

CITY PLANS PANEL

THURSDAY, 12TH FEBRUARY, 2015

PRESENT: Councillor J McKenna in the Chair

Councillors P Gruen, D Blackburn, G Latty,
T Leadley, E Nash, N Walshaw, M Ingham,
J Lewis, C Campbell, C Gruen, A Castle
and M Coulson

123 Late Items

There were no late items as such however minutes of the meeting held on 22 January 2015 were circulated after the Agenda despatch and supplementary information for Agenda Item 9 – Application 14/05976/OT – Former Yorkshire Post Site was circulated prior to the meeting.

124 Declarations of Disclosable Pecuniary Interests

There were no declarations of a disclosable pecuniary interest.

125 Apologies for Absence

Apologies for absence were submitted on behalf of Councillors S Hamilton and R Procter. Councillors M Coulson and A Castle were in attendance as substitute Members.

126 Minutes

RESOLVED – That the minutes of the meeting held on 29 January 2015 be confirmed as a correct record.

127 Opening Remarks

It was reported that appeals were forthcoming on the following PAS sites:

- Leeds Road, Collingham
- East of Scholes
- Bradford Road, East Ardsley
- Breary Lane, Bramhope

Decisions were still awaited on Kirklees Knoll and Boston Spa.

128 Application 14/03735/FU - 46 Burley Street LS3

The report of the Chief Planning Officer presented an application for student residential accommodation building comprising 110 studio flats, including ancillary communal facilities and retail unit, associated landscaping and car parking.

Members attended a site visit prior to the meeting and site plans and photographs were displayed and referred to throughout the discussion on this item.

Further issues highlighted in relation to the application included the following:

- The proposed building would be part 6 storey, part 9 storey and have a ground floor retail unit.
- Members were shown details of the proposed student rooms. It was felt that these were not large enough for functional living.
- Reference was made to representations received in objection to the application.
- It was recommended that the application be refused and reasons for this were highlighted.

In response to Members comments and questions, the following was discussed:

- Due to the shape of some of the student accommodation rooms, there would be a lack of natural light.
- Concern regarding the close proximity of other buildings.
- Concern regarding the lack of sufficient car parking.
- Members supported the recommendation to refuse and felt there were further grounds for refusal than outlined in the report.
- Further reasons for refusal were discussed including over intensive development in the area, the proposals being out of character for the area and parking.

RESOLVED – That the application be deferred to the Chief Planning Officer for refusal as recommended and that an additional reason for refusal is included relating to the overintensive and overdominant nature of the proposal which is considered to adversely affect the character of the area.

129 Application 14/05288/FU - 34 Kirkgate LS2

The report of the Chief Planning Officer referred to an application for the change of use of part of ground floor to A5 (hot food take away), installation of duct and extract to rear and addition of new door to shop front.

Site plans and photographs were displayed and referred to throughout the discussion on this item.

Further issues highlighted in relation to the application included the following:

- The premises fell within the City Centre Conservation Area.
- The proposals would bring back the use of a vacant unit.
- Members were shown the proposed internal layout of the unit.
- There would be conditions to restrict the opening hours.
- It was recommended that the application be approved.

A local resident addressed the Panel with objections to the application. These included the following:

- The building had a prestigious heritage and the installation of a flue would damage architectural work and heritage value.
- The yard to the rear was already congested with vehicles from a neighbouring takeaway premises.
- There were problems with bin storage in the yard and these often blocked fire exits to residential properties.

The applicant's representative addressed the Panel. Issues raised included the following:

- The applicant was aware of highways issues and had agreed closing hours of 11.00 p.m. and would only use mopeds for delivery.
- The proposals had been supported by Highways.
- The ventilation duct would not have an adverse effect on the building and would be painted in subdued colours.
- The benefits of bringing an empty unit back in to use.

The Deputy Area Planning Manager clarified that the detailed arrangements for pizza deliveries were yet to be resolved with Highway Services and it was sought to condition this matter.

In response to Members comments and questions, the following was discussed:

- Use of the nearby public car park for delivery vehicles.
- Arrangements for deliveries to the premises.
- Bin storage both for the premises and residents.
- Concern was expressed regarding vehicle movements and bin storage.
- Possible relocation of the extractor flue to the rear of the building

It was suggested that the application be deferred for further consideration of these issues.

RESOLVED – That the application be deferred for a suitable traffic and bin management plan to be devised and to investigate the possible relocation of the flue.

130 Application 14/05976/OT - Former Yorkshire Post Site - Wellington Street

The report of the Chief Planning Officer referred to an outline planning application for a mixed use scheme comprising (B1) offices, residential and/or hotel (C3/C1) and a flexible range of supporting uses at ground floor level (A1-A5, D1 and D2) with basement car parking; public open space and modifications to the site access junctions at site bounded by Wellington Street and Wellington Bridge Street. (Former Yorkshire Post Site). A supplementary

report was also submitted outlining further details on the public transport contribution and conditions to be applied.

Site plans and photographs were displayed and referred to throughout the discussion on this application.

Further issues highlighted in relation to the application included the following:

- The site was a gateway location to the City and it was proposed for a mixed use environment with large scale buildings.
- There was required to be a buffer zone adjacent to the eastern site boundary and to the river to allow for maintenance and access to a surface water sewer and to the flood defence wall respectively.
- It was proposed to include pedestrian connections across the site.
- There would be a potential of up to 40% of the site to be used for public space which was in excess of normal requirements.
- Ground floor uses such as bars, cafes and shops would be able to provide vibrancy and to utilise the public spaces.
- It was proposed to have basement car parking at the site.
- There would be controlled traffic routes through the site for service vehicles.
- Members were shown a video fly through and photo montages of what the proposals would look like.
- Pedestrian access and cycle routes through the site were highlighted.

In response to Members comments and questions, the following was discussed:

- A desire to retain the clock tower. It was reported that there would be some kind of facility possibly within the public realm area of the site. It was hoped that this would still be in as a prominent position as the current tower.
- The need to achieve visual connections with the water front from the adjacent public space.
- Discussions had been held with a residential developer and there were a number of major office occupiers who may be interested in the site.
- Relation of the buildings heights and massing in relation to those on Wellington Place.
- The need to incorporate high sustainability standards with the proposed development.
- There should be no adverse impact on the West Street gyratory due to construction traffic

RESOLVED – That the application be deferred and delegated to the Chief Planning Officer for approval subject to controlling the impact of development traffic on the West Street gyratory junction of Kirkstall Road and Wellington Road, the specified conditions (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% affordable housing units
- Improvement works to the local highway network, involving a £50,000 contribution to improvements in the vicinity of the West Street Gyrotory and the Wellington Bridge Street / Wellington Road on slip, making available land on the Wellington Street frontage for the construction of the City Connect cycle scheme when required by the Council, construction of a cycle track on Wellington Bridge Street by widening the existing footway into the site and alterations to the existing vehicular access points into the site.
- Public transport infrastructure contribution (£ per sqm of floor space):
 £10.33 per sqm A2/B1 use - £413,040
 £7.71 per sqm C1 hotel - £127,602
 £12.18 per sqm A3/4 use - £49,314
 £206.52 per residential unit - £41,304
- Travel Plan Review Fee (£20,000) and provision of agreed travel plan measures
- Provision of free trial membership of the city car club (£33,000)
- Ensure public access to the open space area
- Maintenance of public areas
- Ensuring ability to connect to the neighbouring site to the east.
- Local Employment Initiatives
- Education contribution for any 3-bedroom flats to be provided in the development based on the Council's standard multipliers for primary and secondary school contributions

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.

In the circumstances that the application has not been determined by 6th April 2015 then the above pro-rata contributions relating to public transport infrastructure and education facilities will be replaced by the adopted Community Infrastructure Levy.

131 Application 14/06694/FU - Albion Street Multi-storey car park , Pinnacle - 67 Albion Street LS1

The report of the Chief Planning Officer referred to an application for an additional parking level (111 additional places) to an existing multi-storey car park at Albion Street MSCO, 67 Albion Street Leeds.

The applicant wishes to resolve the highway objections raised to the proposal and the application was withdrawn by the applicant prior to the meeting.

132 Various locations within the City Centre - Pre-application presentation

The report of the Chief Planning Officer informed the Panel of proposals for a total of 33 BT telephone kiosks with advertisement panels in locations within Leeds City Centre.

Photographs of some of the sites and examples of how the new style kiosks would look were displayed and referred to throughout the discussion on this pre-application.

Further issues highlighted included the following:

- There was a need to rationalise the number of sites across the City Centre – there were currently 41 kiosks across the City.
- Officers were not supportive of all the suggested locations.
- There had been a decline in demand and use of kiosks in recent years.
- Members were shown a location map of the proposed sites.

In response to Members comments and questions, the following was discussed:

- The design of the new kiosks was supported but there were some concern regarding the size of the hood and whether this would be sufficient in wet weather. It was reported that this could be considered further and open to change.
- Payment for use of the kiosks could be by card or cash or could be customised to suit requirements.
- Positioning of the advertisements for commercial viability.
- Officers were not supportive of most of the proposed sites. Further consideration was needed regarding the locations and positioning of other street furniture.
- The applicant stated that there would need to be at least 25 of the new style kiosks to make the scheme viable.
- It was felt that further discussion was needed with the applicant regarding which current facilities would be removed with a focus on removing visually poor sites and with regard to the proposed units further consideration needs to be given to whether a lower number of proposed kiosks can be achieved based on the actual need and usage data for the telephone facilities; whether the new units can be focused to existing locations (i.e. where they will be exact replacements for existing kiosks); and to seeking to avoid clutter in the most sensitive areas such as adjacent to listed buildings and within the main pedestrian areas such as Briggate.

RESOLVED – That the report and discussion be noted.

133 Date and Time of Next Meeting

Thursday, 5 March 2015 at 1.30 pm.