

CITY PLANS PANEL

THURSDAY, 21ST SEPTEMBER, 2017

PRESENT: Councillor J McKenna in the Chair

Councillors P Gruen, R Procter,
D Blackburn, G Latty, T Leadley,
N Walshaw, A Khan, C Macniven, E Nash,
S Hamilton, D Ragan and B Cleasby

Member site visits were held in connection with the following proposals:
PREAPP/17/00343 – Student Residential proposal at Symons House,
Belgrave Street, Leeds 2 and PREAPP/17/00132 Mixed use proposal for land
at St.Peters Buildings, York Street, Leeds 2 and was attended by the following
Councillors: D Blackburn, S Hamilton, G Latty, T Leadley, J McKenna and N
Walshaw

40 Appeals Against Refusal of Inspection of Documents

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

41 Exempt Information - Possible Exclusion of Press and Public

There were no items identified where it was considered necessary to exclude
the press or public from the meeting due to the nature of the business to be
considered.

42 Late Items

The Chair accepted the inclusion of a late item onto the agenda as referred to
in Minute No. 47. The report entitled "Application No. 17/04055/FU: Detailed
application for the Manston Lane Link Road (East – West Route) Thorpe
Park, Leeds. The Chair reported that the report was being received as a late
item in order to allow local Ward Members to have sufficient opportunity to be
briefed on the proposal.

43 Declarations of Disclosable Pecuniary Interests

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

44 Apologies for Absence

Apologies for absence were received from Councillors: C Campbell, A
Garthwaite and B Selby

Councillors: B Cleasby, S Hamilton and D Ragan were in attendance as
substitutes.

45 Minutes of the Previous Meeting

RESOLVED – That the minutes of the previous meeting held on 31st August 2017 were accepted as a true and correct record.

46 Matters Arising

There were no issues raised under matters arising.

47 Application 17/04055/FU: Detailed Application for the Manston Lane Link Road (East - West Route), Thorpe Park, Leeds, LS15 8ZB

The Chief Planning Officer submitted a report which sets out details of an application for the Manston Lane Link Road (East - West Route), Thorpe Park, Leeds, LS15 8ZB

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

The Planning Case Officer addressed the Panel, speaking in detail about the proposal and highlighted the following:

- The application proposes approximately 650m of carriageway.
- The road ties into the existing Manston Lane at the western end of the proposal and the approved roundabout at the eastern end [approved under application reference 14/01216/FU], where it then joins the MLLR north south link.
- A northerly arm from the roundabout would form the start of the East Leeds Orbital Road which would create access to saved UDPR policy East Leeds Extension allocation H3-3A:33.
- The proposals involved road widening and changes in the horizontal and vertical alignment, and the provision of detailed accesses for the existing properties along the route.
- The road is designed for 30mph speeds and will comprise a 7.3m carriageway with a 2m footway to the northern side and a 3m shared cycle way/footpath to the southern side.
- The horizontal alignment generally follows the corridor of the existing highway as does the vertical alignment for most of its length, before rising to meet the roundabout at Lazencroft Farm.
- Drainage works are to comprise a closed conduit system of gullies, chambers and drains, to collect and carry surface water run-off. Filter drains are to be provided at the bottom of embankments where necessary, with kerbs proposed at the edge of the carriageway to facilitate drainage.
- In order to maintain continuity of the existing road network the MLLR is proposed to be lit by LED street lighting which is to be designed to reflect the type of usage on the road and to minimise impact on any adjacent dwellings and light pollution generally from upwards light spill.
- Tree and shrub planting is proposed to embankments.

- The site is located to the north of the Leeds to Selby railway line to the east of the former Vickers tank factory. Austhorpe Lane is to the far west and Barnbow Social Club is situated south of the site. To the northwest are Longs of Leeds and a number of other businesses.
- Adjacent to the north of the road are a number of dwellings accessed from Manston Lane adjacent to which is a Grade II listed dovecote. To the northeast of the site is Lazencroft Farm which is also a Grade II listed building.
- In terms of the wider area Cross Gates centre is located to the west, Garforth to the east, and Colton Retail Park across the A63 to the southeast. In addition to existing development, the East Leeds Extension housing allocation (UDPR policy H3-3A.33) is located across the railway line to the north.
- It was reported that 4 letters of objection had been received and considered, there were no objections from statutory consultees.
- The scheme was policy compliant and highway officers were supportive of the scheme

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

- Had adequate discussions taken place with local land owners/ residents
- What would the construction hours be
- Had satisfactory drainage measures been incorporated within the scheme
- Should proposed condition no. 11 requiring a landscape mitigation scheme specifically refer to the need to provide mitigation for Lazencroft Farm
- The proposed road layout for the north-south link had too many roundabouts

In responding to the issues raised, the Planning Case Officer together with the applicant's representative provided the following responses:

- Discussions had taken place with local land owners/ residents and Ward Members, the areas of concern had been addressed and were considered satisfactory to all parties
- Officers confirmed that the wider bridleway and cycle network was connected via a green bridge over the approved north south section of the link road
- Precise details of preferred access arrangements for existing residents were being discussed between affected residents and the applicant and final highway details of these would be submitted under recommended condition no.4
- The Developer's representative confirmed that drainage implications had been fully considered with the required attenuation and storage measures incorporated in order to meet the Council's surface water run off requirements and conditions requiring a drainage scheme be submitted for the Council's final approval

- Officers confirmed that the proposed landscaping plans together with condition no.11 as drafted would provide a satisfactory landscape mitigation scheme for Lazencroft Farm and that condition no.11 did not need to specifically refer to the farm
- The plans show roundabouts for the already approved layout for the north-south section of the East Leeds Orbital Ring Road (ELOR). The current proposal was only for the East – West Manston Lane Link to ELOR and did not include any roundabouts

In offering comments Members raised the following issues:

- Noted that the Secretary of State had chosen not to intervene in the wider Thorpe Park application
- The application represented good strategic highway infrastructure
- Ward Members had been involved throughout the application process
- Detailed discussions had taken place with local land owners/ residents
- The proposals were considered satisfactory to all parties
- It was reported that discussions were ongoing for a “Local Centre Support Contribution” (package of funding for the Crossgates area) under the wider retail proposals at Thorpe Park

In summing up the Chair thanked the Developers for their attendance commenting that their engagement with local residents, land owners, Ward Councillors and officers was exemplary. Members appeared to be supportive of the scheme

RESOLVED – That the application be approved subject to the conditions specified in the submitted report

48 PREAPP/17/00343 - Pre-Application Presentation of Proposed Demolition of Existing Office Building and Construction of New Student Accommodation Building at Symons House, Belgrave, Street, Leeds

The Chief Planning Officer submitted a report which sets out details of a Pre-application proposal for the proposed demolition of existing office building and construction of a new student accommodation building at Symons House, Belgrave Street, Leeds 2.

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

The City Centre Team Leader together with the applicant’s representatives addressed the Panel, speaking in detail about the proposal and highlighted the following:

- The existing site comprises a four storey, red brick, office block constructed in the late 1980’s. The building fronts Belgrave Street with its principal, recessed, entrance located in the north-west corner of the premises.

- It is proposed to demolish the existing building and to construct a new building with a similar, rectangular, footprint to that existing.
- The new building would have an “L shaped” form when viewed from the south. The taller element, approximately two thirds of the length of the building, would be 17 storeys in height, approximately 8 storeys taller than Fairfax House to the west. The lower eastern shoulder, approximately one-third of the building’s length, would be 10 storeys in height, a similar height to Fairfax House.
- The lower ground floor of the building would contain plant, bin and cycle stores, a laundry, transformer room and a small lounge area which would be accessed from a similar space at ground floor level. The ground floor would comprise the reception area, accessed from Belgrave Street, study areas, open lounge areas, a cinema room and a gym.
- The upper floors of the building would predominantly contain student studios. In total 325 studios are proposed. Three sizes of studio are identified: Bronze (21.3sqm); Silver (26.2sqm) and Gold (44.2sqm). There would be 286 Bronze studios; 32 Silver studios and 7 Gold studios. A student amenity room is proposed at level 9 with access from this point onto an external amenity terrace located on the roof of the lower shoulder of the building.
- The external appearance of the building is a lightly coloured brick as the primary building material. The main facades would have a grid of vertical windows with tapering reveals. The gable ends would be largely solid. A darker grey brick and glazing is proposed for the ground and lower ground level plinth.
- The building would be serviced from Belgrave Street making use of the existing layby across the street and from the parking court to the rear. The applicant has a desire to make Belgrave Street more pedestrian friendly and to improving accessibility to the St Alban’s Place green space. Similarly, there is an aspiration to improve the route through to Merrion Street.

In response to Members questions, the following were raised:

- Had the effects of wind been taken into consideration
- Would the proposed light coloured brick material discolour over time
- The desire to make Belgrave Street more pedestrian friendly, could this be extended to the rest of the street
- Was there any sustainable energy saving measures planned for the building
- The room size of the of the Bronze Standard studios (21.3sqm) was suggested to be too small
- There was concern that the building would oversail the highway

In responding to the issues raised, the applicant’s representatives said:

- Wind testing had been undertaken with no negative impacts

- The proposed external material would be a multi textured brick which should not discolour over time
- The applicants representative suggested there was a desire to improve the pedestrian connectivity to the building, discussions were ongoing with planning officers to look at this issue and if neighbouring properties could be encourage to participate this could be beneficial to the area.
- The proposal would aim to achieve a 10% carbon saving through the use of upgraded insulation materials and possible photovoltaic cells
- Commenting on the room size of the Bronze Studios, the Chair reported that this Panel had already granted planning permission for other purpose built student developments with similar room sizes
- The architect confirmed that the building oversail over the highway maintained an 8m clearance to the highway

In making a general comment, Councillor Gruen suggested that many of the applications coming before Panel were for Student Accommodation within the City Centre. Had any studies been carried out into the demand for student housing.

In responding the Chief Planning officer said that a review of student housing in Leeds would be undertaken. It was understood that the universities supported the need for more purpose built student accommodation within the City Centre.

Bill McDowell (Spring Creek Developments) reported that they had undertaken some research into the demand for student housing in Leeds which was strong and they would be agreeable to share their analysis with Planning Officers.

Councillor Gruen welcomed both responses, commenting that it would be useful to receive the data, this was a further 325 studios in addition to the ones that had already received planning permission. He suggested there was a perception that the City Centre was only for young people and there should be a wider choice of quality accommodation coming from the private sector.

The Chief Planning Officer said there was a need to talk to developers and press for wider house types, this was an emerging development market.

In offering comments Members raised the following issues:

- The proposed design of the building appeared to be inspired by the 1960's, grey in colour, square in design
- The proposed textured brick finish looked bland from a distance, sample materials would need to be provided
- The gable end of the proposal gave the appearance of a "cheese grater" could this be revisited
- The building appeared to be "too chunky"- a number of Members expressed a preference for a taller/slimmer tower element and a reduced mass for the lower element of the building

- The location was the right place for a tall building but a quality design would be required
- Members welcome the demolition of the existing building
- Neighbouring properties may be effected by the loss of light
- The size of the Bronze Studios remained a concern

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

- Members were of the view that the proposed student accommodation development was acceptable in principle
- Members considered that the proposed living conditions within the student accommodation would be acceptable for future occupiers
- Members expressed the view that the building should be taller/ slimmer in appearance
- Members supported the approach to the treatment at ground floor level including connectivity to the emerging street scene
- Members were supportive of the aspirations to improve and maximise the public realm and pedestrian connectivity surrounding the site.
- Further consideration of the impact of the existing bin stores on the pedestrian environment was required

In summing up the Chair said there was general support for the scheme. If as suggested the building was to be increased in height, then a quality design would be expected.

RESOLVED –

- (i) To note the details contained in the pre-application presentation
- (ii) That the developers be thanked for their attendance and presentation

49 PREAPP/17/00132 - Pre-application Presentation for Proposed 8 storey Residential Development with first floor offices and ground floor Cafe/Bar at St. Peters Buildings, York Street, Leeds.

The Chief Planning Officer submitted a report which sets out details of a Pre-application proposal for the proposed 8 storey residential development with first floor offices and ground floor Café/ Bar at St.Peters Buildings, York Street, Leeds 1.

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

The City Centre Team Leader together with the applicant's representatives addressed the Panel, speaking in detail about the proposal and highlighted the following:

- The site is currently a vacant cleared brownfield site on the north side of York Street, in the designated City Centre, close to the City bus station and the Quarry Hill cultural quarter.
- Vehicular access would be from St Peters Square at the rear.
- The vacant plot forms part of a larger early 20th Century block known as St Peters Buildings, which is generally 4 large-scale 'industrial' storeys in red-brick.
- The proposal is for an 8 storey residential block with a ground floor food and drink use.
- The building would be clad in red-brick to the York Street frontage, with standing seam zinc-type cladding and corten steel-type cladding to the upper levels, with glazing and look-a-like panels.
- The front doors to the flats would be arranged around a glazed atrium, allowing daylight into the flats from within the building, as well as outlook to the north and south.
- There would also be a rooftop amenity space for residents.
- The proposal is for 56 dwellings; 32 1 bed (41-55sqm), 21 2 bed (61-70sqm) and 3, 3 bed (78sqm)
- At ground floor there would be a 629sqm café/bar unit facing onto York Street, and there would be a 1st floor office unit facing into the courtyard.
- There would be 4 undercroft car parking spaces accessed from St. Peters Square, with bin storage and 56 secure cycle storage also at ground floor. The basement would be used for storage.
- A minimum of 10% energy generation would be developed through on site low carbon energy sources. The scheme would also deliver a reduction of at least 20% on building regulations carbon emissions.

In response to Members questions, the following were raised:

- There were a number of 3 bedroomed apartments proposed which suggested family accommodation, but there was no school provision in the area.
- Was a flood risk assessment required
- Had discussions taken place with neighbours to include the redundant end staircores

In responding to the issues raised, the City Centre Team Leader/ applicant's representatives said:

- In terms of the 3 bedroom accommodation, it was suggested that there was a market move for professional sharing in this area. There was a trend for family accommodation to be located in the South Bank where school provision could be accessed easier.

- Clarity was currently being sought from the City Council as to whether a flood risk assessment was required.
- The redundant staircores would be incorporated into the new building

In offering comments Members raised the following issues:

- Bringing a brown field site back into use was inspiring and welcomed
- Good positive scheme, well thought through, welcome the inclusion of the atrium
- The retaining of the two shards of the previous building was a welcome feature

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

- Members were supportive of the principle of the proposed upper floor for residential use and ground floor for commercial use
- Members were supportive of the proposed mix of residential accommodation and welcome the inclusion of 3 bedroomed accommodation within the City Centre
- Members were supportive of the proposed indicative layout, height and emerging design
- Members were supportive of the approach to car parking and accessibility and requested that consideration be given to disabled parking
- Members welcomed the provision of 5% affordable housing on site in line with adopted policy

In summing up the Chair said Members were supportive of the proposal and welcomed the submission of a formal application

RESOLVED –

- (i) To note the details contained in the pre-application presentation
- (ii) That the developers be thanked for their attendance and presentation

50 Date and Time of Next Meeting

RESOLVED – To note that the next meeting will take place on Thursday 12th October 2017 at 1.30pm in the Civic Hall, Leeds.