

## **Plans Panel (City Centre)**

**Thursday, 4th August, 2011**

**PRESENT:** Councillor B Selby in the Chair

Councillors G Driver, S Hamilton, J Jarosz,  
J McKenna, E Nash, A Castle, R Pryke and  
C Fox

### **8 Late Items**

No formal late items of business were added to the agenda however the Area Planning Manager indicated that additional information relating to Item 7 and Item 8 of the agenda would be provided during the meeting

### **9 Declarations of Interest**

The following Members declared personal/prejudicial interests for the purpose of Section 81(3) of the Local Government Act 2000 and paragraphs 8 to 12 of the Members Code of Conduct

Councillor A Castle – Application 11/01798/FU 65 Clarendon Road – declared a personal interest as a member of Leeds Civic Trust as the Civic Trust had commented on the application. Councillor Castle also added that, should discussions on the application encompass car parking, she stated she worked very close to the application site and made use of a business parking permit (minute 12 refers)

Councillor Castle – Application 11/02799/FU City House – declared a personal interest as a member of Leeds Civic Trust as the Civic Trust had commented on the proposals (minute 13 refers)

### **10 Apologies for Absence**

Apologies for absence were received from Councillors Campbell, G Latty and M Hamilton. The Panel welcomed Councillors Fox and Pryke as substitute members to the meeting

### **11 Minutes**

**RESOLVED** – That the minutes of the meeting held 7<sup>th</sup> July 2011 be agreed as a correct record

### **12 Application 11/01798/FU - 65 Clarendon Road, Woodhouse LS2**

The Panel considered proposals for the erection of a 4 storey block of eight 2 bedroom flats and refurbishment of the Victorian villa at 65 Clarendon Road, Woodhouse. Plans and photographs of the site were displayed at the meeting along with slides showing elevations, architects drawings and the relationship of the new build to the existing villa. Members had previously visited the site.

Officers highlighted the following:

- The new block would follow the existing building line along Clarendon Road

- The central amenity space to be provided between the block and the villa would be landscaped and any trees to be removed will be replaced
- 9 car parking spaces would be provided for the 12 flats
- There was a 7m level difference across the site, so levels would be conditioned to ensure the best possible level access and routes are achieved as far as practicable
- The hipped roof to the 2 bedroom ground floor extension reduced the scale of the extension and was designed to be in keeping with the existing villa. The ridge height of the 4 storey new build was similar to the ridge height of the adjacent property at No. 63
- Both new build elements incorporated traditional design and utilised stone and brick head and sills to the windows, red brick and slate materials

Officers responded to the comments of the Access Officer received since the despatch of the agenda for the meeting regarding direct pedestrian access to the disabled parking space. It was also reported that local ward Councillor G Harper had clarified that his objections were the same as those of local residents addressed in the report. The Conservation Officer outlined the history of the villa and members noted that the elevation facing Clarendon Road was originally the rear elevation as the villa had been built to face west and take in views across Aire Valley.

The Panel heard representation from Mr B McKinnon on behalf of Little Woodhouse Community Association who referred to planning policy PPS3 and expressed concerns over the height of the new build, the loss of family housing and garden; the intensity of the scheme and the impact the new build would have on light to Ripon House. He felt the modern block did not make any concession to the Conservation Area and the whole development was contrary to Policies N12, N13 and N 19 of the Leeds Unitary Development Plan Review 2006.

The Panel then heard from Mr A Watts, agent for the applicant, who stated that as the villa had previously been used as a hostel the garden would not be one of those protected under PPS3. He explained that the scheme had been developed in conjunction with LCC Conservation Officer and Design Team to ensure it was of an appropriate scale and massing for this streetscene. The restoration of the villa would bring it back into use and be funded by the new build. The Panel also heard from Mr B Davies within the time allowed for speakers, who was a local resident and expressed his support for the scheme

Members considered the following matters:

- The siting of the new build and whether it could be re-aligned to sit parallel to Victoria Street due to a concern that it would obscure the side elevation of No 63 Clarendon Road
- The possibility of dormer windows being included on the northern elevation of the new build

The Panel noted the agents' response that the proposed alignment of the new build would create an infill to Clarendon Road frontage as it would continue the tight building line on the streetscene. The proposed position would also

create the biggest space between the block and the villa, with only tertiary and secondary windows (kitchen/bedroom) facing onto the block. Furthermore, the windows to the side elevation of No 63 were stairway windows so there would be minimal overlooking issues and a 10 ft gap had been maintained

Members further commented on:

- The character and variety of the Conservation Area
- Acknowledged that this scheme may present the best opportunity to restore the villa
- The heights of the new building were generally felt to be appropriate to the rest of the streetscene
- Further clarification of Condition No.6 which covered any plant or machinery external to the buildings
- Car parking arrangements for the new residents and on street car parking in the locality generally. The Highways Officer provided details of the 2 hour short stay on street public parking available and the residents car parking permit scheme. He commented that the new development was not intended for student accommodation and that students would be less likely to bring a car to university due to the high running and insurance costs

**RESOLVED** – That the application be granted subject to the specified conditions contained within the submitted report plus one other condition to ensure the restoration of the existing house is undertaken concurrently with the new build and any others which may be appropriate

**13 Application 11/02799/FU - City House, New Station Street, Leeds LS1 4JR**

The Panel considered proposals for the refurbishment of City House, New Station Street, Leeds, which included new glazing and cladding to the existing elevations and the provision of a new central link between the existing wings of the building. Undercroft car parking, new reception area and lifts, cycle store and shower facilities, a new mezzanine walkway to link the offices to the basement parking area and level access would also be provided along with proposals to widen the pedestrian footpath on New Station Street.

Photographs showing views to and across the existing building were displayed along with site plans, internal layout plans, architects drawings and computer generated graphics of the proposed elevational treatment. The Panel noted the intention to render the side elevation and officers outlined the difficulty of removing and replacing the existing brick façade due to the location of the building adjacent to the railway station. Officers reported the comments of British Waterways, Leeds Civic Trust and the contents of one letter of support received from a member of the public.

Members discussed the following:

- The impact of the proposed new entranceway on the adjacent Marks & Spencers store
- The suggestion that mirrored glass should be incorporated into the glazed elevations to reflect the listed buildings in the vicinity
- Noted the colour of the render to the side elevation would be determined by the appearance of the glazing

- Whether an element of public art could be introduced
- The disparity in the heights of the mezzanine walkway to City House and the City Station canopy
- Whether the pedestrian guardrail outside the existing entrance would be removed when the footpath was widened

**RESOLVED** – That determination of the application be deferred and delegated to the Chief Planning Officer for final approval subject to the conditions specified in the report and any others which may be appropriate and subject to consideration of the Panel comments regarding the following

- Removal of the guardrail to the pedestrian footpath
- Colour of the render proposed to the gable walls
- Level of the canopy
- Inclusion of public art

#### **14 Pre-Application Presentation - Pre-App 11/00400 -Proposed Student Accommodation at Leeds Met City Campus, Calverley Street and Woodhouse Lane, Leeds**

The Panel received a pre-application presentation on proposals for new student accommodation on land at Calverley Street and Woodhouse Lane, Leeds. The presentation afforded Members the opportunity to ask questions, raise issues, seek clarification and comment on the proposals at this stage in the application process, although no decisions were made.

Mr T Skipper and Mr D Dyson addressed the Panel on behalf of the developer. Site plans, floor plans, computer generated 3D graphics and slides showing the elevational details and levels were displayed at the meeting

The following points were highlighted during the presentation:

- The site was surrounded by sensitive buildings
- The permeability of and access to this site were key considerations which informed the appearance of the development
- Phase 1 of the development included new links from Calverley Street to Woodhouse Lane and a new pedestrian route to the site boundary. This second phase would provide a further route from the University's Rose Bowl building, through the Phase II site and on to the University itself
- The new building was designed to be a signature building to create another edge to the new public square included in Phase I. A terraced area was proposed to enhance the public realm, off-set from the central public square
- The site was located within that part of the city centre designated the "tall buildings" zone. Slides showing the 21 storey proposal in-situ were displayed which showed relative heights in the area and the impact of the block on key city views
- Phase II would provide active frontages through the inclusion of a student drop-in centre to Woodhouse Lane and cafes/kiosks to Calverley street at ground level
- The floor plan for subsequent levels was displayed showing the student facilities available including 1 DDA compliant room per floor and communal areas.
- Modern materials would support the linear and simple form of the block

Members noted the contents of the presentation and discussed the following points:

- The proximity of the new build to the Inner Ring Road and suitable noise mitigation measures such as improved landscaping
- The feeling that the terraced area would not be fully utilised and the preference for improved landscaping to that area instead
- Concern that those mature trees which are scheduled for removal should be replaced with a variety of trees which will be beneficial to the whole site.
- Similarly Members were keen to see a substantial compensatory landscaping scheme

**RESOLVED –**

- a) To thank the developer for the presentation
- b) That the contents of the presentation and the comments made by Members be noted

**15 Date and time of next meeting**

**RESOLVED –** To note the date and time of the next meeting as Thursday 1<sup>st</sup> September 2011 at 1.30 pm