

## CITY PLANS PANEL

THURSDAY, 11TH FEBRUARY, 2016

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

Councillors P Gruen, D Blackburn,  
S Hamilton, G Latty, T Leadley, M Ingham,  
A Khan and K Ritchie, B Cleasby and S  
McKenna

**96 Chair's Opening Remarks**

The Chair congratulated the Head of Planning Services, Mr Martin Sellens, on his 60<sup>th</sup> birthday.

**97 Appeals Against Refusal of Inspection of Documents**

There were no appeals against refusal of inspection of documents.

**98 Exempt Information - Possible Exclusion of Press and Public**

There were no resolutions to exclude the public.

**99 Late Items**

There were no late items submitted to the agenda for consideration

**100 Declarations of Disclosable Pecuniary Interests**

No declarations were made.

**101 Apologies for Absence**

Apologies for absence were received from Councillors Walshaw, Campbell, R Procter and Taylor. In attendance as substitute for Councillor Campbell was Councillor Cleasby. In attendance as substitute for Councillor Taylor was Councillor S McKenna.

**102 Minutes - 21st January 2016**

**RESOLVED** – That the minutes of the meeting held on 21<sup>st</sup> January 2016 be approved as a correct record subject to the following amendment to:

Minute No.93 Outline Application for mixed use redevelopment including a1,a3, a4 and a5 uses, offices (b1), residential (c3),medical centre (d1), college (d1), student residential accommodation, multi-storey car park, basement car parking, access and open space on land at quarry hill (app. ref. 14/06534/ot):

*From*

“There was an agreement in place with Caddick and Leeds City Council for a multi storey car park to be built and it would be built once it was established whether it was viable to do so or not.”

To

“There was an agreement in place with Caddick and Leeds City Council for a multi storey car park to be built. However this would not be built unless it was established that it was viable to do so.”

**103 REFERENCE 15/06578/FU PROPOSED REDEVELOPMENT OF TOWER WORKS, GLOBE ROAD, LEEDS, COMPRISING OFFICES, RESIDENTIAL ACCOMMODATION, SUPPORTING A1, A2, A3, A4 AND D1 USES AND PUBLIC OPEN SPACE**

The Chief Planning Officer submitted a report which set out a proposed redevelopment of tower works, Globe Road, Leeds, comprising offices, residential accommodation, supporting a1, a2, a3, a4 and d1 uses and public open space.

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

The Panel were informed that an objection had been received from a local resident via Councillor Nash which related to the scale of the proposed buildings and their impact on views of the existing listed towers which will remain as part of the new development.

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

- A travel plan had been agreed with highways;
- The Victorian Society had welcomed the development proposals although felt that the western side of the development appeared to be too high;
- An application had now also been received for the development of the Engine House;
- If approved construction work on site would be likely to commence in June 2016;
- That the Giotto Tower would remain the tallest structure on the site;
- All materials used would reflect the industrial history of the site.

Representatives of the developer, Carillion Ltd were in attendance to answer any questions Members had.

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

- The type and style of material to be used, Members felt it was important to reflect the industrial heritage of the site but also to ensure that the materials did not appear dull;
- The history of the site and the previous planning consents that had been granted and how these compared to the current application;
- The possibility of a bus service to the site which depended on future demand;
- When the three phases would commence and how long it would take to deliver the completed work. The developer confirmed that it was anticipated that by 2020 all phases to the development would be completed;
- Due to the importance of the site to the City, Members sought assurance on the quality of the design and materials to be used. Members also felt that the proposed public spaces should incorporate a significant amount of greenery;
- Parking on site and the provision for car club bays were considered. It was confirmed there would be one car club vehicle on site and 28 spaces in total;
- Access to the development was considered and it was confirmed that this had been addressed. It was noted that the aim of the developer was to create a pedestrian focused development;
- The risk of the site flooding was taken into account, the developer considered that the site was designed to withstand a 1:100 year flood event. It was proposed that water would be drained safely into the Hol Beck and that water could be stored on site;
- In terms of light from the development causing visual problems for train drivers it was confirmed that the light from the development would not be dazzling;
- Members noted that the size of the residential properties seemed to be good; and
- The Community Infrastructure Levy liability was considered and it was noted by Members that the Executive Board had agreed to 15% of the total CIL contributions generated within an area committee to be available to be spent locally by the relevant area committee.

Members welcomed the development and liked the materials as shown on the plans.

In discussion with the Principal Regeneration Officer Members agreed that if possible it would be good to see the listed chimneys being used in some form as part of the development.

**RESOLVED** To defer and delegate to the Chief Planning Officer for approval subject to the specified conditions identified in Appendix 2 of the submitted report (and any others which he might consider appropriate) and also the completion of a Section 106 agreement to include the following obligations:

- The provision of 9 affordable housing units equivalent to 5% of the total number of units;
- £20,000 for implementing traffic control measures to be provided in the event that on-street parking problems arise as a result of the development
- Compliance with agreed Green Travel Plan measures and a review fee of £7,100;
- Provision of cycle hire facility within the scheme;
- 1 car club space to be provided within the site and £25,000 contribution covering incentives and membership for businesses and residents;
- £30,000 only if a bus service is operational on Globe Road or Water Lane within 10 years of first occupation of the first phase;
- 24 hour public access through the site;
- 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.

**104 PRE-APPLICATION Reference PREAPP/15/00956 – Proposal for mixed use residential development at Left Bank, Former Hydro Aluminium Foundry, Clarence Road, Hunslet, Leeds 10**

The Chief Planning Officer submitted a report which detailed a Proposal for a mixed use residential development at Left Bank, Former Hydro Aluminium Foundry, Clarence Road, Hunslet, Leeds 10

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

Representatives from Citu addressed the Panel and provided the following additional information:

- That the company was tackling climate change and producing low carbon buildings and homes. It was put to the Panel that the area behind Clarence Dock had a limited identity which this development would aim to boost by building new sustainable homes and a factory to manufacture parts for the homes;
- There would be a mixture of 1,2,3 and 4 bedroom homes;
- Flood resilience measures had been incorporated to protect against the probability of a 1:1000 years flood event;
- The site would provide pedestrian access and vehicular access and would have ample car parking;
- The site would also feature three types of outdoor space those being private, shared private and public open space;
- The intention of the development was to create a Yorkshire style village.

The Panel were provided with detailed descriptions of the design of the properties and the different styles of property that would feature as part of the development.

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

- The relationship of the site with neighbouring operations including Allied Glass and Vickers Oils was considered. Members highlighted the possible impact on the development that these two factories might have including; the smells, noise, the boundary fencing and walls. The developer confirmed that more work would be done to address these issues;
- The possibility of flooding in the area was discussed, and Members sought assurances that this had been fully considered and could be managed. It was also noted that the car parking area would potentially act as a flood plain. However Members were assured that the car parking area would not be flooded;
- Members expressed views on the layout of the development, commenting that they would expect all four of the proposed blocks to form one community and not become isolated buildings;
- Concern was raised about the lack of provision for public health and education especially as the proposal included large family homes;
- Members felt the designs needed further work. In particular the visual of the buildings fronting Clarence Road appeared to show stark elevations with little relief and an unduly industrial aesthetic. They need to appear more like homes.
- The proposed public deck access to the tower block needed further consideration to ensure provision of adequate privacy and amenity to the residents and Members wished to see evidence of where this kind of development had been successful elsewhere;
- The rubbish deposited on the river banks following the recent flooding event was noted and Members sought assurance that work would be done to address this; and
- The amount and nature of the public space on the site was considered with much of it given over to movement rather than spaces to sit and relax and Members asked that attention be given to this in order to make it a suitable place for people to live.
- The approach to providing employment and skills training opportunities as part of the redevelopment of the site, particularly for students at the local College of Building

The Chief Planning Officer commented that education provision was being discussed as part of the wider South Bank regeneration work with the possible use of Council land to provide primary school provision to augment the secondary school and further education provision that was already being delivered in the area.

The Head of Planning Services commented on the layout of the development particularly in relation to the footprint of blocks 2 and 7 to the adjacent site boundaries. He questioned whether enough room was available to enable internal circulation of vehicles and provide an adequate amenity buffer for residents.

Members responded to the questions featured at paragraph 7 of the submitted report as follows:

1. Members felt that presently the scheme needed more work to ensure adequate mitigation was provided against potential nuisance from the nearby industrial uses in order to make it an appropriate site for a predominately residential scheme;
2. Members commented that they were not convinced by the emerging appearance of the homes but that they welcomed the energy efficiency of the homes, the size of the accommodation and the approach to sustainable construction;
3. Members had concerns over some of the general siting of the buildings and the spaces between them, particularly adjacent to the Vickers Oil site;
4. Members considered that that amount of public amenity space was not enough and more information was required on its potential character and quality;
5. Members were generally happy with the scale and form of the proposed development but requested further information on the scale and design of the tower block;
6. Members commented that proposed level of car parking and approach to accessibility was acceptable. However sufficient space needs to be provided for vehicle circulation and provision of public and private amenity space on the site; and
7. Subject to the satisfactory resolution of detailed planning matters the current application by Citu for a two story office extension to the existing warehouse and associated works to create housing research and development, manufacturing and exhibition facility on the opposite side of Clarence Road could be determined under delegated powers.

**RESOLVED** – That the report be noted.

**105 Date and Time of Next Meeting**

1.30pm, Thursday 3<sup>rd</sup> March 2016.