDP)
 N19 (UDP)
 N16 (UDP)

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

WARD: Wetherby

Application Number	09/05378/FU		
Applicant:	Mr And Mrs Reed		
Proposal	New glazed roof to kitchen and conservatory to rear		
Site	22 Lynton Avenue Boston Spa Wetherby LS23 6BL		
Decision:	Approved	Decision Date	1 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 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 conservatory window facing 24 Lynton Avenue shall be glazed with obscure glass and maintained thereafter as such unless otherwise agreed in writing by the Local Planning Authority.

In the interests of amenity.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

Order with or without modification) planning permission shall be obtained before any windows are inserted in the south western elevation facing Beechcroft of the proposed conservatory.

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.

WARD: Wetherby

Application Number	09/05379/FU		
Applicant:	R Hetherington		
Proposal	First floor window to side		
Site	Spring Hill House 25 Thorp Arch Park Thorp Arch Wetherby		
Decision:	Approved	Decision Date	1 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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

Policy BD6 (UDP)
Policy GP5 (UDP)

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

WARD: Wetherby

Application Number	09/05471/FU		
Applicant:	D Lawson		
Proposal	Part two storey, part single storey, part first floor extension to side, conversion of existing garage to a habitable room, new garage to other side		
Site	Five Farthings 47 Clarendon Road Boston Spa Wetherby		
Decision:	Approved	Decision Date	3 February 2010
Type	Full Planning Application	Decision Type	Delegated Decision

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

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

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

In the interests of visual amenity.

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

DECISIONS FOR WEEK 1ST – 7TH FEBRUARY 2010

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.