

Report of City Development

Report to Chief Planning Officer

Date: 20th June 2014

Subject: Planning Statement for the Tower Works site, Globe Road, Holbeck, Leeds

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No City & Hunslet
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Summary of main issues

1. This planning statement has been drafted in consultation with the Council's Asset Management section, the Planning Board and the Homes and Communities Agency and provides appropriate planning guidance for a future redevelopment of the site.

Recommendations

2. The Chief Planning Officer is requested to approve the planning statement which will help to facilitate the disposal of the site.

1 Purpose of this report

- 1.1 The purpose of this report is to present this planning statement to the Chief Planning officer for approval. The statement will provide planning guidance to prospective purchasers interested in redeveloping this site.

2 Background information

- 2.1 Tower Works is a former 19th Century industrial site measuring some 1.17 ha and is located within the designated Holbeck Urban Village Planning Framework Area. It is mostly owned by the Homes and Communities Agency, although the listed former Engine House and towers have been transferred to the ownership of Leeds City Council.

- 2.2 Planning permission was granted in October 2009 for a mixed use residential and office development with ancillary retail and community facilities. This has resulted in demolition of the non-listed sheds and industrial buildings and refurbishment and extensions to the listed Globe Road frontage as part of the initial phase of redevelopment (phase 1A). The site is now being marketed by the Homes and Communities Agency and Leeds City Council for disposal.

3 Main Issues

- 3.1 The site contains 5 listed buildings including 3 prominent Italianate towers, and is located within the Holbeck Conservation Area which derives its quality and character from the surviving buildings and heritage of the Leeds Industrial revolution of the late 18th and early 19th century.
- 3.2 The site has potential to provide a high quality mixed use environment which would deliver enhanced pedestrian connections between the canal, train station and city centre to the north and east and the established businesses and residential communities of Holbeck to the south and west.
- 3.3 In order to achieve the twin objectives for the village of encouraging sustainable forms of movement and of creating an attractive environment for users of the area, parking will be kept to a minimum.
- 3.4 The massing, height and layout of any new buildings should respond to the local heritage context and aspirations to improve pedestrian permeability and amenities in the area. The aim is to retain key views of the listed towers in subsequent redevelopment schemes and to open up further key views where the opportunity presents itself.
- 3.5 Holbeck Urban Village and the Tower works site forms the western part of the Leeds South Bank area. Leeds South Bank covers 136 hectares with over 90 hectares of derelict land focused on the former Tetley Brewery site with a potential to deliver over 20,000 new jobs and 1,500 new homes. Creating a truly sustainable area which contributes towards this wider regeneration is a key aspiration for Holbeck Urban Village to help support the City in achieving its social, economic and environmental goals.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.2.1 The planning statement has been subject to consultation with Leeds City Council's Asset Management colleagues and the Homes and Communities Agency and went to Leeds City Council's Planning Board on 17th June 2014, with only minor wording changes recommended. These changes have been incorporated in to the revised statement. The planning statement amplifies the planning principles for development at the site set out in the 2006 revised Holbeck Urban Village Planning Framework that was subject to comprehensive consultation with local ward members. The development proposition of the selected preferred bidder will be subject to consultation with members and local communities.

4.3 Equality and Diversity / Cohesion and Integration

- 4.3.1 It is not considered that there would be any impact on equality and diversity by approving the planning statement. In addition, planning statements are primarily repeating and drawing together UDPR policies which have already had consideration of equality issues as a central aspect.

4.4 Council policies and City Priorities

- 4.4.1 The planning statement takes account of the policies set out in the adopted Leeds UDPR and other Leeds City Council planning and design documents.

4.5 Resources and value for money

- 4.5.1 The planning statement has been absorbed through normal resource capacity of the department, and should have no further resource implications to be borne by the City Council.

4.6 Legal Implications, Access to Information and Call In

- 4.6.1 None.

4.7 Risk Management

- 4.7.1 It is not considered that there would be any risks arising in approving this planning statement.

5 Conclusions

- 5.1 The planning statement will provide guidance to prospective purchasers interested in redeveloping this site.

6 Recommendations

- 6.1 The Chief Planning Officer is requested to approve the planning statement which will help to facilitate the disposal of the site.

7 Background Documents

- 7.1 Planning Statement.