

**Report of City Development**

**Report to Planning Board**

**Date: 19<sup>th</sup> December 2013**

**Subject: Planning Statement for Micklefield House and Micklefield Lodge, New Road Side, Rawdon**

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rawdon & Guiseley
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 guidance to developers on how best to achieve a sustainable conversion and refurbishment of Micklefield House and Micklefield Lodge.

**Recommendations**

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

## **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 on the conversion and refurbishment of these two distinctive properties.

## **2 Background information**

- 2.1 The site includes the distinctive Micklefield House built circa 1847 and currently in use as a Aireborough One Stop Centre and Micklefield Lodge (former coach house and stable block) constructed in 1872 and last used as Council offices.
- 2.2 Micklefield House currently remains occupied but is due to be vacated in March 2014 and Micklefield Lodge has stood empty for several years.

## **3 Main Issues**

- 3.1 The buildings are recognised as being positive heritage assets that contribute to the character and appearance of the Little London Conservation Area and should be retained and refurbished to preserve their special character.
- 3.3 Any change of use would need to ensure that any car parking demands associated with a new use of the buildings could be accommodated within the site without causing highway safety concerns for the surrounding highway network.
- 3.4 The public car park has a total capacity of 46 spaces, the majority of which are laid out as marked bays. The principal users of the car park are the staff and visitors of Aireborough One Stop Centre, Rawdon library, visitors to Micklefield Park and shoppers visiting the nearby Rawdon shopping centre. At present the car park operates on a first come first served basis with none of the car parking spaces allocated to any specific user except for the library which leases 12 spaces. A car parking survey undertaken in November 2012 highlighted that the car park was operating at or near capacity. With a finite number of car parking spaces one of the key considerations of disposal of the buildings is the implications of any intensification of use on the existing car park and possibility of overspill on to the surrounding highway network.
- 3.5 Consideration has been given to creating additional car parking with an area in front of Micklefield House. The area under consideration is protected as N1 Greenspace in the Leeds UDPR. The area of land take is equivalent to approximately 8 car parking spaces. Officers in Local Plans and Parks and Countryside have been consulted on the small loss of N1 greenspace and have raised no objection in principle subject to setting aside a sum of money from the Council's Capital Receipt to fund greenspace improvements within the Park.

## **4. Corporate Considerations**

### **4.1 Consultation and Engagement**

- 4.1.1 The planning statement went through the LEDA process on 21<sup>st</sup> November 2013, with only minor wording changes recommended. These changes have been incorporated in to a revised statement.
- 4.1.2 In March 2013 the Ward Members were briefed by officers on the possible sale of Micklefield House and Lodge and the relocation of existing Council services. Ward Members preference was for office use by a single occupier or a quality residential conversion. In so far as other types of uses they were opposed to retail, leisure, hotel, restaurant and public house. One of the key considerations that came out of the meeting was how the disposal and reuse of the buildings would affect the use of the public car park given its limited capacity and heavy usage. The Ward Members accepted that a compromise solution needed to be found between finding a new use for the buildings, achieving where practicable the UDP car parking requirements and maintaining parking levels for the current users of the car park. They favoured an approach of dedicating a certain amount of car parking to the new uses including accepting a minimal encroachment of parking in to the park (referred to in paragraph 3.4 above) provided that a certain amount of car parking is leftover and made available for public use.
- 4.1.3 Consideration of the apportionment of car parking spaces between the different buildings and users of the site was undertaken and a plan drawn up and circulated to Ward Members. Ward Members raised no objections to the proposed parking allocation across the site. The disposal boundaries and allocated parking areas have subsequently derived from this plan.
- 4.1.4 Ward Members were consulted on the planning statement on 21<sup>st</sup> November 2013. No comments were received from them.

### **4.2 Equality and Diversity / Cohesion and Integration**

- 4.2.1 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.

### **4.3 Council policies and City Priorities**

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

### **4.4 Resources and value for money**

- 4.4.1 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.
- 4.4.2 The sale of the properties would generate a capital receipt which would be financially beneficial to the Council.

## **4.5 Legal Implications, Access to Information and Call In**

4.5.1 None.

## **4.6 Risk Management**

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

## **5 Conclusions**

5.1 The planning statement provides appropriate guidance to help inform prospective developers on how best to achieve a sustainable conversion and refurbishment of the properties.

## **6 Recommendations**

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

## **7 Background documents<sup>1</sup>**

7.1 Planning Statement.

---

<sup>1</sup> 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.