**MORLEY TOWN COUNCIL**

**PLANNING COMMITTEE NO. 430**

**COUNCIL CHAMBER, MORLEY TOWN HALL**

**TUESDAY, 28TH MAY 2024, 7 PM**

**MINUTES**

**1. TO RECORD ATTENDANCE**

Present: Cllrs R Finnigan (Deputy Chair), C Bell, H Evans, H Irving and S Kimberley

R Pickles Town Clerk also attended

# 2. TO RECEIVE APOLOGIES FOR ABSENCE GIVEN IN ADVANCE OF THE MEETING

Apologies were received from Cllr C Taylor

# 3. TO CONSIDER THE APPROVAL OF REASONS GIVEN FOR ABSENCE

The reason for absence was considered and approved.

**4. DeclarationS of Disclosable Pecuniary and Other Interests**

To disclose or draw attention to any disclosable pecuniary interests for the purposes of Section 31 of the Localism Act 2011 and paragraphs 13-18 of the Members’ Code of Conduct. Also, to declare any other significant interests which the member wishes to declare in the public interest, in accordance with paragraphs 19 to 20 of the Members’ Code of Conduct.

Cllr R Finnigan declared an ‘other’ interest as a Leeds City Councillor

**5. TO APPROVE MINUTES OF THE MEETING HELD ON 16/1/2024**

The Minutes of the meeting held on 16/1/2024 were agreed as a true and correct record

**6. CONSIDERATION OF PLANNING APPLICATIONS**

## Notation of Recommendations.

## O = Objection

## N = No Objection

## NC = No Objection (with comments)

## D = Deferred

RECEIVED 10/5/24

O 02358 CONVERSION OF ONE HOUSE TO FORM TWO DWELLINGS:

52-54 HOWDEN CLOUGH ROAD

Morley Town Council objects to this application on the following grounds

Insufficient parking, highways concerns. Street parking is already poor and intensification would worsen this.

RECEIVED 16/5/24

N 02598 RETROSPECTIVE CHANGE OF USE OF LAND TO DOMESTIC CURTILAGE AND THE ERECTION OF BOUNDARY FENCES AND GARDEN OUTBUILDING : 31 SHIRE ROAD

RECEIVED 20/5/24

N 02787 TWO STOREY REAR EXTENSION; DEMOLITION OF EXISTING CONSERVATORY :

4 IBBETSON CLOSE

**7. TO NOTE PLANNING APPLICATIONS WITH DECISIONS MADE UNDER DELEGATED AUTHORITY TO TOWN CLERK – STANDING ORDER 15(c) (APPLICATIONS RECEIVED THAT DID NOT APPEAR ON 16/1/24 AGENDA OR THE AGENDA FOR 12/3/24 FOR WHICH THE MEETING DID NOT PROCEED) ALL APPLICATIONS WERE CIRCULATED TO ALL PLANNING COMMITTEE MEMBERS WITH NO OBJECTIONS OR COMMENTS RECEIVED**

RECEIVED 19/1/24

N 00240 LISTED BUILDING APPLICATION FOR INSTALLATION OF AIRSOURCE HEAT PUMPS TO EXISTING FLAT ROOF ON RAISED PLATFORM SUPPORT; NEW ACCESS HATCH WITH STEPS AND RAILINGS’; EXTERNAL CABLE TRAY AND OTHER ASSOCIATED WORKS: MORLEY TOWN HALL, QUEEN STREET

RECEIVED 22/1/24

NC 00204 DEMOLITION OF EXISTING GARAGE; SINGLE STOREY SIDE/REAR EXTENSION TO FORM PORCH, GARDEN ROOM AND STORE INCLUDING SOLAR PANELS TO ROOF:

17 ST ANDREWS GROVE

No objection in principle to the application, however, members request a condition to be placed that the accommodation should not be used for work/business purposes

N 00320 SINGLE STOREY REAR EXTENSION: 6 GREENSHANK MEWS

N 00305 ALTERATIONS INCLUDING FIRST FLOOR FRONT EXTENSION; RAISED DECKING WITH BALUSTRADE AND STEPS TO REAR: 41 HARWILL APPROACH, CHURWELL

RECEIVED 26/1/24

N 00391 REPLACEMENT ROOF TO CONSERVATORY AT REAR:

15 ASPEN COURT TINGLEY

RECEIVED 29/1/24

N 00462 ALTERATIONS INCLUDING SINGLE STOREY REAR EXTENSION; WITH RAISED TERRACE/DECKING WITH BALUSTRADE AND STEPS TO REAR; DEMOLITION OF EXISTING UTILITY: 21 WINTERBOURNE AVENUE

N 07487 OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR THE DEMOLITION OF EXISTING STORAGE SHED AND THE CONSTRUCTION OF A NEW TRAIN STATION CAR PARK WITH AMENITY BUILDING: LAND OFF VALLEY ROAD

RECEIVED 30/1/24

N 00376 THE DEVELOPMENT OF 12 ELECTRIC VEHICLE CHARGING BAYS AND ASSOCIATED INFASTRUCTURE: VILLAGE HOTEL SOUTH LEEDS CAPITOL BOULEVARD

RECEIVED 31/1/24

N 00481 DORMER WINDOWS TO FRONT AND REAR: 11 GLADSTONE TERRACE

RECEIVED 5/2/24

N 00476 CONVERSION OF GARAGE TO FORM GARDEN STORE AND UTILITY W/C ROOM; SINGLE STOREY SIDE AND REAR EXTENSION: ALSTED DEWSBURY ROAD TINGLEY

RECEIVED 6/2/24

N 05998 RETROSPECTIVE APPLICATION FOR FENCE TO FRONT: 38 CROFT HOUSE WAY

RECEIVED 8/2/24

N 00666 TWO STOREY SIDE EXTENSION; SINGLE STOREY REAR EXTENSION; DEMOLITION OF EXISTING REAR EXTENSION AND CONSERVATORY: 202 SCOTCHMAN LANE

RECEIVED 13/2/24

N 00798 SINGLE STOREY SIDE AND REAR EXTENSION WITH RAISED REAR PATIO AND NEW FENCING: 34 PAWSON STREET

RECEIVED 16/2/24

N 00726 LISTED BUILDING APPLICATION FOR INSTALLATION OF KITCHEN TO FIRST FLOOR OF BAR WITH NEW OPENINGS FOR EXTRACT DUCT TO REAR: 44 QUEEN STREET

N 00727 INSTALLATION OF KITCHEN TO FIRST FLOOR OF BAR WITH NEW OPENINGS FOR EXTRACT DUCT TO REAR: 44 QUEEN STREET

RECEIVED 27/2/24

N 00850 RAISED RIDGE HEIGHT INCORPORATING NEW FIRST FLOOR; WITH BALCONY TO REAR; TWO STOREY REAR EXTENSION; DEMOLITION OF EXISTING REAR PORCH:

THE COPPINS 8 BRADSTOCK GARDENS

O 00867 RESERVED MATTERS APPLICATION (LAYOUT, LANDSCAPING, SCALE AND APPEARANCE) TO OUTLINE APPLICATION 18/03843/OT FOR ONE DWELLING:

18 CHURCH LANE TINGLEY

MTC objects to this application on the grounds of small site, poor highways access and overdevelopment of a small site

RECEIVED 29/2/24

N 01113 SINGLE STOREY EXTENSION; DEMOLITION AND ERECTION OF GARAGE TO REAR

: 24 CROFT HOUSE LANE

RECEIVED 1/3/24

N 00972 VARIATION OF CONDITION 1 (APPROVED PLANS) TO PREVIOUSLY APPROVED PLANNING APPLICATION 19/01988RM (RESERVED MATTERS APPLICATION FOR THE LAYOUT, SCALE, APPEARANCE AND LANDSCAPING FOR 450 DWELLINGS, PURSUANT TO OUTLINE APPLICATION 16/02988/OT) TO AMEND SITE LAYOUT TO PLTS 396-400:

LANE SIDE FARM VICTORIA ROAD CHURWELL

**APPLICATIONS SINCE 12/3/24**

RECEIVED 11/3/24

N 01162 LISTED BUILDING APPLICATION FOR REPLACEMENT OF A NON ORIGINAL CASEMENT WINDOW ON THE NORTH ELEVATION (REAR):

80 BANK STREET

RECEIVED 21/3/24

N 01565 DEMOLITION OF EXISTING CONSERVATORY TO FORM REAR SINGLE STOREY EXTENSION: 8 THE GALLOPS

RECEIVED 22/3/24

N 01231 CONSTRUCTION OF A NEW ACCESS ROAD WITH GATE:

LAND OFF ELLAND ROAD

O 01341 DEMOLITION OF DETACHED GARAGE AND REMOVAL OF FRONT BAY WINDOW; ERECTION OF SINGLE STOREY FRONT, SIDE AND REAR EXTENSION INCORPORATING OPEN PORCH TO FRONT; DORMER WINDOW AND DETACHED GARDEN ROOM WITH STORE AND DECKING AREA TO REAR; TWO DORMER WINDOWS AND WIDEN DRIVEWAY ACCESS INCLUDING REMOVAL OF BOUNDARY WALL AND GRASSED AREA TO FRONT FORMING ENLARGED DRIVEWAY: 17 ELVASTON ROAD

MTC objects to this application on the grounds of overdevelopment, impact on street scene & residential amenity.

RECEIVED 27/3/24

N 01624 DEMOLITION OF EXISTING CONSERVATORY AND ADJOINING GARAGE; SINGLE STOREY EXTENSION TO REAR AND BOTH SIDES: 12 PEREGRINE AVENUE

RECEIVED 2/4/24

N 01455 RETROSPECTIVE APPLICATION FOR SINGLE STOREY EXTENSION TO REAR; DEMOLITION OF EXISTING CONSERVATORY: 8 SWALLOW VALE

RECEIVED 4/4/24

N 07485 PART TWO STOREY AND FIRST FLOOR SIDE EXTENSION INCORPORATING CONVERSION OF EXISTING GARAGE TO A HABITABLE ROOM: 8 THE OAKS

RECEIVED 11/4/24

N 01877 INSTALLATION OF 12 ELECGTRIC VEHICLE CHARGING BAYS AND ASSOCIATED WORKS: VILLAGE HOTEL SOUTH LEEDS CAPITOL BOULEVARD

RECEIVED 12/4/24

N 01243 VARIATION OF CONDITION 2 (APPROVED PLANS) TO PREVIOUSLY APPROVED PLANNING APPLICATION 20/02611/FU (DEMOLITION OF EXISTING HOUSE AND ERECTION OF TWO HOUSES) FOR SUBSTITUTION OF APPROVED PLANS SHOWING PROPOSED CHANGE TO APPROVEDS DWELLING DESIGN SITED ON PLOT 2:

EASTERGATE ELLAND ROAD

RECEIVED 15/4/24

N 02015 SINGLE STOREY REAR EXTENSION; DEMOLITION OF CONSERVATORY TO REAR:

29 CORPORATION STREET

N 01485 DEMOLITION OF EXISTING CLASS B INDUSTRIAL UNITS; ERECTION OF REPLACEMENT (CLASS E(g) (iii) LIGHT INDUSTRIAL UNITS:

LOW MOOR MILLS ALBERT ROAD

N 01919 CONVERSION OF OLD HSBC BANK INTO COMMERCIAL UNIT TO THE FRONT GROUND FLOOR AND BASEMENT, CONVERSION OF REAR GROUND FLOOR AND ALL UPPER FLOORS INTO EIGHT APARTMENTS, INCLUDING REMOVAL OF INTERNAL WALLS AND INSTALLATION OF NEW WALLS AND DOORS AT GROUND, FIRST, SECOND AND THIRD FLOORS; NEW STAIRCASE FROM BASEMENT TO GROUND FLOOR COMMERCIAL UNIT AND NEW MEZZANINE LEVEL TO FIRST FLOOR COMMERCIAL UNIT; NEW GROUND FLOOR WINDOW TO SIDE AND REPLACEMENT OF EXISTING REAR HIGH-LEVEL WINDOW

WITH LOWER LEVEL WINDOW; NEW WINDOW TO FIRST FLOOR SIDE ELEVATION AND NEW REAR WINDOW TO FIRST, SECOND AND THIRD FLOORS:

HSBC BANK PLC BANK CHAMBERS QUEEN STREET

NC 01920 LISTED BUILDING APPLICATION FOR CONVERSION OF OLD HSBC BANK INTO COMMERCIAL UNIT TO THE FRONT GROUND FLOOR AND BASEMENT, CONVERSION OF REAR GROUND FLOOR AND ALL UPPER FLOORS INTO EIGHT APARTMENTS, INCLUDING REMOVAL OF INTERNAL WALLS AND INSTALLATION OF NEW WALLS AND DOORS AT GROUND, FIRST, SECOND AND THIRD FLOORS; NEW STAIRCASE FROM BASEMENT TO GROUND FLOOR COMMERCIAL UNIT AND NEW MEZZANINE LEVEL TO FIRST FLOOR COMMERCIAL UNIT; NEW GROUND FLOOR WINDOW TO SIDE AND REPLACEMENT OF EXISTING REAR HIGH-LEVEL WINDOW WITH LOWER LEVE WINDOW; NEW WINDOW TO FIRST FLOOR SIDE ELEVATION AND NEW REAR WINDOW TO FIRST, SECOND AND THIRD FLOORS:

HSBC BANK PLC BANK CHAMBERS QUEEN STREET

MTC has no objection in principle to this application, however, members request this is supported by conservation.

RECEIVED 16/4/24

N 00854 NEW SINGLE STOREY CONSERVATORY TO REAR; INSERTION OF NEW DOORS TO REAR; INSETION OF NEW WINDOW AND DOOR TO SIDE OF EXISTING GARAGE:

33 ASTELL WAY

RECEIVED 22/4/24

N 02265/TRE

T1 OAK – LARGE SCAR AT BASE. PREVIOUSLY POLLARDED. REPOLLARD.

T2 ASH – STAGE 3 ADB INFECTION. OVERHANGING PROPERTY. FELL AND STACK/CHIP INTO WOODLAND.

T3 ASH – MINOR ADB INFECTION. RECENT HISTORY OF LARGE LIMB FAILURES ON WOODLAND SIDE. HONEY FUNGUS STOOLS AROUND BASE. POLLARD AT CROWN BREAK :

CLARK SPRINGS WOODLAND

RECEIVED 23/4/24

N 02202 DEMOLITION OF SINGLE STOREY GARAGE AND THE ERECTION OF SUBSERVIENT TWO-STOREY SIDE AND REAR EXTENSIONS TO BOTH SIDES; NEW VEHICLE ACCESS TO THE DWELLING OFF SCOTCHMAN LANE; EXTERNAL LANDSCAPING AND NEW DRAINAGE: FAIRWAYS SCOTCHMAN LANE

N 02286 DEMOLITION OF EXISTING REAR CONSERVATORY TO REPLACE WITH SINGLE STOREY REAR EXTENSION: 28 REEDLING DRIVE

RECEIVED 24/4/24

N 01918 CHANGE OF USE OF LAND TO RESIDENTIAL GARDEN AND ERECTION OF FENCE:

1 AND 2 MARINA CRESCENT

RECEIVED 26/4/24

N 01822 NEW SHOPFRONT AND WINDOWS TO FRONT AND REAR, REMOVAL OF REAR SECURITY BARS WITH INTERNAL REMEDIAL WORKS; REINSTATEMENT OF CAST IRON RAINWATER PIPE AND ROOF REPAIRS: 51 QUEEN STREET

N 02090 REPLACEMENT OF EXISTING GUTTERING: SHODDY COTTAGE 37 HIGH STREET

RECEIVED 29/4/24

N 02381 DEMOLITION OF FRONT EXTENSION; TWO STOREY FRONT EXTENSION:

3 BRUNTCLIFFE DRIVE

RECEIVED 30/4/24

N 02399 TWO STOREY SIDE EXTENSION: 53 HARWILL ROAD

RECEIVED 8/5/24

N 02542 FIRST FLOOR SIDE EXTENSION; PART CONVERSION OF GARAGE TO FORM OFFICE/STORAGE ROOMS; BOUNDARY FENCE WITH TIMBER POSTS TO SIDE; NEW GROUND FLOOR WINDOW TO REAR; ONE FIRST FLOOR WINDOW TO REAR; TWO ROOF LIGHTS AND DOORS TO GARAGE; BI FOLDOING DOORS TO SIDE ELEVATION OF GARAGE : 2 JAMES COURT

The above decisions made under Town Clerk’s delegated authority, were noted.

**8. TO RECEIVE ITEMS OF CORRESPONDENCE (items for information only)**

(a) Letter dated 21/5/24 from Jonathan Carr, Head of Development Management, LCCre. appeal against refusal of planning application 23/05998/FU, 38 Croft House Way

Cllr Finnigan declared an interest in this item as he had assisted with the appeal for the applicant

The item of correspondence was noted

**9. DATE AND TIME OF NEXT MEETING**

The next scheduled meeting is to be held on 23rd July 2024