

## CITY PLANS PANEL

THURSDAY, 26TH JUNE, 2014

**PRESENT:** Councillor J McKenna in the Chair

Councillors P Gruen, D Blackburn,  
S Hamilton, G Latty, T Leadley, E Nash,  
N Walshaw, M Ingham, J Lewis,  
C Campbell and C Gruen

**1 Chair's opening remarks**

The Chair welcomed everyone to the meeting and asked Members and Officers to introduce themselves

**2 Late Items**

There were no formal late items, however the Panel was in receipt of additional highways information in respect of Applications 14/02521/FU and 14/02514/OT – Former Vickers Factory Manston Lane LS15 (minute 10 refers). The information had been circulated to Members prior to the meeting

Members voiced their concern that such detailed information should be submitted so close to the meeting and that the format of the information was such that it was not clear where the report had emanated from

The Chief Planning Officer apologised for the late circulation of the information and stated that the author, the Chief Transportation Officer, had sought to set out the complex highways history of the area

The Chair acknowledged the comments of Members and stated that detailed information should not be circulated so late and that, had this not been a position statement, there could have been grounds for deferring consideration of the application

**3 Declarations of Disclosable Pecuniary Interests**

There were no declarations of disclosable pecuniary interests

**4 Apologies for Absence**

Apologies for absence were received from Councillor R Procter

**5 Minutes**

**RESOLVED** - That the minutes of the City Plans Panel meeting held on 5<sup>th</sup> June 2014 be approved

**6 Arrangements for site visit to Manchester**

Further to minute 198 of the City Plans Panel meeting held on 5<sup>th</sup> June 2014, where Members considered pre-application proposals for a residential development at Sweet Street, Members were asked to consider a date for a site visit to Manchester to view a private rented residential development by

the same developer. It was agreed that 15<sup>th</sup> July pm would be the most suitable date for the visit

**7 Application 13/02034/FU - Demolition of 14-18 The Calls, 28 The Calls and the Mission Hut building and construction of 77 apartments and bar/restaurant/ office space (use classes A3/A4/B1) and laying out of public open space - 14-28 The Calls LS2**

Further to minute 38 of the City Plans Panel meeting held on 1<sup>st</sup> August 2013, where Panel considered a position statement on proposals for a mixed-use riverside development at The Calls, Members considered the formal application

Plans, photographs, historical images and graphics were displayed at the meeting

Officers presented the report and referred to the previous consented schemes on the site. The scheme under consideration proposed a reduction in the extent of the buildings compared to the previous approvals

Members were informed that the viability issues which had been raised in August 2013 had been resolved and that the scheme was now fully compliant with policy in respect of planning contributions

Concerns raised by the Panel about flood defences had been addressed, with these being incorporated into the scheme

Details about the proposed landscaping and materials were provided

Members discussed the application, with the key issues relating to:

- flood defences
- the landscaping; how this would be maintained and that Willow Trees should be considered for the site. A request for Councillor Nash to be consulted on the species of trees for the site was made
- the design of the proposals
- the design and positioning of the balconies and the possibility of incorporating heritage features in the design, e.g. through the use of cast iron on the balconies
- the phasing of the development and the need to ensure there were strict conditions for this and a realistic timescale for commencement of the work
- the use of the river, particularly for transporting building materials and the need for mooring points and appropriate access for boat users to be provided

As a representative of the applicant was in attendance, the Chair invited him to provide details on the likely start date on site, if approval was granted. Members were informed commencement on site would be in due course although the applicant's representative was unable to indicate if work would begin in 2014

**RESOLVED** - To defer and delegate approval to the Chief Planning Officer subject to the specified conditions in the submitted report, additional conditions in respect of provision of mooring points and access for boat users (and any others which he might consider appropriate) and also the completion of a S106 Agreement to include the following obligations:

- the provision of 4 affordable housing units (equivalent to 5% of the total number of units) if the development is commenced within two years or affordable housing provision in accordance with the relevant policy at that time if the development is not commenced within that period
- a public transport contribution between £23,540 and £24,101 (depending upon the extent of the A3/A4 and B1 office provision in the scheme)
- a travel plan review fee of £2,500; £6,000 compensation for loss of the pay and display bay and £2,970 for free trial membership and usage of the car club
- provision of public realm prior to occupation and retention of accessibility to public realm
- local employment and training initiatives
- Section 106 management fee (£2250)

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

**8 Application 14/01998/FU - 6 storey office building with flexible ground floor space (A1 retail, A2 financial and professional services, A3 cafe/restaurant, A4 drinking establishment, B1 office, D1 non-residential institution and D2 assembly and leisure uses) and basement car park - Sovereign Street and Swinegate LS1**

Further to minute 84 of the City Plans Panel meeting held on 14<sup>th</sup> March 2013, where Members considered pre-application proposals for plot C of the development site at Sovereign Street and Swinegate LS1, Members considered a further report of the Chief Planning Officer setting out the formal application

Plans, drawings and photographs were displayed at the meeting

Officers presented the report which sought approval for an office-led mixed use scheme on the corner of Sovereign Street and Swinegate.

Members noted that the approved development for new KPMG offices on part of the site was already underway, with work on the new area of public open space also commencing this year

The proposals were for a 6 storey office building with ground floor active uses. The pavement widths at the junction of Sovereign Street and Swinegate were sufficiently wide to allow on-street seating for the proposed A3/A4 uses. In respect of parking, a basement car park for 31 vehicles, together with cycle storage as well as lockers and shower facilities was proposed. Three parking spaces for people with disabilities would also be provided

A simple palette of materials was proposed with the quality of the scheme being provided through the detailing. The height of the building, whilst higher than the adjacent KPMG building, was in line with that set out in the Sovereign Street Planning Statement

The plant would be located at roof level, with this being screened from view. Photovoltaics would be included on the roof. Members were informed that further details on the design of the shutters and doors to the car park ramp and bin stores were needed

The Panel noted the S106 obligations which were set out in paragraph 10.9.1 of the report

**RESOLVED** – To defer and delegate approval of the application to the Chief Planning Officer subject to the conditions set out in the submitted report, an additional condition relating to the submission of revised designs for the shutters and doors to the car park ramp and bin stores (and any others which he might consider appropriate)

**9 Applications 14/01903/FU - Use of the land as a shopper's car park for a temporary 5 year period at land bound by Vicar Lane, Lady Lane and Templar Place and 14/01924/DEM - Determination for demolition of the buildings; Lyons Works, Templar Street/Templar Lane/Templar Place - 100-104 Vicar Lane (former Bus Station), 108-116 Vicar Lane (Provident House), 1-5 and 7 Templar Street (former Park Lane College) and 130 Vicar Lane - Victoria Gate - Phase 2**

Further to minute 157 of the City Plans Panel meeting held on 27<sup>th</sup> February 2014, where Panel considered pre-application proposals for works to the Victoria Gate Phase 2 site in relation to car parking provision and demolition of buildings, Members considered the formal applications

Plans, photographs, drawings and graphics were displayed at the meeting.

Officers presented the report and outlined the proposals for the car parking. Members were informed there were currently 542 car parking spaces, all of them long stay. The proposals were to increase the number of parking spaces to 687, with these spaces being reorganised to provide 370 long stay spaces and 317 short stay spaces. Disabled parking provision and parent and child spaces would also be provided. The additional short stay parking would provide replacement parking spaces for those lost on the Union Street car park for the first phase of Victoria Gate and would also provide additional parking for nearby businesses as well as for theatre-goers

Details of the landscaping proposals and boundary treatments were outlined

In respect of the proposed demolitions, Members were informed that in view of Members' comments in February about the demolition of Lyons Works, the developer had agreed to delay this for a period of 18 months to enable further discussions on the building in respect of the Phase 2 development of Victoria Gate

Members were informed that the Templar Hotel was outside of the red line boundary and would be protected. Although Templar House, a Grade II Listed Building was also outside of the red line boundary, the developer had agreed to undertake some minor improvement works to this building

Members discussed the proposals, with the main issues relating to:

- car park provision
- the proposed demolitions
- the position in respect of Lyons Works; whether the developer had been asked if Lyons Works had to be demolished and why an 18 month period of grace had been allowed for the building when the car parking application was for temporary use for 5 years

- the extent of the improvement works to Templar House with the view that additional works should be carried out to those proposed by the developer
- the North Bar Stone and whether this had been removed and stored, as requested by Members
- the landscaping proposals for Vicar Lane and need for the planting to be sufficient to provide an obvious 'stop' along this street

Officers provided the following responses:

- that the developer had been asked about the need for Lyons Works to be demolished, with Members being informed that a viability statement had been submitted by the developer indicating the retention of the building was unviable. The Chief Planning Officer stated that a helpful compromise had been reached on Lyons Works to explore its possible incorporation into a revised scheme for the second phase of Victoria Gate and that Panel would be fully engaged in this process
- that Templar House played a key role in the second phase of the development and noting the comments made about the proposed improvement works to this building, the Chief Planning Officer suggested that a further report be presented to Panel setting out reasonable actions to secure the repair of the building
- regarding the North Bar Stone, this was still in situ but was covered by a condition for its safe removal and storage prior to the commencement of works

The Panel considered how to proceed

**RESOLVED -**

Application 14/01903/FU – To defer and delegate to the Chief Planning Officer for approval, subject to the conditions set out in the submitted report, plus a condition relating to provision of cycle parking and any other conditions which he might consider appropriate

Application 14/01924/DEM – To defer and delegate to the Chief Planning Officer for the demolition of buildings

**10 Application 14/02514/OT - Hybrid application for up to 385 dwellings, retail development, associated site access, landscaping and site works in outline with full details provided for an additional 100 dwellings including site access, public open space and landscaping - Former Vickers Factory Manston Lane LS15 - Position Statement**

Further to minute 149 of the City Plans Panel meeting held on 13<sup>th</sup> February 2014, where Panel received a presentation on pre-application proposals for coal extraction, land remediation works and erection of 485 dwellings on the former Vickers factory at Manston Lane LS15, the Panel considered the first of two reports of the Chief Planning Officer setting out the current position in respect of the proposals.

Plans, photographs and drawings were displayed at the meeting. A Members site visit had taken place earlier in the day

Officers presented the report and outlined the proposals. Reference was made to the supplementary report on highways matters, with Members

being informed that the developer sought to trade the permitted HGV movements allowed before the construction of the Manston Lane Link Road (MLLR) to enable the delivery of 100 homes pre MLLR

Details of the layout of the 100 homes were provided, with Members being informed that Officers were generally satisfied with the spacing proposed apart from those dwellings which were sited 1 metre from a neighbouring property

On the landscaping proposals, Members were informed the applicant wished to remove trees on the northern and southern boundaries and site the green space in the centre of the site. A drawing prepared by Officers showed a different proposal for the greenspace provision with the trees being retained and more substantial greenspace being provided to enhance Manston Lane and provide a cycle link

Members were informed that the proposals had attracted a high level of objections, with the main issues relating to highways. The principle of development on this brownfield site seemed acceptable within the local community but not until the MLLR had been constructed

In relation to the design of the dwellings, 18 different house types were proposed, with images of some of these being shown to Members. It was noted that Officers had concerns about some elements of some of the house types

The Panel discussed the proposals in detail, with the key areas of discussion relating to:

- the extent of the housing proposed in the area as a whole
- the comments of a highways officer raising concerns about the level of HGVs on Austhorpe Road
- the design of some of the dwellings; the absence of chimneys and the need to specify to developers what the Council would wish to see as a minimum in terms of design quality. The design of the houses on the Ben Bailey Homes site adjacent which were considered to be markedly superior to those proposed by Bellways
- the inclusion of back to back dwellings in the scheme which were unacceptable
- the size of the one bedroom flats and the need for dimensions to be provided
- play facilities for children
- the consultation which had been carried out by the developer and whether this had included the neighbours of the adjacent development
- the nature of the objections raised by local residents
- the historic traffic issues in East Leeds; the delays in the construction of the MLLR due to developer discussions about their contributions
- the need to include within the traffic analysis the movements from those residents of The Limes who were now moving in
- the spacing of the dwellings; that they were crammed into the site and the need for a Leeds Standard for housing to be produced as soon as possible

- that a lower housing density should be proposed
- the need for housing for older people to be provided, with suitable facilities located nearby
- that further information was needed regarding layout/design and how sustainability issues would be dealt with
- pedestrian and cyclist connectivity and the absence of a green route through the entire site or a pedestrian through route
- the need for the Member/Officer Working Group to be reconvened to address issues including design

Officers provided the following responses to the issues raised:

- that a total of 925 dwellings were proposed for the sites on both sides of Manston Lane
- that the comments of a highways officer referred to related to a different issue and that further details on the highways issues associated with the site would form part of a future report to Panel
- the design of the dwellings and that 30% of the dwellings would have a chimney detail
- that dimensions of the one bed dwellings would be provided in a future report to Panel and that there was a need for one bed accommodation in the area as indicated by Housing colleagues
- that a children's play area would be provided on site, although something more central was required
- that a check would be made on the addresses of the objectors to ascertain where representations had been submitted from
- connectivity and the desire to join up access routes through to Central Park and Green Park

On the specific issues raised in the report, Members provided the following responses:

- that Members remained supportive of the principle of redeveloping the site for housing with ancillary retail
- to note Members' comments regarding the proposed layout, retention of trees and potential change in the location of the large public open space within the outline masterplan and to note that the adjacent development by Ben Bailey Homes was an acceptable minimum in terms of design. That some type of older person's housing/sheltered accommodation be considered for the site
- that Members were keen to see improvements to the playing pitches, pavilion and/or sports club via any greenspace contribution which was secured
- that the higher density proposed for the outline area was not appropriate and that the maximum height parameter be restricted to three storeys rather than the four currently advanced
- that a lower density of housing was required and that provision for some type of housing for older people should form part of the proposals

**RESOLVED** - To note the report and the comments now made

**11 Application 14/02521/FU - Site remediation works (including prior extraction of coal, demolition of existing buildings, removal of hard standing, mine shafts and other below ground structures and reinstatement of ground) - Former Vickers Factory Manston Lane LS15 - Position Statement**

With reference to the minute above and minute 149 of the City Plans Panel meeting held on 13<sup>th</sup> February 2014, Members considered a report of the Chief Planning Officer setting out the latest position on proposals for site remediation works at the former Vickers factory, Manston Lane LS15

Plans, photographs and drawings were displayed at the meeting. A Members site visit had taken place earlier in the day

Officers presented the report and informed Members of the nature of the proposed works; the level of activity at the site; operating hours and the chosen route for the HGVs leaving the site

Members discussed the proposals and commented on the following matters:

- the extent of the extraction period which would be 46 weeks
- the hours of operation
- the impact on residential amenity
- the size of the box cuts which were stated as being 25m wide
- the level of the community benefit fund, this being 25p per ton, which was not considered to be generous
- the need for an independent viability statement to be provided to inform Members on the economics of removing the coal
- the number of vehicle movements per hour on an already congested road
- that further reassurances were needed on the mitigation measures proposed and highways issues
- the possibility of removing the coal using the rail network
- whether those residents closest to the site were aware of the proposed works and the possible impact on their amenity

In response to the specific issues raised in the report, Members provided the following comments:

- that although the proposed approach to remediation made better use of resources it was felt that the case had not been made for the economic viability of extracting the coal
- regarding the least intensive way of remediating the site, Members did not favour the alternative option of grouting
- that Members would not consider a phased programme for extracting the coal underneath the proposed 100 houses only, prior to the MLLR being constructed
- to note Members' concerns about residential amenity
- to note Members' concerns about visual amenity and the need for further visual information on how the site would appear during the remediation works
- there were no comments on drainage at this stage
- regarding ecology and landscape, that Members did not wish to lose the existing tree line



- on the amount being offered per ton, that 25p was not sufficient; that a proper understanding regarding costs and viability was required and that a per ton rate should be agreed
- that it would be appropriate to use the monies for community based projects
- the need for the MLLR to be constructed before development commenced

**RESOLVED** - To note the report and the comments now made

**12 PREAPP/14/00510 - Pre-application presentation of proposals for a redesigned multi storey car park, surface car parking and landscaping at land bound by Eastgate, St Peter's Street and George Street/Dyer Street - Victoria Gate Phase 1**

Plans, graphics and drawings were displayed at the meeting

Members considered a report of the Chief Planning Officer on pre-application proposals for a redesign of the approved car park adjacent to the proposed John Lewis department store

The Panel received a presentation on behalf of the applicant who outlined the design changes to address issues with the split level deck layout of the approved car park and to better accommodate the requirements of the NGT route, with the result being that the car park would be reduced in width, but would be higher than the consented proposal. The external treatments would remain unchanged

Members discussed the proposals, with some concerns being raised about the increase in height and that the car park would dominate the John Lewis store

In response to the specific points raised in the report, Members provided the following comments:

- regarding the redesign of the multi storey car park which would result in a reduced footprint but an increased height, to note the concerns raised but that the majority of Members were satisfied with the proposals
- that Members were content with the increase in parking space numbers
- that Members were content with the proposal to create surface car parking adjacent to the multi storey car park, provided this was only temporary for up to 5 years
- regarding the access and egress arrangements for the car parks, Members were satisfied with the proposals
- on the level and nature of the soft landscape elements which were proposed, Members were also satisfied
- that any subsequent application for the proposals could be delegated to Officers for determination

**RESOLVED** - To note the report, the presentation and the comments now made

**13 PREAPP/13/01135 - Pre-application proposals to demolish the existing building and to erect a new residential development at 3 St Peter's House Kirkgate LS2**

Minutes approved at the meeting  
held on Thursday, 17th July, 2014

Plans, graphics, drawings and photographs were displayed at the meeting. A Members site visit had taken place earlier in the day

The Panel considered a report of the Chief Planning Officer outlining pre-application proposals for the redevelopment of St Peters House and received a presentation on the proposals from the developer

Members were informed that the previously consented scheme had been found to be unviable due to significant structural difficulties. Whilst that scheme had proposed a partial demolition of St Peters House, the scheme now being considered would be for full demolition and the erection of a residential block with ground floor offices

The Panel considered the proposals and commented on the following matters:

- that the demolition of the property could not be considered until a suitable replacement scheme had been presented
- the loss of a building of architectural merit and that the proposals were not in keeping with the area
- the design of the proposals which were similar to those which had been rejected for Chantrell House on a previous scheme
- the need to create a Cathedral Close
- whether any consultation had been carried out by the developer

Members sought clarification on which buildings in the immediate area were listed. The Deputy Area Planning Manager advised that St Peters Hall and House were not listed but were in a Conservation Area and within the setting of a listed church. Members requested that the Conservation Officer write to English Heritage to request St Peters Hall be considered for listing

The Head of Planning Services suggested the developer should consider the routes through and views of Leeds Parish Church; the massing of the building and how this would be broken up through detailing and that a smaller building might be more appropriate. The Chief Planning Officer suggested that Cathedral Close schemes in Hereford, Southwark and Norwich which generated income and added to the character of these areas could be analysed to provide pointers for revised proposals

In response to the specific issues raised in the report, Members provided the following comments:

- that the principle of demolition of the existing building could not be considered until an acceptable scheme was presented
- that the initial design concepts for the new building in respect of its massing, positioning, appearance and materials within the heritage rich context were not acceptable
- that it was too early to consider S106 requirements
- that any subsequent application for the proposals should be presented to Panel

#### **14 PREAPP/14/00448 - Pre-applications presentation of lighting and signage proposals for Leeds Metropolitan University Portland Way and Woodhouse Lane**

Prior to consideration of this matter, Councillor P Gruen left the meeting

Photographs and graphics were displayed at the meeting

The Panel considered a report of the Chief Planning Officer on proposals for lighting and signage on buildings forming the Leeds Metropolitan University campus at Portland Way and Woodhouse Lane and received a presentation on behalf of the applicant

Members were informed that the name of the institution would change in September 2014 and be known as Leeds Beckett University and the proposals were to provide an illuminated sign at high level on the south-east of the Portland building which would be visible 50-150 metres away. The University also wished to unify its four City Campus buildings through the use of floodlights which would wash up the facades of the buildings. Treatment of the plant room on the Portland building was also proposed, with this being reclad to hide the existing flues. Examples of possible designs and lighting for this element were provided

Concerns were raised about the treatment to the plant room; the ornate design shown and its suitability. The need to ensure that any sculptural form for the cladding did not emit noise due to wind conditions was stressed

Members also discussed the lighting and the occasions when this could be changed to mark a particular event. Members were informed that the colour displayed on the graphics represented the corporate colour but this was not fixed, although the effect being sought was of subtlety rather than dynamism

The suggestion of using the buildings for adverts was discounted, although the possibility of utilising the lighting for the one-off event 'Light Night' could be considered

In response to the specific points raised in the report, Members provided the following comments:

- that Members agreed that the size of text, position and form of the proposed internally illuminated sign were acceptable and that the application could be determined under delegated powers
- regarding the lighting scheme, to note Members' comments about the design of the extension to the existing Portland Building plant room and the use of coloured lighting within the scheme

## **15 Date and Time of Next Meeting**

Thursday 17<sup>th</sup> July 2014 at 1.30pm in the Civic Hall, Leeds