

CITY PLANS PANEL

THURSDAY, 8TH MAY, 2014

PRESENT: Councillor N Taggart in the Chair

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

181 Agenda order

The Chair advised that due to time constraints of the representative of the District Valuer who was attending for application 13/04862/FU – Former Police garages and St Michael's College, this matter would be considered first. The position statement for Merrion House – Application 14/01825/FU would also be moved up the agenda

182 Exempt Information - Possible Exclusion of Press and Public

RESOLVED - That the public be excluded from the agenda during consideration of the following part of the agenda designated exempt on the grounds that it is likely, in view of the business to be transacted or the nature of the proceedings, that if members of the public were present there would be disclosure to them of exempt information as designated as follows:

Appendix 3 of the report referred to in minute 184 under Schedule 12A Local Government Act 1972 and the terms of Access to Information Procedure Rule 10.4(3) and on the grounds it contains information relating to the financial or business affairs of any particular person (including the authority holding that information). It is considered that if this information was in the public domain it would be likely to prejudice the affairs of the applicant. Whilst there may be a public interest in disclosure, in all the circumstances of the case maintaining the exemption is considered to outweigh the public interest in disclosing this information at this time

183 Declarations of Disclosable Pecuniary Interests

There were no declarations of disclosable pecuniary interests

184 Application 13/04862/FU - Proposed student accommodation, key worker and apartment buildings - Former Police Garages and St Michael's College - Belle Vue Road Woodhouse LS3

Further to minute 148 of the City Plans Panel meeting held on 13th February 2014, where Panel considered a position statement on proposals for student accommodation, key worker accommodation and apartment buildings, Members considered a further report of the Chief Planning Officer setting out the formal application. An exempt report relating to a viability appraisal was appended to the main report. It was noted that a site visit to a similar development in Derby had taken place in April, which had been attended by some Panel Members and Officers

Plans, photographs, graphics and a sample panel of materials were displayed at the meeting

Officers presented the report which sought approval of a residential development comprising student accommodation; key worker accommodation and apartment buildings, together with two new commercial units on land at the former St Michael's College and Police Depot at St John's Road and Belle Vue Road LS3. It was noted that the 1908 element of the former college would be retained and refurbished within the scheme but that this was not a Listed Building

Members were informed that the number of bedrooms for use by students with disabilities had been increased from 1 to 4, with 12 further rooms being capable of being converted to accommodate disabled students, which provided the required level for such facilities

In respect of the demand for further student bedspaces, the level of planning permissions in place for student accommodation was provided, for Members' information

Details of the key worker accommodation were provided, with Members being informed the smallest rooms would be 25sqm in size, compared to that seen in Derby which had been 22sqm. Communal facilities would also be provided, which would include seating areas, TV lounge, reading room, gym and laundry. Undercroft parking space for 61 vehicles would be provided under the private apartment block

Revisions to the design of the proposals were also outlined

Reference was made to the level of S106 contributions which were being offered and that the greenspace contribution fell far short of that required by policy

At this point, the Panel considered the financial information contained in Appendix 3 to the main report, in private

The Chair welcomed a representative of the District Valuer who had been asked to consider the financial information submitted by the applicant and who had also carried out an analysis of the issues

Members discussed the information and commented on the following key issues:

- the profit levels of the scheme indicated by the applicants
- the different components of the scheme and how this could affect profit levels
- the minimum planning contributions being offered; the level of need in the area and that from the information provided, that a

significant uplift in the greenspace contribution should be considered

- the size of the key worker accommodation and whether enlarging these units would impact on viability
- the condition requiring the development to commence within 6 months from approval; whether if a longer period was allowed, the full S106 contributions could be achieved and what constituted a start on site
- the contribution the scheme would make towards the Council's target for new homes

Following this discussion the press and public were invited back into the meeting

For clarity, the obligations of the S106 agreement were outlined

The Panel discussed the application with the main issues relating to:

- the public transport contribution and that this should not be used for the NGT in this case. The Transport Development Services Manager confirmed that this sum would be spent on improvements to St George's Bridge and would not be directed towards NGT
- the extent to which purpose-built student accommodation was enabling HMOs in Headingley to be returned to family housing; that information from the Working Group considering student housing indicated there would be an oversupply if all schemes were approved and that Members therefore would not expect Officers to recommend approval of all such applications
- the impact on local areas of high levels of students and that accommodation for post-graduate or mature students could have less of an impact, especially in terms of creating a longer-term community
- the lack of community benefits from the development and the need for a significant improvement in what was being offered by the applicant in terms of the S106 contributions
- the importance of refurbishing the 1908 college building and the need for this to be part of the legal agreement
- design issues relating to the new build elements and that the poor design of these reduced the quality of the historic college building

- the design and size of the key worker apartments with the view these would not support lengthy tenure. Concerns were also raised about the suitability of the proposed living accommodation for the 21st century and that people wanted privacy rather than communal facilities
- the definition of key workers, with the Chief Planning Officer stating this should be detailed in relation to salary level

The Panel considered how to proceed

RESOLVED - That determination of the application be deferred to a future meeting to enable negotiations to continue with the applicant on issues raised relating to the size and nature of the key worker accommodation, the design of the new build elevations and the level of S106 contributions and that the Chief Planning Officer be asked to submit a further report addressing all of the outstanding issues, for Members' consideration

185 Minutes

RESOLVED – That the minutes of the City Plans Panel meeting held on 10th April 2014 be approved

186 Matters arising from the minutes

With reference to minutes 176 and 177 of the meeting held on 10th April 2014, which related to two PAS sites, Councillor Leadley advised that he had received correspondence from the Data and GIS Team Leader within City Development indicating an error had been made in the reports regarding the five year housing land supply. It was stated that a meeting between Councillor Leadley and the Chief Planning Officer would be arranged to discuss this matter

With reference to minute 169 and the sad news of the death of Councillor Clive Fox, it was announced that a memorial service would be held on 30th May at 2.00pm at St Giles Church, Bramhope

187 Chair's comments

As this was the last meeting before the Local Elections on 22nd May 2014, the Chair took this opportunity to thank all Members for their hard work on the Panel

The Chair also paid tribute to Councillor Martin Hamilton who was not seeking re-election and thanked him for his time on Council and his work on planning matters

Councillor Gruen echoed these sentiments, made reference to Councillor Martin Hamilton's ability to understand the wider implications of planning applications and paid tribute to his insightful and helpful contributions

Councillor Gruen also paid tribute to Councillor Taggart for his work not just on planning matters but also electoral and boundary issues. His knowledge, stories and statistics would be greatly missed. Councillor Taggart's dedication and leadership of Plans Panels was also highlighted

The Chief Planning Officer also paid tribute to Councillor Taggart and Councillor Martin Hamilton and thanked them for their valued contributions. The fact that Councillor Taggart had been a planning officer in Wakefield and still undertook planning work was mentioned to highlight the integrity and transparency he brought to his role as Chair through his declarations of interest. Councillor Martin Hamilton's contributions had always been valued and as a former Chair of the Panel, had played a key role in delivering the Trinity shopping centre

In responding Councillor Taggart stated that he had been a Councillor for over 34 years and had thoroughly enjoyed his work in Leeds. He referred to his recent ill health and advised that if his recovery continued, he would seek to stand for election again in 2015

Councillor Martin Hamilton informed the meeting that he had been a Councillor for 12 years, with 11 of these being a member of a Plans Panel, which he regarded as the best role, being able to see the practical results of decisions which had been taken. He also paid tribute to the excellent Officers within the Council and particularly in City Development and paid tribute to the way Plans Panels could operate successfully on a non-political basis. In terms of the future, he stated that he might seek re-election at some point and reiterated how much he would miss being a Plans Panel member

188 Application 14/01825/FU - Alterations to the refurbishment of Merrion House to provide office accommodation including new office annexe and one stop facility for Leeds City Council, together with reconfiguration of Georgian Mall and retail space to provide three new retail units to Merrion Way - (A1,A2,A3 and A4 uses) and improvements to the public realm - Position Statement

Further to minute 127 of the City Plans Panel meeting held on 12th December 2013, where Panel received a presentation on proposals for alterations and refurbishment of Merrion House, Members considered a further report of the Chief Planning Officer setting out the latest position on the proposals

Plans, photographs, artist's impressions, graphics and precedent images were displayed at the meeting

Officers presented the report; outlined the proposals; the highway movements and pedestrian access arrangements and the revisions which had been made to the elevations since the scheme had last been presented to Members

A response to the proposals from Leeds Civic Trust was reported, as was a letter of support received from a member of the public

Members discussed the scheme and raised issues relating to design; landscaping; the sunken courtyard; the mall space, including mitigation for the loss of designated public space; the possibility of Morrisons supermarket

being upgraded and that the Georgian Mall would be replaced rather than reconfigured

Detailed discussion took place on the appearance of the ground floor level; the extent of the windows at this point and the need for some detailing, possibly signage or owls to be included to add interest to this otherwise bland façade

In response to the specific questions raised in the report, the Panel provided the following responses:

- that Members considered the uses proposed to be acceptable
- that the scale and layout was acceptable as was the revised design which was considered to be a significant improvement on the previous proposals
- that the access and transport provisions were acceptable and would provide much improved access
- that the landscape and public realm works proposed were acceptable
- that the S106 obligations were considered to be appropriate subject to details of the levels of contribution
- that equality issues had been adequately considered
- that the application could be delegated to Officers for determination, following further work on the ground floor elevation to introduce possible further glazing, signage/heritage references but not mirrored glass and subject to no third party objections to the scheme as a whole

RESOLVED – To note the report and the comments now made

189 Application 13/05566/FU - Proposals for 113 residential units (17 no 3 bed units and 96 no 2 bed units) land at former Yorkshire Chemicals site between River Aire and Leeds Liverpool Canal - Otter Island

Further to minute 111 of the City Plans Panel meeting held on 21st November 2013, where Panel received a pre-application presentation on proposals for a residential development on land at the former Yorkshire Chemicals site at Wellington Road, Members considered the formal application

Plans, photographs, graphics and 3d images were displayed at the meeting. A recent visit to a similar development in Wakefield had been undertaken by Members and Officers

Officers presented the report and outlined the proposals, with Members being informed for clarity that a new pedestrian and cycle bridge which formed part of the extant permission for the site did not form part of the application under consideration

Draft minutes to be approved at the meeting
to be held on Thursday, 5th June, 2014

An update to the report was provided, with Members being informed that the Travel Plan Co-ordinator would now be in place within 3 months of the first occupation of the first dwelling, which was an improvement on the previous proposal

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

- the design of the bin stores and that something more substantial than the tressilated fencing proposed should be provided
- the visual prominence of the road
- the landscaping proposals, whether additional soft planting could be provided to soften the roadside, including views of the southern gable end and boundary fencing to the terrace of 3-bedroom houses. The Deputy Area Planning Manager advised that the full planting scheme would be controlled by condition and that what was being shown was for illustrative purposes only
- possible flood risk. Members were informed that the site levels were being raised by 600mm and that the Environment Agency was satisfied with the proposals
- the layout of the scheme and the inclusion of longer blocks of units, unlike the scheme seen at Wakefield which contained groups of four properties. In response to a query from the Chief Planning Officer as to the ability to provide smaller blocks of properties, the Chair invited the applicant and his agent to address the Panel, with Members being informed that this had been considered but would result in a loss of a number of units across the site which could give rise to issues of viability
- that what was being built was back to back properties, with some being north facing so they would not benefit from sunlight
- design issues relating to roof configuration and whilst the inclusion of chimneys was welcomed, the random siting of these across the site was a concern
- the constraints of the site and that the proposals were an improvement on blocks of flats

Members considered how to proceed

RESOLVED - To defer and delegate approval to the Chief Planning Officer, subject to further discussions in respect of the fencing to the bin stores, additional soft landscaping and inclusion of chimneys across the site and subject to the specified conditions set out in 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:

- provision of 5% (6 no) affordable housing units
- £170,671 greenspace contribution
- £107,598 education contribution
- £31,440 improvement works to local highway network
- £35,470 public transport infrastructure contribution
- £2,565 travel plan review fee and travel plan measures including co-ordinator
- £6,780 provision of free trial membership of the city car club
- Ensure public access to the open space area
- Maintenance of public areas
- Ensuring ability to connect to the bridge over the River Aire
- Use of best endeavours to create 2 no. links to canal towpath
- Retention of meadow area
- Revocation of Hazardous Substances Consent – if this is considered to represent the best method by which this can be achieved
- Local employment initiatives
- Any other obligations which arise as part of the application process

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

Under Council Procedure Rule 16.5, Councillor Nash required it to be recorded that she voted against this matter

190 Thorpe Park - Application 14/01216/FU - Detailed application for Manston Lane Link Road (North - South) - Position statement /Discharge of condition application 14/02406/COND - revised masterplan relating to approved application 12/03886/OT for major mixed use development at

Thorpe Park/ Application 14/02488 - B1 Office building at Thorpe Park (Surgical Innovations Building)

Further to the meetings of City Plans Panel held on 19th and 26th September 2013, where Panel approved the outline application for a major retail-led development at Thorpe Park, the Panel considered a report setting out further applications on elements of the proposals

Plans and graphics were displayed at the meeting

Officers presented the report and informed Members that further work had been undertaken on the layout of the scheme and that the foodstore plot was now located more centrally which had led to changes to the road alignment with the number of junctions on the road now being reduced. The Manston Lane Link Road (MLLR) had been relocated further east onto Brown Moor and two underpasses had been able to be removed

The introduction of a medi-park was now a feature of the wider scheme, with the proposals for a new office building for Surgical Innovations being an anchor to attract further tenants and create more local employment

An Officer from Highways Development advised the Panel that the changes to the MLLR were supported and that the reduction in the number of roundabouts would help this to become a strategic route and divert traffic away from Cross Gates. The speed limit for this part of the MLLR was still being discussed with Highways Officers of the view this should be set at a maximum of 40 mph

In respect of the full application for the Surgical Innovations building, this would provide 6000sqm of space in two storeys; that the intention was to start work on this building in 2014 and that the S106 for this application would link back to the S106 for Thorpe Park, so there would be triggers in respect of Green Park and local employment

Members discussed the report with the key issues relating to:

- the speed limit for the MLLR at this location
- the need to retain land for a possible railway station
- the strategic importance of the highway infrastructure particularly in view of the number of planning applications which would depend upon the MLLR and ELOR being in place
- design issues of the Surgical Innovations building

In response to the specific questions raised in the report, the Panel provided the following responses:

- that Members were supportive of the revised alignment and junction arrangements of the north-south section of the MLLR
- regarding the implications of the potential number of lanes on the east-west link into Thorpe Park and the potential change to the design speed, to note the reduction in the total width of the highway and that further work was being undertaken to consider if a dual carriage way was required and that these matters

should be left to the technical experts to resolve in conjunction with Ward Members as appropriate

RESOLVED –

Application 14/01216/FU – to note the report and comments now made and to defer and delegate the application to the Chief Planning Officer, in consultation with Ward Members and in the event of major concerns remaining, including those of Ward Members, that a further report be submitted to Panel for determination of the application

Application 14/02406/COND - to defer and delegate approval of the discharge of condition 5 application for the revised masterplan to the Chief Planning Officer subject to addressing any issues raised by Members

Application 14/02488/FU to defer and delegate to the Chief Planning Officer subject to addressing all outstanding issues including issues raised by Members, the imposition of the necessary conditions and the completion of a legal agreement that links the development to the main Thorpe Park S106

191 Date and Time of Next Meeting

Thursday 5th June 2014 at 1.30pm in the Civic Hall, Leeds