

Plans Panel (City Centre)

Thursday, 12th April, 2012

PRESENT: Councillor B Selby in the Chair

Councillors G Driver, S Hamilton, J Jarosz,
J McKenna, E Nash, M Hamilton,
C Campbell, A Castle, A Blackburn and
C Fox

72 Exempt Information - Possible Exclusion of the Press and Public

RESOLVED – That the public be excluded from the meeting during the consideration of the following parts of the agenda designated as exempt on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present there would be disclosure to them of exempt information so designated as follows:-

Agenda Item 8 – Pre-application Presentation – Trinity Scheme – presentation regarding proposals for public art under the terms of Access to Information Procedure Rule 10.4(3).

73 Declarations of Interest

There were no declarations of interest.

74 Apologies for Absence

Apologies for absence were submitted on behalf of Councillor Latty. Councillor C Fox was present as substitute.

75 Minutes

RESOLVED – That the minutes of the meetings held on 8 and 15 March 2012 be confirmed as correct records.

76 Opening Remarks

With respect to Application 10/01420/FU Globe Road/Whitehall Road it was reported that officers had met with the applicants to discuss the planning advice that had been given and the options available to them in respect of the refusal of their application on 15th March 2012. With regard to the deferral of Application 11/05239/FU Ingram Row on 15th March 2012 it was reported that officers have had further discussions with the Highways Agency and transport policy colleagues and a report would be brought back to the May meeting.

Members were informed of the publication of the National Planning Policy Framework at the end of March 2012 and which is now a material consideration in the consideration of planning applications. This had replaced previous Planning Policy Guidance notes and Statements. A report setting out the main features of the NPPF would be submitted to Joint Plans Panel in June.

77 Application 12/00152/FU - Proposed 21 Storey Block of Student Flats, Calverley Street and Woodhouse Lane, Leeds

The report of the Chief Planning Officer presented an application for a proposed 21 storey block of student flats at Calverley Street and Woodhouse Lane, Leeds.

Members had visited the site prior to the meeting and photographs, detailed plans and a model of the site were displayed.

Members were reminded of the pre-application presentation that was brought to Panel in August 2011 and a summary of comments was included in the report. Members had supported the principle of the scheme and had requested additional noise protection, landscaping and compensatory planting.

Further issues highlighted in respect of the application included the following:

- There would be an open public square between the proposed building and existing buildings.
- Policy on tall buildings – the development fell within an identified zone for tall buildings in the Tall Buildings Strategy and there were already tall buildings in the vicinity. Members were shown images of projected views should the development go ahead.
- Wind study update – it was concluded that the potential wind impact would be acceptable, with the proposed building providing a degree of shelter to existing areas to the north east and the proposed mitigation measures having a beneficial impact for the proposed public open space. A further condition was recommended to control the full details and delivery of the proposed mitigation measures.
- It was felt there would be minimal adverse impact on the local traffic network.
- Trees – It was highlighted where trees would have to be removed and where new tree planting was proposed.
- The S106 would safeguard an area for a potential bridge to be built over the ring road to the rear of the site.
- The arrangements for refuse servicing, car parking and bicycle storage areas.

In response to Member comments and questions, the following issues were discussed:

- Bicycle spaces and disabled parking – the travel plan had been based on the likely travel requirements of university students. Officers would discuss the possibility of increasing disabled parking provision within the existing parking area.
- Roof treatments for the side blocks – this would be a grey polymeric membrane. There would also be fixing points for cleaning cradles.
- A suggestion for more tree planting along the edge of the site by the inner ring road to mitigate noise.
- Layout and size of flats within the development. It was reported that there would be a number of flats that would meet DDA requirements. Also the

general size of flats would be compared with other recent developments to ensure provision of adequate internal amenity.

- Conditions to the application – the management of the open space and the provision of the walkway to Portland Way would be controlled by condition.
- The details of the external cladding materials and the tree species would be controlled by condition and brought to Members prior to their approval.

RESOLVED – That approval be deferred and delegated to the Chief Planning Officer subject to the specified conditions (and any others which he might consider appropriate) and the completion of a Section 106 agreement to include the following obligations; public transport contribution (£21,182); travel plan and monitoring fee (£670); compensation for loss of parking space on Willow Terrace Road (£13,000); accessibility to public areas; protection for a landing point for an Inner Ring Road bridge; occupation of accommodation by full time students only; employment and training initiatives; Section 106 management fee (£1500). In the circumstances where the Section 106 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.

78 Pre-Application Presentation - Pre App 11/00711 - Residential Development up to 15 Storeys High for 625 Apartments and Ancillary Ground Floor 'Activity' Uses

The report of the Chief Planning Officer informed Members of a new major residential scheme proposed on land either side of Globe Road adjacent to the canal and Whitehall Road. The site benefited from extant permissions for a predominantly residential development of up to 33 storeys high for a total of 887 flats. Members were asked to comment on the emerging scheme.

Members were reminded of the car park application that had recently been refused at the site and the previously approved scheme.

The applicant's representative addressed the meeting. It was reported that the new proposals presented a more commercially viable scheme and would be a major residential component of a regeneration area. The main frontage of the scheme would face Whitehall Road and Globe Road and Members were shown photographs of the area, drawings of the proposed scheme and a 'fly through' video of what the scheme would look like.

In response to Members comments and questions, the following issues were discussed:

- The development would include 1, 2 and 3 bedroom apartments and duplex apartments. Members expressed concern that there were already a number of vacant flats and apartments in the City Centre.
- Members expressed concern regarding the design of the blocks of buildings, that they appeared "blocky" and very similar and that the taller building lacked elegance. Members stressed this was a prominent site for people arriving in the city and should therefore be built to a high quality. It was reported that the images shown were still at an early stage of design.

- The boundary to the railway viaduct should not become a graffiti wall. It needs to provide visual interest from the railway line.
- Concern regarding the lack of school spaces in the area.
- Car parking – concern regarding the number of spaces provided.
- Members were asked to consider specific matters outlined in the report and gave the following response:
 - With reference to the layout, scale and massing of the buildings, this was felt generally to be acceptable but concern reiterated regarding the quality of the design at this stage.
 - Members felt the mix of properties proposed in the development to be fine.
 - Members supported the possibility of there being less than 20% open space in return for delivering the footbridge over the canal but would like to see further discussion on this.

RESOLVED – That the report and pre-application presentation be noted.

79 Pre-Application Presentation - Current Position of the Trinity Scheme and Update in Respect of Public Art, The Use of Digital Media and New Retail/Catering Offer

The report of the Chief Planning Officer introduced a pre-application presentation to give Members an update on the current position of the Trinity Scheme and an update in respect of public art, the use of digital media and new retail/catering offer.

Members attended a site visit prior to the meeting.

The applicant's representatives addressed the meeting. Members were shown detailed plans and photographs of the site. The following issues were highlighted:

- The need to adapt towns and city centres to counter the growth of internet shopping.
- The introduction of artwork to face City Square.
- The installation of a digital media screen integrated as part of the elevation. The final design may be for a larger screen than shown.
- Artwork in and around the development.
- Seating.

In response to Members comments and questions, the following issues were discussed:

- The digital media screen would primarily be used for advertising. It could also be used for public announcements and information and any revenue received from advertising would be re-invested in the Trinity Scheme.
- Members were asked to consider specific matters outlined in the report and gave the following responses:
 - Members felt the reconfigured Albion Street/Bond Street entrance area to be acceptable and an improvement and this does not need to be brought back to Panel for determination.

- The introduction of a digital screen as discussed was felt to be acceptable in principle if integrated as part of the design . However Members wanted the final details of this to be brought to Panel for determination.

The meeting moved into private session to discuss the principle and proposed provision of public art on Briggate and within the development. Members were shown detailed drawings of proposed installations and asked to comment. It was felt that the principle was acceptable and the chosen works do not need to be brought to Panel for determination.

RESOLVED – That the report and pre-application presentation be noted.

80 Date and time of next meetings

Thursday, 10 May 2012 at 1.30 p.m.

Thursday, 21 June 2012 at 1.30 p.m.