

CITY PLANS PANEL

THURSDAY, 17TH DECEMBER, 2015

PRESENT: Councillor J McKenna in the Chair

Councillors P Gruen, D Blackburn,
S Hamilton, G Latty, T Leadley,
N Walshaw, C Campbell, A Khan,
K Ritchie, E Taylor and S McKenna

75 Appeals Against Refusal of Inspection of Documents

There were no appeals against refusal of inspection of documents.

76 Exempt Information - Possible Exclusion of Press and Public

There were no resolutions to exclude the public.

77 Late Items

There were no formal late items submitted for consideration. However supplementary information had been circulated and published in relation to Agenda Item 8 "Pre-Application Proposals for a residential led mixed use development" (Minute No.83 refers).

78 Declarations of Disclosable Pecuniary Interests

There were no declarations of disclosable pecuniary interests made at the meeting.

79 Apologies for Absence

Apologies for absence were received from, Councillor R Procter and Councillor M Ingham (Councillor S McKenna attended as substitute).

80 Minutes

RESOLVED – That the minutes of the meeting held on 26th November 2015 be approved as a correct record.

81 Matters Arising From The Minutes

With reference to Minute No. 63 of the City Plans Panel meeting held on 5th November 2015 relating to application 14/012110/OT – Members requested an update on the appeal relating to the refusal of planning permission on a PAS site at East Scholes, LS15.

The Head of Planning Services confirmed that an approach had been made to Miller Homes to work constructively with the Council but that as yet no response had been received.

82 Application 15/06583/OT Land Between Barrowby Lane and Manston Lane, Thorpe Park, LS15

The Chief Planning Officer submitted a report which proposed a variation of conditions 3 (approved plans), 4 (total quantum of development/uses) and 49 (uses not permitted) of approval 15/02217/OT, to allow a cinema use, and submission of amended parameter plans to land between Barrowby Lane and Manston Lane, Thorpe Park, Leeds 15.

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

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

- The outstanding sequential / impact assessment information had been provided and assessed and was considered acceptable;
- That a typographical error within the submitted report at paragraph 1.5 should state the cinema use class as D2;
- naturally seeding trees had now been cleared;
- the archaeological recording was on-going and that it was gradually moving westwards across the site;
- Coal extraction had taken place and so far 40,000 tonnes had been removed;
- Confirmation that the Manston Lane Link Road (MLLR) work was due to start in the second quarter of 2016 with a 12 month construction programme so it should be delivered by the middle of 2017;
- Details of the two speculative office developments on the site were outlined to Members with confirmation that construction of the first office block would begin on 4th January 2016, once this block was occupied work would begin on the second office block;
- The building of the second office block would trigger the completion of "Green Park" which would include sports facilities and green space;
- The construction of the cinema would be made possible by a reduction in the amount of floor space available for hotel use. It was confirmed to Members that the cinema would be a 12 screen format with 2,000 seats which would be large enough to interest the larger national operators;
- Confirmation was given to Members that the site was now clear.

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

- The possible detrimental effect on other shopping areas in East Leeds such as Cross Gates. Members were informed that this development brought "something different" to the area and that the type of retailers

expected were not the same as found in Cross Gates. It was confirmed that consideration would be given to the impact on other local centres. Members stressed the importance of high quality retailers being attracted to the development and the East Leeds area;

- Public transport infrastructure of the area - It was noted that there was no railway station nearby and it was suggested that it could often be difficult getting buses from the Swillington area to Cross Gates. Officers present confirmed that they had no update on a possible rail link. Members confirmed that the East Leeds Regeneration Board had recently re-stated a desire for public transport links to the scheme. Members were of the view that rail links were integral to the area and to this application
- The employment of local people was considered. Members sought to establish what discussions had taken place with the developer. It was confirmed that the developer was being pro-active in ensuring local people were considered for employment opportunities within the development.

The Committee expressed satisfaction with the variation to the original application and that the development including the cinema would be welcomed in East Leeds. Members commented that they would look forward to seeing measurable progress of the development taking place on site.

RESOLVED – That the application be deferred and delegated to the Chief Planning Officer for approval subject to:

- (i) The expiry of the publicity period on 08/01/16 and referral of the application to the Secretary of State for the Department of Communities and Local Government under the Town and Country Planning (Consultation)(England) Direction 2009 as a departure from the Statutory Development Plan; with the inclusion of the suggested conditions in Appendix 1 of the submitted report (and any others which he might consider appropriate); the submission of a revised travel plan, and; a deed of variation to the existing Section 106 agreement to cover the terms of the original agreement; and
- (ii) In the event of the Section 106 not been completed within 3 months of the determination of the Secretary of State to grant planning permission, the final determination of the application shall be delegated to the Chief Planning Officer.

83 PREAPP/15/00745 M1 Junction 45 to Junction 44 On Slip

The Chief Planning Officer submitted a report which introduced a Pre application enquiry PREAPP/15/00745 for a residential led mixed use development on land at M1 Junction 45 to Junction 44 on slip.

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

The Chief Planning Officer confirmed that the estimated amount of housing which could be delivered was less than assumed in the Site Allocation Plan as a motorway service area (MSA) was now proposed on part of the site.

The Chief Planning Officer also requested that Members give consideration as to whether this was a good location for a service station and whether the adjoining housing development would be complimentary, bearing in mind the accommodation of traffic from the housing development and users of the service station.

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

- That this was two applications and adjoining sites resulting in two schemes being presented at the same time;
- Confirmation was given to Members that this site had previously been allocated for employment use in the UDP;
- The Planning Officer provided an overview of the surrounding area specifically that the site was close to Temple Newsam Country Park and the landfill site at Skelton Grange which was due to close in 2016

The applicant for the residential led development addressed the Panel. The following issues were highlighted:

- The total development would consist of 1,800 units (including greenbelt land), equating to 35-40 dwellings per hectare, the designs for these being at an advanced stage. The developer was of the opinion that these were high quality designs and that the development would contribute to the Leeds growth agenda;
- The proposed planning application would be for 1100 dwellings with a primary school or 1000 dwellings with a through school site.
- The developer confirmed that they had been engaging with stakeholders and interested parties since 2013;
- Members were informed that a primary school and a food store would be built within the site;
- The site formed part of a former mining area and the developer would work with the local topography;
- It was confirmed that the primary access and egress to the development would be via junction 45 of the M1 motorway. Due to the proximity of the motorway and the proposed service station the applicant suggested that careful landscaping of the site would take place

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

- The zoning of the land and how much of it was now going to be given to residential use. It was confirmed that all the site shown to the Panel would be allocated for housing;
- The proximity of the site to a sewage works and a tip were noted by Members which would need to be considered when landscaping the site;
- Pontefract Lane was discussed in detail, which, if it was to be used by the housing development, would need to undergo significant upgrading works, it was currently shut to the public. It was noted that Pontefract Lane could possibly be used by public transport. The developer confirmed that the primary access to the housing development would be via the motorway junction;
- Members also suggested that the site was in close proximity to Woodlesford and Rothwell and a transport link to these areas would be helpful. The developer confirmed that the option for a transport link would be created to the south-west of the site via Knosthorpe Lane;
- Public transport was considered to be an important consideration by the Panel in order for the development to be sustainable, as currently anyone living on the proposed development would require their own transport. The developer confirmed they were still in discussion with highway officers to address this issue.

The applicant for the motorway service station addressed the Panel. The following issues were highlighted:

- That the applicant was a successful and experienced operator of motorway service stations;
- The motorway network required regular and good service facilities for people visiting or passing through the area; and
- The job opportunities that would be available if the proposal was developed and the contribution such a development would make to the wider economy. The developer put specific emphasis on this development being an opportunity to create employment for local people.

The applicant provided detailed information on the distance between the nearest service stations on the M1, M62 and the M621, which demonstrated that there was a need for a motorway service area around this point on the M1.

- Due to site constraints the site could only potentially house 170 dwellings and that due to a restrictive covenant these could not be delivered anyway.

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

- The volume of traffic specifically HGVs which might not compliment a residential development in close proximity. The developer provided

some clarification that work was on-going with Highways England to ensure a safe design and that to reduce the impact of noise “buffering” was being considered;

- Members discussed the design of the building in detail and were satisfied with the drawings shown, including the green roof. It was requested that a similar design should be used for the application. The Panel were of the view that good landscaping would be essential to break up the effect of the large car-park; and
- Members welcomed reference to paying a living wage for staff and considered this a positive statement from the developer.

In summary the developer confirmed that there was still a lot of work to do including the completion of a full Environmental assessment.

Members commented that they were agreeable with a motorway service area being positioned at Junction 45 of the M1, it being a good location. Members were of the opinion that the concept was a good one.

Members considered that a possible visit to Hartshead Service Area (or similar arrangement) should be undertaken to demonstrate how a residential development could work alongside a motorway service area.

RESOLVED – That the applicants be invited to progress their proposals in collaboration with each other.

84 PREAPP/1500757 Central Arcade, LS1

The Chief Planning Officer submitted a report which introduced a Pre-Application presentation for proposals for the Installation of a digital advertisement screen to Central Arcade, Briggate, Leeds, LS1 (PREAPP/15/00757)

Members attended a site visit prior to the commencement of the meeting. Site photographs and plans were displayed and referred to throughout the discussion on the application.

The applicant addressed the Panel. The following issues were highlighted:

- The screen would be opposite the Trinity Centre, housed in Portland stone surround. The proposed area for positioning would create a lot of commercial interest. It was noted that the screen was adjacent to a conservation area but would only be able to be seen by people exiting the Trinity Centre and in Briggate;
- The use of advertising screens for missing person campaigns, drink drive awareness advertising and national events was also referred to.
- Specific detail relating to the size and dimensions of the two options as described within the submitted report; and

- That Leeds City Council would be offered free advertising

In response to comments and questions from Members, the following was discussed:

- Members highlighted that anyone leaving the Trinity Centre would find it difficult to view the screen, due to a statue obstructing the screen, and queried the value of the advertisement screen being placed in this location;
- The proposed position of the screen would enhance an otherwise featureless wall. However, Members urged the developer to consider placing an additional piece of Portland stone above the proposed screen in line with the top window of the host building in order to further help integrate the screen into the building elevation; and
- Members confirmed they would prefer Option 1 as detailed within the submitted report.
- That the offer of a Section 106 contribution for related environmental improvements be further explored with officers.

The Chair referred to the Central Arcade entrance which was directly below the proposed advertising screen, and suggested the existing letter sign was poorly designed in relation to the entrance and the entrance was hard to see.

RESOLVED –

- (i) That the applicant be invited to submit a formal application for Option 1 incorporating the suggestions made for improvements and;
- (ii) That the subsequent application be delegated to the Chief Planning Officer for determination.

85 Date and Time of Next Meeting

RESOLVED – To note that the next meeting will take place on Thursday 21st January 2016 at 1.30pm in the Civic Hall, Leeds.