

Report of City Development

Report to Chief Planning Officer

Date: 19th January 2015

Subject: Planning Brief for the George St site, adj. Kirkgate Market, 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

This planning statement has been drafted to provide appropriate planning guidance for a future redevelopment of the site. It has been presented to Members at City Plans Panel and minor amendments made as a result of comments received.

Recommendations

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

1.0 Purpose of this report

1.1 The purpose of this report is to present this planning brief to the Chief Planning Officer for approval. The Brief will provide planning guidance to prospective purchasers interested in redeveloping this site and will form part of the package of information provided to potential developers by Asset Management.

2.0 Background information

2.1 The site sits between the northern side of Butchers Row, which is part of the Leeds Kirkgate Market, and George St. The site comprises the 1930's single storey shops and the 1980's two storey shops and office accommodation. Directly to the north is the site of the Victoria Gate development.

- 2.2 It is considered that the Market needs a 'new front door' to provide an easy and welcoming access into the Market for the expected increase in footfall to this part of the city centre. The current George Street buildings are outdated and out of proportion both with the scale of the adjacent Grade I Listed Market building and the proposed Victoria Gate development. Main Issues
- 2.3.1 The Planning Brief has been produced as initial guidance to inform the tendering process for the redevelopment of the George St buildings. It is proposed that the redevelopment opportunity be progressed by a private sector developer following a developer competition as a separate project.
- 3.3 As part of the proposal it is intended that double fronted retail units be introduced at ground floor level, accessed from both George Street and within the Market. In order to ensure that the building has the necessary scale on to George St, in relation to the Grade I listed Leeming House, it is proposed that there are 4 upper floors containing complementary commercial/residential development. The brief shows that a 4/5 storey development would complement the massing of the adjacent Leeming House and provide an urban street-scape to George Street with an elevation complementing the Victoria Gate development.
- 3.4 The Brief sets out 14 key planning and urban design objectives, which any proposal for the future development of the site would have to meet. These would be used to guide the assessment process when the schemes are submitted. It is for this reason that the contents are not prescriptive and contain sketch elevations and street scene imagery which have been included for guidance only. The detailed design will be left to the project architects who will ultimately be working up the schemes. Background plans and documents are also appended to the document to provide further guidance.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.5.1 The Planning Brief has been considered by members at City Plans Panel on 20th November 2014. Minor changes to the wording and sketch elevations were requested and these changes have been incorporated in to the revised statement.

4.6 Equality and Diversity / Cohesion and Integration

- 4.6.1 It is not considered that there would be any impact on equality and diversity by approving the Planning Brief. The brief primarily repeats and draws together policies from statutory documents which have already had consideration of equality issues as a central aspect.

4.7 Council policies and City Priorities

- 4.7.1 The Planning Brief takes account of the policies set out in the adopted Core Strategy, save policies from the Leeds UDPR and other Leeds City Council planning and design documents.

4.8 Resources and value for money

4.8.1 The Planning Brief has been absorbed through normal resource capacity of the department, and should have no further resource implications to be borne by the City Council.

4.9 Legal Implications, Access to Information and Call In

4.9.1 None.

4.10 Risk Management

4.10.1 It is not considered that there would be any risks arising in approving this Planning Brief.

5 Conclusions

5.1 The Planning Brief 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 Brief which will help to facilitate the disposal of the site.

7 Background Documents

7.1 Planning Brief.