

CITY PLANS PANEL

THURSDAY, 18TH AUGUST, 2016

PRESENT: Councillor J McKenna in the Chair

Councillors P Gruen, D Blackburn, G Latty,
T Leadley, C Campbell, A Khan,
J Heselwood, B Selby, C Macniven,
B Anderson, M Coulson and E Nash

A Members site visit was held in the morning in connection with the following proposal: Pre Application 15/00955 – presentation of proposed commercially-led major development on land at Globe Road and Water Lane, Leeds and was attended by Councillors B Anderson, P Gruen, D Blackburn, J McKenna, E Nash, A Khan, B Selby, C Macniven, M Coulson, T Leadley, C Campbell and G Latty.

36 Appeals Against Refusal of Inspection of Documents

There were no appeals against the refusal of inspection of documents.

37 Exempt Information - Possible Exclusion of Press and Public

There were no resolutions to exclude the public.

38 Late Items

There was one late item submitted to the agenda for consideration, agenda item 6 “Minutes of the Previous Meeting” which were not available at the time of agenda despatch. Minute No.41 refers. An additional plan was also circulated to Members in respect of Item 8 (Minute 43 refers).

39 Declarations of Disclosable Pecuniary Interests

There were no declarations of interest.

40 Apologies for Absence

Apologies for absence were submitted on behalf of Councillor Garthwaite (Councillor Coulson in attendance as substitute) Councillor R Procter (Councillor B Anderson in attendance as substitute) Councillor Walshaw (Councillor Nash in attendance as substitute).

41 Minutes - 28th July 2016

RESOLVED – That the minutes of the meeting held on the 28th July 2016 be approved as a correct record subject to an adjustment to minute 33 (Planning

Application No 16/01921/FU – Temporary use as residential site for gypsies and travellers with 8 pitches for 10 years at Kidacre Street, Hunslet, Leeds, LS10 1BD.) by the inclusion of a reference to the fact that there was an intention to decant the current occupants of the site whilst the outstanding works at the site were completed although at this stage an alternative decant site had not been identified by officers.

The Chair also informed the meeting that it was his intention to write to the Director of Environment and Housing on behalf of the Panel in respect of the outstanding improvement works at the site.

42 PREAPP/15/00782 Residential-led development comprising five towers ranging from 12 to 41 storeys, ground floor commercial uses and new public realm at land Bounded By Bridge Street, New York Road, Regent Street and Gower Street, Sheepscar, Leeds, LS2

The report of the Chief Planning Officer informed Members of a pre-application presentation for a residential-led development comprising five towers ranging from 12 to 41 storeys, ground floor commercial uses and new public realm at land bounded by Bridge Street, New York Road, Regent Street and Gower Street, Sheepscar, Leeds, LS2.

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

The applicant's representatives addressed the Panel and highlighted a number of issues in relation to the proposals which included the following;

- An introduction which included details of the emerging proposals for the second phase of the development
- Information in respect of the existing planning permissions at the site
- Details with regard to the Council's tall building strategy and building massing
- Information with regard to the proposed layout of the site
- An explanation as to the proposed use of the site which was proposed to have four principal components, buildings which included a hotel, residential apartments, an area of public realm across different levels including communal gardens and basement parking.

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

- Members raised concern with the proposed height of the towers, particularly the tallest which was in the region of 41 storeys(129 metres tall) and felt that further information was required in order that they could understand the impact of a structure of this height. Members were informed that in respect of wind issues a series of desktop testing had taken place and that dependent upon the outcome of discussions at the Panel meeting today further extensive testing would be undertaken on a model in a wind tunnel, Members were also informed

that a lot of work had already been undertaken at this stage by moving back some of the massing from the road and the introduction of canopies. Members asked that further information be provided to officers and panel members in respect of the impact of wind on the buildings.

- Members felt that this development provided an opportunity for involving local communities and providing landscaping that would be an asset to the area. In response the applicant advised Members that the development would include alternative office space that would be ideal for local start-up businesses and would hopefully create more employment opportunities both locally and more broadly across the City including small businesses such as cafes. In terms of the landscaping comment the applicant advised Members that they would look at the landscaping at Sovereign Square as a study for their development.
- Members also asked about conservation, particularly (i) flooding levels, (ii) Lady Beck which was currently culverted and (iii) the possibility of reopening Marsh Lane Station, the applicants in response to (i) advised Members that they had consulted the Environment Agency with regard to flood levels although they were not certain whether the Agency figures were post or prior the Boxing Day floods, however they would make sure that they would have a scheme that was robust in respect of flooding, with regard to (ii) there were no plans to reopen the Beck and (iii) Marsh Lane had not been discussed but it could be looked at as part of the overall level of contribution.
- Members asked if the fascia of a bridge over Bridge Street could be restored to improve its appearance, the applicants confirmed they would look at this.
- Members queried the rationale for the mix of residential units and particularly the amount of one bedroom apartments, members were advised that all of the apartments would meet or exceed the targets identified in the Leeds Standard and National Standards and the applicant would provide a housing needs assessment with the application to demonstrate that the mix is appropriate for the locality.
- Members raised the number of car parking spaces required for the development and the rationale used to arrive at the current predicted requirement of approximately 340 spaces. During discussions on this point it was acknowledged that upto some 1000 spaces could form part of the development in accordance with the Council's maximum car parking guidelines although it was unlikely this would be the number requested. It was agreed that this would be looked at in greater detail as part of the Transport Statement as would the pick-up and drop off point for the hotel which Members felt was not ideally located.
- Members had a discussion in respect of the Public Realm aspects of the developments particularly the inability to walk through the area without using either lifts or stairs and concerns were raised about how accessible the site would be for all and Members felt that the Council's Access Officer should look at this aspect of the development , Members felt that the Public Realm elements were key and there was also a discussion in respect of the width of the public realm at the

centre and the sun path, it was suggested that a slope with a gradual gradient could be considered and resolve some of the access issues.

- Members asked that when providing photographs from different locations to provide an example of the visual impact of the tower developments then these should be consistent with the key views identified in the Council's Tall Building Strategy not just those preferred by the Developer.

In drawing the discussion to a conclusion Members provided the following feedback;

- They felt that the proposed use was acceptable in principle
- They felt that the massing of the buildings was appropriate, subject to detailed design, the outcome of the wind tests and associated information back to Members in respect of the high buildings.
- They felt that they could support the emerging approach to the public realm within the site , subject to more information in respect of public realm access and more detail in respect of car parking requirements and consideration of a possible gradient as opposed to lifts and stairs.
- They felt that they could support the requirement for improvements to be made to the A64 underpass immediately to the South East of the site.
- They felt that in respect of the emerging housing mix they wanted it demonstrated that the mix is appropriate for the locality.

RESOLVED – To note the details of the pre-application and thanked the developers for their attendance.

43 PREAPP/15/00955 Mixed use development comprising predominantly commercial buildings and public realm Land Off Globe Road And Water Lane, Holbeck, Leeds, LS11 1LT

The report of the Chief Planning Officer informed Members of a pre-application presentation for a mixed use development comprising predominantly commercial buildings and public realm Land Off Globe Road And Water Lane, Holbeck, Leeds, LS11 1LT.

A site visit took place prior to the meeting and site plans and photographs were displayed and referred to throughout the discussion on this pre-application.

The applicant's representative addressed the Panel. Issues highlighted in relation to the proposals included the following;

- An introduction which included details of the emerging proposals for the redevelopment of several land parcels to the north and southern sides of Globe Road and Water Lane in Holbeck (known as the Temple Quarter), the introduction also set out the proposed masterplan, architectural aspirations, the strategic aspirations for the site,

demonstrated the relative heights of the buildings and the quality of the public space.

- Information in respect of the existing site and its surroundings.
- Details with regard to the sites relevant planning history.
- Details of consultation that had taken place to date.
- An explanation as to the proposed use of the site which was proposed to be a commercially-led development for 1 client covering approximately 500,000 sq ft and 7000 jobs from across the region which would involve predominantly new office accommodation, together with a small element of residential accommodation towards the southern end of the Temple Quarter. There may also be some commercial uses such as bars and restaurants.
- They would like the development to be completed by mid 2019.

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

- The location of the reservoirs referred to in the report at 6.8 and the views of the West Yorkshire Archaeology Advisory Service.
- The listed buildings (towers) on the adjacent site and the need where possible for those not to be obscured/hidden by the new development, the developer advised Members that he was very mindful of the towers and they were trying to create a space to make them as visible as possible. In discussing this Members were advised that the development would be a strong cluster of buildings that work as a group and would be 'campus style'. Members also made some comments around the scale and layout of the proposals and location of the taller buildings to which the developer responded. Members felt it would be beneficial to see a model of the site.
- Members discussed transport impacts in detail, particularly the impact on traffic when the development was complete, the relationship of the road networks with any future initiatives at City Square, the capacity of surrounding roads, the issue of public transport particularly accessibility if proposals are to include narrower roads to allow improved pedestrian access. Members also asked that parking provision be considered as the temporary car parks would be displaced from the existing site when this is developed. Members were advised that an aimsun model would be developed to look at potential traffic impacts across the city including the route from the M62 to Armley Gyratory and to include City Square in addition to surveys at key junctions near the development.
- Members also referred to the printworks and asked if the style of the existing saw tooth roof could be used as part of the new design in this location.
- Members also commented that it was paramount that the quality of materials used was high, particularly as the development would front onto the railway and this would make a statement as you entered the City by rail.

In drawing the discussion to a conclusion Members provided the following feedback;

- They felt that the proposed commercially-led development was acceptable in principle.
- They felt that the emerging masterplan for the site was appropriate.
- They felt that they could support the emerging scale of the development subject to some 'fly through' and modelling details.
- They felt that in principle they could support the intent to reduce the extent of through traffic in the area, to limit parking provision, and to deliver a pedestrian and cycling friendly environment as part of the development, although Members did feel they needed to have site of the information in respect of the transport testing and other traffic management data.
- They felt that in respect of this development it would be extremely positive if the developers could work with the City to look at apprenticeship opportunities on this long term project.

RESOLVED – To note the details of the pre-application and thanked the developers for their attendance.

During discussion on the above item Councillor Coulson left at 16.30 and Councillor Nash left at 16.45.

44 Any Other Business

The City Centre Team Leader commented on the morning site visits to the developments at Victoria Gate and Sovereign Square and commented on the exemplary work following on from the planning consents. He felt that the quality of the Victoria Gate development was due in part to the development having the same architect throughout the life of the project ensuring that an excellent outcome had been achieved. With regards to the new greenspace at Sovereign Square he felt that this high quality development had set an example as to the levels other schemes should look to achieve, a view supported by the Panel.

45 Date and Time of Next Meeting

The next meeting was fixed for Thursday 8th September 2016 at 1.30pm in the Civic Hall, Leeds.