CITY PLANS PANEL

THURSDAY, 11TH APRIL, 2024

PRESENT: Councillor J McKenna in the Chair

Councillors C Campbell, B Anderson, D Blackburn, K Brooks, P Carlill, D Cohen, K Dye, C Gruen, A Khan and A Maloney

SITE VISITS: Councillors K Brooks, K Dye, C Gruen, A Khan and J McKenna

77 Appeals Against Refusal of Inspection of Documents

There were no appeals.

78 Opening Remarks

This was to be Councillor McKenna's final meeting as Chair of the City Plans Panel before standing down as a Councillor at the end of the Municipal Year. Members thanked Councillor McKenna for his work as a Councillor and particularly his contribution to planning and as Chair of the City Plans Panel. Councillor McKenna was praised for his approach to chairing Plans Panels and how Members of all groups had been treated fairly and with empathy to allow them both as individuals and as a Panel to develop and shape policy which had helped to drive change to the city and the city centre. Councillor McKenna was thanked for his role in mentoring others throughout the planning process and was considered to be a friend as well as a colleague. Members also recalled his contribution as Lord Mayor of the city and his role as Deputy Mayor. It was noted that Councillor McKenna's experience and knowledge would be greatly missed and Members wished him a long and happy retirement.

The Chief Planning Officer also expressed thanks to Councillor McKenna on behalf of Planning Services for his positive approach and to the positive legacy which he would leave.

Members also expressed thanks to Councillor Caroline Gruen who was stepping down as a Councillor for her contribution as a Planning Member and Chair.

Councillor McKenna thanked everyone for their comments and reflected on the changes he had seen across the city during his time as a Councillor and his involvement in Plans Panels, thanking all Officers and Members he had worked with during this time.

79 Exempt Information - Possible Exclusion of Press and Public

There was no exempt information.

80 Late Items

There were no late items.

81 Declaration of Interests

There were no declarations.

82 Minutes - 14 March 2024

RESOLVED – That the minutes of the meeting held on 14 March 2024 be confirmed as a correct record.

83 Application 23/06266/FU - Site to the North of Whitehall Road (land at the former Doncaster Monk Bridge Works)

The report of the Chief Planning Officer presented an application for the construction of an office building with associated facilities, parking and landscaping at a site to the north of Whitehall Road (land at the former Doncaster Monk Bridge Works), Leeds.

The application was considered at the meeting held in February 2024 when it was deferred to allow for further information to be provided with regards to security regarding the screened footpath and the permeability of the screens. Members visited the site prior to this meeting.

Site plans and photographs were displayed and referred to throughout the discussion of the application.

Further issues highlighted in relation to the application included the following:

- The applicant had introduced additional measures to enhance security.
- CGI images were displayed which demonstrated the porosity of the screens which would allow views through.
- There would be additional motion activated CCTV surveillance and 24/7 on site security and monitoring.
- Bollard lighting would be replaced with lighting columns which would provide multi-directional lighting. There would also be some feature uplighting and lighting within the soffits.
- All external areas would be well lit including the walkway from the car park.
- The panels that screened the footpath were necessary as part of the wind mitigation measures. Similar panels could be found elsewhere in the city.
- Samples of the panels were made available for Members to inspect.
- It was felt that the applicant had addressed the concerns raised by the Panel.

In response to questions and comments from the Panel it was confirmed that the materials to be used for the screening of the footpath would be covered by condition. Members supported the additional measures introduced by the applicant.

RESOLVED – That the application be deferred and delegated to the Chief Planning Officer for approval, subject to the conditions at Appendix 2 (and any amendment to or addition of others which the Chief Planning Officer considers appropriate) and subject to resolving technical details regarding highways matters and Active Travel England comments and also subject to the completion of a Section 106 agreement to secure the following:

- 0.91 Biodiversity Units to be Habitat Units delivered off site in the same locality - £25,000
- On site Public Realm areas are publicly accessible
- Travel Plan review fee - £5,504
- Contribution for free trial membership and usage of the car club by occupiers of the development and/or other sustainable travel measures for the employees e.g. public transport tickets, hire bikes - £22,000
- Globe Road/Whitehall Road junction improvements - £188,250
- Wayfinding - £16,000
- Employment and training of local people
- Monitoring fees

84 Application 23/00608/FU - Land West of Lisbon Street, North of Wellington Street, East of Cropper Gate and South of Westgate/A58M

The report of the Chief Planning Officer presented an application for the demolition of existing buildings, repositioning of Skinner Street; and erection of a mixed-use multi-level development comprising a 46 storey building providing Class C3 Build to Rent apartments with amenity space and flexible Class E at ground floor level; two buildings for Use Class E Offices with flexible Use Class E space at basement and ground floor level; with associated infrastructure and basement car parking, hard and soft landscaping and public open space, on land west of Lisbon Street, north of Wellington Street, east of Cropper Gate and south of Westgate/A58M, Leeds.

Members visited the site prior to the meeting and site plans and photographs were displayed and referred to throughout the discussion of the application.

The following was highlighted in relation to the application:

- All existing buildings on the site would be demolished.
- Views of the surrounding areas were displayed.
- Details of proposals and applications on surrounding sites.
- Members were broadly supportive of the massing and design when the pre-application was presented to Panel.
- There would be a need to move Skinner Street at the northern edge due to the positioning of new buildings.

- Servicing arrangements for the development.
- There would be a central landscaped area surrounded by trees which would also include areas for play.
- The ground floor of the residential building would have space for a café and a spill out area.
- There would be landscaping on the periphery of the site.
- The detailed landscape design would be subject to condition.
- There would be basement parking underneath the residential building with space for cycle storage.
- The office building frontage would be set back from Grove Street to give a double width pedestrian environment.
- There would be opportunity for a roof terrace at first floor level on the residential building.
- Floor plans of the residential building were displayed. All apartments would surpass space standards.
- Samples of materials and a model of the proposed development were available for Member's inspection.
- There would be space for other uses such as shops and medical services.
- There would be additional amenity space on the top level of the residential building.
- CGI images of the proposed buildings were displayed which highlighted detailing and also some internal spaces.
- There had been a late letter of support from a local resident regarding the regeneration of the area and the provision of greenspace.
- Wind issues – it was recommended that further wind modelling be carried out and this would be covered by condition. Wind testing had indicated that a safe environment could be achieved.
- Financial viability - the District Valuer had indicated that a Section 106 agreement for any of the normal planning policy obligation asks would not be viable. Notwithstanding this the applicant had taken a long term view on the financial situation and offered contributions of £768,534 in addition to 16 discounted rent units.

Representatives of the District Valuer and the Applicant were in attendance for questions. In response to questions from the Panel, discussion included the following:

- Wind issues had been identified at the outset and building masses had been designed with this in mind. The hexagonal shape of the residential building would address some wind issues and the site was also sheltered by the 31 storey building under construction at the west side of Skinner Street. There would be wind mitigation screening included within the landscaped areas.
- Details of access and lighting to landscaped areas. The landscaped areas would be publicly accessible with the exception of the roof terraces.
- The viability of the scheme had been assessed and the District Valuer had advised it was not possible to provide affordable housing and

Section 106 benefits at the present time. However the applicant had taken a longer term view and agreed to provide contributions deemed necessary to provide a sustainable and safe environment and had committed to provide some affordable housing provision. It was intended that the affordable units offered by the applicant would be on-site.

- There were still discussions regarding the ownership of parts of the site and legal agreements to finalise. It was hoped that works could commence in the final quarter of the year should the application be approved. This would not affect the viability of the scheme.
- It was not possible to provide the amount of greenspace on site that a scheme of this density would generate. However the central area (including the access road which was to be treated as a pedestrian priority space) would be similar in size to Sovereign Square in Leeds. In addition there would be an off-site contribution of £100,000 to be put towards greenspace proposals.
- The scheme would have a high quality landscaping scheme and planting and biodiversity would be covered by conditions. The biodiversity proposals were higher than aspirational levels.
- The footpath/cycleway would have natural surveillance.
- There would be changes to the colour shades of the terracotta materials on the higher levels of the office buildings as the floors stepped in. The samples provided were not to demonstrate the exact colour but the quality of the material. The changes in colour would be visible from the surrounding areas.
- The playground would be separated from the road and would be designed to all relevant standards. There would be both formal and informal play areas.
- There had not been any discussion regarding the pre-agreed amount for any overage on profits. There would be further viability assessments at an appropriate point in the development stage to reassess whether greater contributions could be realised to meet the Council's normal planning obligation asks.
- The residential building would be unique in its shape and form and this enabled the building to have space and sky surrounding whilst interacting with other buildings. It was considered that it would be a landmark design and building.
- The applicant was potentially paying more for the site due to the good condition of some of the buildings already on site. This was taken into consideration during the viability assessment.
- All units met space standards with some being more generous than others.

In response to Members comments, discussion included the following:

- The proposals were eye catching and would provide an iconic development.
- The design was interesting and innovative and there had been an enthusiasm regarding the design at pre-application stage.

- Disappointment that there was inadequate greenspace for the kind of residential development that was proposed.
- Skinner Street was required for access to the adjacent street as well as servicing arrangements. If Skinner Street was removed altogether there would need to be a significant turning head which would take out space from the site.
- Screens for wind mitigation could be designed to complement the buildings. There had been a lot of work with the architects regarding the design of the buildings. The hexagonal shape of the residential building would give a softer appearance.
- Development of this site would be welcomed and the design proposals were innovative but there was disappointment with the lack of greenspace.
- It was a positive design with exciting shapes ad colour schemes.
- The open space needed to be attractive and have sufficient lighting and safety measures.
- It was important that the viability was reviewed.
- It would have been good to have had more greenspace on site and more affordable housing.
- The development would enrich that part of the city and link with other developments.

RESOLVED – That the application be deferred and delegated to the Chief Planning Officer for approval subject to the specified conditions set out in Appendix 2 (and any amendment to these and addition of others which he might consider appropriate), the completion of an acceptable Road Safety Audit and receipt of an acceptable peer review of the detailed wind mitigation proposals and subject to the completion of a Section 106 agreement to include the following obligations (all contributions to be index linked):

- On-site affordable housing provision (16 discount market rent Build to Rent units)
- Off-site greenspace contribution £100,000
- Off-site highway improvements contribution £200,000
- Residential Travel Plan Fund contribution £40,000
- Travel Plan Review fee £28,234
- Leeds City Bikes contribution £32,000
- Off-site signal timing modifications contribution £20,000
- Car Club trial contribution £13,505
- Loss of Pay and Display bays £14,895 per bay (21) £312,795
- Traffic Regulation Order changes contribution £10,000
- Legible Leeds wayfinding contribution £12,000
- Provision of two Leeds City Council Car Club provider parking spaces with an Electric Vehicle Charge Point
- Compliance with Travel Plan measures
- 24 hour public access through the site
- Local employment and training initiatives
- Overage clause
- Section 106 monitoring fee

In the circumstances where the Section 106 agreement has not been completed within 3 months of the resolution to grant planning permission, the final determination of the application shall be delegated to the Chief Planning Officer.

(Councillors B Anderson and D Cohen left the meeting at the conclusion of this item)

85 PREAPP/2300136 - Land to the East of Crown Point Road and West of Black Bull Street, Leeds.

The report of the Chief Planning Officer informed Members of a pre-application presentation for a proposed development comprising a mixed-use development of up to 502 residential units, multi storey car park and street level commercial units of 1900 m2 (use Class E) with landscaped public realm at land to the east of Crown Point Road and west of Black Bull Street, Leeds.

Members visited the site prior to the meeting and site plans and photographs were displayed and referred to throughout the presentation.

The proposals were for Phase 2 of the Aire Park. Phase 1 had received permission in 2018 and was now under development.

The applicant was invited to address the Panel. The following was highlighted:

- The first phase included a mixed-use development of up to 850 homes, a 400 bed hotel, office space and other uses including commercial, education and health.
- At the heart of the scheme was the development of a city park which would be over two hectares in size.
- There were currently live applications for residential development and refurbishment of the Tetley building.
- Phase 2 would include the development of 502 new homes; commercial space; expansion of the city park; a multi-storey car park and new cycle and pedestrian links to the city centre and Leeds Dock.
- Introduction of new access points to the site and other highways improvements.
- The maximum parameters in the masterplan and the introduction of a design code for the planning process.
- The phase 2 masterplan overview – development of the residential buildings to the east of the site and multi-storey car park along with the further development of the city park.
- Building heights – the tallest building was expected to be no more than 28 storeys. There had been consultations with Historic England who had supported the proposals of the stepping down in heights towards Leeds Minster and Chadwick Lodge. There had also been wind, sunlight and daylight modelling.
- Design would have certainty and clarity through the key design principles in the design code.

- City Park – this phase would bring over one hectare of the park into use. There would be the provision of large open spaces which could be used for sports and games as well as areas of seating.
- Community Engagement – There had been extensive consultation throughout including leaflet drops and community events. There had also been consultation with Ward Councillors. Positive feedback had been received.

In response to comments and questions from the Panel, discussion included the following:

- Efforts had been made to consult all interested parties, Leeds Civic Trust were aware of the proposals and the applicant would seek to engage them.
- It was felt that the proposed heights of the buildings were suitable for the area and would be supported by neighbours.
- The amount of planting as depicted in the slides looked good.
- Safety for women and girls in parks and what facilities they would like to see – this had been discussed with landscape architects.
- Would the district heating scheme be utilised as part of the plans?
- The mix of uses was fine and would likely change in the future.
- Some concern regarding the size and massing of buildings next to the park.
- Crown Point Road would bisect the park. That road has been reduced from two lanes to one and there will be additional crossings and a segregated cycle lane. There would also be safety bollards at strategic points around the park.
- There would be sufficient lighting and natural surveillance around the site and park. There had been work with West Yorkshire Police with regards to safety.
- It was intended to provide balconies with the apartments.
- Permission had been obtained to demolish heritage assets on the site in July 2023. There was significant contamination present and it was required to do the demolition as soon as possible to prevent any plumage and to prevent any delay to development.
- The City Park would be a welcome addition to the area.
- In response to questions outlined in the report, the following was discussed:
    - Members were happy with the proposed mix of uses (residential, commercial and a multi-storey car park)
    - Members broadly supported the emerging scale and form of development although further information was required on the quality of the development and a better understanding of the need for the density of development. Members were no longer required to consider support of the demolition of non-designated heritage asset buildings as this work had already commenced.
    - Members considered the emerging approach to landscape and public realm was acceptable.

- It was broadly felt that more information was required regarding the provision for transportation and connectivity.

RESOLVED – That the report and discussion be noted.

86 Date and Time of Next Meeting

Thursday, 16 May 2024 at 1.30 p.m.