

DECISIONS FOR WEEK 17TH TO 23RD AUGUST 2009

WARD: Kippax & Methley

Application Number	06/07671/FU		
Applicant:	Banks Developments		
Proposal	Extraction of coal and other minerals and alterations to landform with restoration to agriculture, woodland and nature conservation at Newton Lane, Back Newton Lane and Claypit Lane at Ledston and Ledsham		
Site	Newton Lane, Back Newton Lane And Claypit Lane Ledsham		
Decision:	Refused	Decision Date	17 August 2009
Type	Full Planning Application	Decision Type	Committee

- 1) The proposed development lies within the Leeds Green Belt. It is the opinion of the Local Planning Authority that the proposed development would not meet Green Belt objectives during the period of working in terms of retaining attractive landscapes close to where people live and therefore the proposed development is considered to be contrary to policies EM9 (Coal Extraction and the Environment); N33 (Development in the Green Belt) of the adopted Leeds Unitary Development Plan (Review 2006); Planning Policy Guidance 2 (Green Belts) and Minerals Planning Guidance 3 (Coal Mining and Colliery Spoil).

- 2) In the opinion of the Local Planning Authority, the proposed development, which lies within a Special Landscape Area, would seriously harm the character and appearance of the landscape within the Special Landscape Area. The perimeter screening mounds and overburden storage mounds would be prominent features within the local landscape and would be visible from surrounding properties and public highways. These features and the presence of the proposed development would result in significant adverse visual impact and unacceptable harm upon the amenities of the Special Landscape Area and therefore the proposed development is considered to be contrary to policies N37 and N37A (Special Landscape Areas) of the adopted Leeds Unitary Development Plan (Review 2006).

- 3) In the opinion of the Local Planning Authority, the proposed development would result in an increase in Heavy Goods Vehicle movements on the local highway network which would be detrimental to road safety. Furthermore the proposed widening works to Back Newton Lane would exacerbate existing safety concerns and detract from the character of the locality. The proposal is therefore considered to be contrary to Policies GP5, T2 and LD2 of the adopted Leeds Unitary Development Plan (Review 2006).