

CITY PLANS PANEL

THURSDAY, 5TH MARCH, 2015

PRESENT: Councillor J McKenna in the Chair

Councillors P Gruen, R Procter,
D Blackburn, S Hamilton, G Latty,
T Leadley, E Nash, N Walshaw, M Ingham,
C Campbell, C Gruen and S McKenna

134 Chair's opening remarks

The Chair welcomed everyone to the meeting and asked Members and Officers to introduce themselves

135 Exempt Information - Possible Exclusion of Press and Public

RESOLVED - That the public be excluded from the meeting during consideration of the following part of the agenda designated exempt on the grounds that it is likely, in view of the business to be transacted or the nature of the proceedings, that if members of the public were present there would be disclosure to them of exempt information as designated as follows:

The appendix to the main report referred to in minute 139 under Schedule 12 of the Local Government Act 1972 and the terms of Access to information Procedure Rule 10.4(3) and on the grounds that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information). It is considered that if this information was in the public domain it would be likely to prejudice the affairs of the applicant. Whilst there may be a public interest in disclosure, in all the circumstances of the case, maintaining the exemption is considered to outweigh the public interest in disclosing this information at this time

136 Late Items

There were no formal late items, however the Panel was in receipt of the minutes of the City Plans Panel meeting held on 12th February 2015, for approval (minute 139 refers)

137 Declarations of Disclosable Pecuniary Interests

There were no declarations of disclosable pecuniary interest

138 Apologies for Absence

Draft minutes to be approved at the meeting
To be held on Thursday 26th March 2015

Apologies for absence had been received from Councillor J Lewis, with Councillor S McKenna substituting for him

139 Minutes

The Panel considered the minutes of the City Plans Panel meeting held on 29th January 2015 and 12th February 2015

With reference to minute 132 of the meeting held on 12th February 2015, relating to the pre-application presentation proposals for 33 BT telephone kiosks with advertisement panels across the City Centre, the Head of Planning Services referred to representations made by BT to this minute

Members were informed of a range of amendments to this minute sought by BT, however the Head of Planning Services considered most of these did not support the view the Panel reached at the meeting and suggested only one amendment to the Panel

The Panel noted Councillor Nash's offer, as a Ward Member for City and Hunslet, to visit those sites which were particularly problematic, if required

RESOLVED –

- i) That the minutes of the City Plans Panel meeting held on 29th January 2015 be approved
- ii) That the minutes of the City Plans Panel meeting held on 12th February 2015 be approved with the following amendment:
' There was a need to rationalise the number of sites across the City Centre – there were currently 41 kiosks across the City' to read ' There was a need to rationalise the number of sites across the City Centre – there were currently 41 kiosks across the City Centre'

140 Application 14/04641/FU - Mixed use multi level development comprising the erection of 4 new buildings with 744 residential apartments, 713sqm of flexible commercial floorspace (A1-A5, D1, D2 use classes), car parking, landscaping and public amenity space - Sweet Street and Manor Road Holbeck LS11

Further to minute 111 of the City Plans Panel meeting held on 22nd January 2015, where Panel deferred determination for a residential led mixed use development at Sweet Street and Manor Road Holbeck, for further discussions on a range of issues, the Panel considered a further report of the Chief Planning Officer. Appended to the report was a copy of the report and viability statement which had been considered by Panel on 22nd January 2015

Although the Panel had resolved to exclude the public for discussions on the exempt information, as Members did not wish to discuss further the financial information contained within the exempt papers, on this occasion, the public were informed they could remain in the room

Plans, graphics, drawings, photographs and sample materials were displayed at the meeting

Draft minutes to be approved at the meeting
To be held on Thursday 26th March 2015

The Chair welcomed Mr John Thorp, former Civic Architect, now Chair of the Design Advisory Group for the Council, to the meeting. Members were informed that following the concerns expressed by Members at aspects of the design proposals, Mr Thorp; the Design Review Team and the applicants had worked together to address some of the design issues in respect of the scheme

Mr Thorp presented the detailed design revisions and began by providing a wider context of the location which included a palette of materials found around the area

In terms of the size of the balconies, these had been increased to 1.2m wide; the railings to the balconies would now be flat; the colour of the privacy screens would be of a warmer tone and to add visual interest, the plane of these screens would be angled to provide a ripple effect along the street

The colour palette of the materials now proposed would be of softer, more natural tones and the introduction of a frame to the buildings would add interest and address some of the concerns raised by Panel about the relentless appearance of the buildings

Reconstructed Portland stone was now being considered in place of the concrete seen in the previous visuals

The Chair thanked Mr Thorp for his presentation

The Deputy Area Planning Manager informed Panel of other changes to the proposals since the last meeting, with the number of one bed units in the scheme being reduced and 43 of these being reconfigured to provide 2 bed units. These alterations had been considered carefully by Officers who were satisfied they would provide an acceptable level of amenity for the future residents

The resultant pro-rate change to the mix of low cost flats was outlined, which was reported as being 4 studios, 13 one bed flats and 20 two bed flats which was considered as being a better mix than had initially been proposed

Members were also informed that the applicant had confirmed that LCC nomination rights for the affordable units would be acceptable, subject to the requirement for the prospective tenant to be in full time employment

Reference was made to the information in the submitted report setting out the difference in the proposals in respect of achieving sustainability standard level 3 or level 4 of the Code for Sustainable Homes in this case. It was noted that only level 3 would be met by the scheme under consideration due to the viability issues for the scheme. However Members were informed that the proposals were still considered to constitute a highly sustainable development

On the issue of car parking levels, 263 spaces were proposed, which Members had raised concerns about in view of there being 744 flats being provided. The Deputy Area Planning Manager advised that the nearby Manor Mills residential development saw car parking levels at 32%; that the site was in a highly sustainable location; the scheme provided for a car club and cycle parking provision and there were widespread car parking controls on the surrounding streets which combined to satisfy Officers the scheme would not have an adverse impact in respect of parking

The Panel discussed the application, with the main issues being raised relating to:

- energy efficiency and the impact the proposals would have on co2 levels. The applicant was given the opportunity to respond to Panel but was unable to provide the information being sought
- the conversion of a number of one bed units to two bed units and the size of the second bedroom, with the applicant providing the dimensions of these newly created rooms
- the requirement for prospective tenants to be in full time employment with concerns being raised that tenants should be afforded some protection against losing their home in the event they suffered from a period of unemployment
- concern about the number of studio flats within the scheme
- the alterations now proposed to the design and materials which Members considered to be an improvement. If minded to approve the application, the Head of Planning Services advised that further details in respect of the materials could be brought to Panel if required
- car parking levels and concerns about the justification for the relatively low levels of parking provision
- viability issues and affordable housing provision, with concerns that the housing market had improved in recent months yet applications continued to be brought to Panel seeking reductions in planning contributions on the grounds of viability

The Panel considered how to proceed

RESOLVED - To defer and delegate to the Chief Planning Officer for approval in principle, subject to the specified conditions (and any others which he might consider appropriate), and following the completion of an agreement under s106 of the Town and Country Planning Act 1990 and the Local Government Act 1972 to cover the following matters:

- Provision of 37 on-site low cost market flat units to be available for people in full time employment and nominated by Leeds City Council
- £11,011 to be allocated to either public transport or Holbeck Urban Village
- specific travel plan measures contributions – car club trial provision £27,000
- travel plan monitoring fee £6040
- public access through the site
- co-operation with local jobs and skills initiatives
- management fee £1500

In the circumstances where the Section 106 Agreement has not been completed before 2nd April 2015, the final determination of the application shall be delegated to the Chief Planning Officer. If the application were to be determined on or after 6th April 2015, the introduction of the Community Infrastructure Levy would affect this case

During consideration of this matter, Councillor R Procter joined the meeting

141 3 advertisement hoarding locations - Clay Pit Lane; Crown Point Road and Kirkstall Road

Further to minute 113 of the City Plans Panel meeting held on 22nd January 2015, where Panel considered a position statement and agreed to defer and delegate a number of applications for illuminated advertisement signs at various locations around the city; to consider a further report seeking the determination of three advertisement hoardings at Clay Pit Lane; Crown Point Road and Kirkstall Road in view of Members' previous concerns about these proposals

Plans, drawings, photographs and graphics were displayed at the meeting

Officers presented the report and informed Members that following the comments made at the meeting held on 22nd January 2015, the applications had been reviewed and some amendments made to the proposals for each of these sites. It was noted that application 14/06617/ADV – one illuminated freestanding advertisement sign – land at Inner Ring Road had been withdrawn by the applicants

The proposals for each of the applications – 14/06618/ADV; - land at Clay Pit Lane 14/06621/ADV - land at Crown Point Road and 14/06626/ADV land at Kirkstall Road - were outlined to Panel. In respect of the site at Clay Pit Lane, Members were informed that Highways required servicing of this sign to be at night time and for the lighting column to be moved. In relation to the proposals at Crown Point Road and Kirkstall Road, the Panel's view on whether these signs should include cantilever wires, for decorative purposes was sought, with images of both of the signs shown with and without this feature

The Panel discussed the proposals with concerns continuing to be raised by some Members about the highways impact of these signs in terms of being a distraction to motorists and particular concerns about highway safety implications of the proposal at Clay Pit Lane, in view of the number of accidents around Sheepscar junction. The Highways Transport Services Manager responded to the concerns raised by Panel and advised that in relation to the site at Clay Pit Lane, the proposed sign was some distance from the traffic lights; would be set back from the carriageway and would be a static sign

The Panel considered how to proceed

Councillor R Procter required that her safety concerns about the proposal at Clay Pit Lane be noted

Having considered the design of the advertisement signs proposed for Crown Point Road and Kirkstall Road, the Panel's view was to favour the design which incorporated the cantilever wires

RESOLVED- That advertisement consent be granted for the following applications:

14/06618/ADV – land at Clay Pit Lane

14/06621/ADV – land at Crown Point Road

14/06626/ADV – land at Kirkstall Road

and subject to the conditions set out at Appendix 1 of the submitted report

142 Application 14/07303/EXT - Extension of time for outline planning permission 21/13/04/OT to erect B1/B2/B8 development with supporting hotel, creche and A2/A3/A4 uses - land at Skelton Moor Farm Pontefract Lane LS9

Plans, photographs and drawings were displayed at the meeting. A Members site visit had taken place earlier in the day

The Panel considered a report of the Chief Planning Officer setting out an extension of time application for outline planning permission for a large scale industrial development with supporting uses on a site within the Leeds City Region Enterprise Zone (Aire Valley)

Officers outlined the proposals and the main changes which had taken place since the application was first granted planning approval, which included:

- the provision of the East Leeds Link Road
- the need for more extensive flood mitigation measures following a strategic flood risk assessment which was carried out in 2007. As a result of the flood mitigation measures which would be required, a considerable part of the site was sterilised and this would need to be taken into account if issues of viability came forward in the future
- planning policy changes including the need for a Sequential Test and the introduction of developer contributions towards public transport

In terms of the principle of development, this remained sound and that the 10 year consent being sought was considered to be appropriate in view of the size of the site and that it would align with the timescale for the development of the adjacent Temple Green site

The Head of Planning Services informed the Panel that the original application did not require a public transport contribution and that there was the need to ensure the site remained competitive. Depending upon the final uses on the site the public transport contribution could vary significantly, even taking into account the recalculations for the drainage works. Following discussions, the applicant had agreed to a public transport contribution up to a maximum of £298,730. The Chief Planning Officer advised that the Chief Economic Development Officer supported the approach being taken to the public transport contribution in this case, particularly in view of the size of the site; the length of time it could take to come forward and the continued competitiveness of it

Members discussed the application with the main issues raised relating to:

- highways issues on and around the site
- possible works to Wyke Beck and the flood mitigation measures being proposed
- the industrial nature of the area and whether a hotel on the site would come forward
- that the public transport offer as outlined by the Head of Planning Services was considered to be acceptable

RESOLVED - To defer and delegate the application for approval to the Chief Planning Officer subject to the conditions specified in the submitted report and the completion of an agreement under s106 of the Town and Country Planning Act 1990 and the Local Government Act 1972 to secure the following:

- contribution towards the East Leeds Link Road (£3,810,000)
- travel plan monitoring fee – (£13,865)
- public transport enhancements
- employment and training initiatives

143 Date and Time of Next Meetings

Tuesday 10th March 2015 at 1.30pm in the Civic Hall, Leeds
Thursday 26th March 2015 at 1.30pm in the Civic Hall, Leeds