

Report of City Development

Report to the Chief Planning Officer

Date: 7th January 2014

Subject: Planning Statement for the former Moorend Training Centre, Tulip Street, Hunslet

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 other Leeds City Council departments through the LEDA process and provides appropriate guidance to developers interested in the redevelopment of the site.

Recommendations

2. The Chief Planning Officer is requested to approve the planning statement to assist in the disposal of the site.

1 Purpose of this report

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

2 Background information

- 2.1 The building was constructed circa 1976 as a purpose built training centre and was last used as a training centre until the middle of 2011. Since then the property has been vacant. Following the vacation of the adult training centre there has been interest from a waste recycling company. This company offered a youth training programme and was connected to the Council Waste Recycling Unit, but went in to liquidation in October 2012. With no Council user interest in the building the property was declared surplus to Council requirements.

3 Main Issues

- 3.1 Since the adult training centre closed in 2011 there has been significant vandalism and damage to the building. With the building in such a poor state of repair its retention and reuse is unlikely to be viable option. Demolition of the building and redevelopment of the site is considered the preferred option.
- 3.2 This previously developed site would be considered suitable for a range of uses to reflect the mixed use character of the surrounding area.
- 3.3 The site has extensive tree coverage some of which is subject of a Tree Preservation Order. Any future redevelopment scheme will need to retain the best quality trees within the site.
- 3.4 Vehicular access to the site should be taken from the existing access on Tulip Street which has good visibility in both directions and provides an adequate stagger from the access to the retail park.

4. Corporate Considerations

3.1 Consultation and Engagement

- 3.1.1 The planning statement went through the LEDA process on 12th December 2013, with only minor wording changes recommended. These changes have been incorporated in to the revised statement.
- 3.1.2 The Ward Members were consulted on the planning statement on 13th December 2013. No comments were received from them.

3.2 Equality and Diversity / Cohesion and Integration

- 3.2.1 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.

3.3 Council policies and City Priorities

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

3.4 Resources and value for money

- 3.4.1 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.

- 3.4.2 The sale of the freehold interest would generate a capital receipt which would be financially beneficial to the Council.

3.5 Legal Implications, Access to Information and Call In

- 3.5.1 None.

3.6 Risk Management

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

4 Conclusions

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

5 Recommendations

- 5.1 The Chief Planning Officer is requested to approve the planning statement to assist in the disposal of the site.

6 Background Documents¹

- 6.1 None

7 Appendices

- 7.1 Planning Statement.

- 7.2 Constraints Plan

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.