



Report of the Chief Planning Officer

SOUTH AND WEST PLANS PANEL

Date: 4th June 2015

Subject: APPLICATION NUMBER 15/00923/FU: Residential development comprising of 54 apartments, 40 townhouses and retention of Rose Court Lodge at former Leeds Girls High School, Headingley Lane, Headingley

APPLICANT	DATE VALID	TARGET DATE
Stonebridge Homes	23.02.2015	30.06.2015

Electoral Wards Affected:

Headingley & Hyde Park and
Woodhouse

Yes Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

DEFER AND DELEGATE approval to the Chief Planning Officer subject to the completion of a Section 106 Agreement to be completed within 3 months of the date of resolution unless otherwise agreed in writing by the Chief Planning Officer and to cover: Affordable Housing (5% built on site), On-site greenspace laying out and 10 year maintenance and off site contribution (£90,835.44), Travel planning measures (£45,672.00 for bus only metrocards or for other measures) and monitoring fee (£2500) and a bus stop contribution (£10,000). A clause will be added to allow a recalculation of the contributions should NGT be constructed.

Conditions:

1. Implementation of Planning Permission within 3 years
2. Approved Plans
3. Development to be carried out in accordance with the approved phasing plan which includes the commencement of Rose Court redevelopment in phase 1 and to allow for the 'with' or 'without' NGT scenario.
4. Development to be carried out in accordance with the approved sample of materials; walls, roofing, windows, doors, surfacing as shown on the approved materials plan.
5. Natural slate to be used on all roofs and no uPVC to be used on any doors, or windows notwithstanding the information in the approved design code.

6. Boundary treatments to be approved. No close board fencing to be used on properties visible from public areas.
7. Survey of gate piers, steps and railings, and other features of interest and scheme for the retention and restoration of these to be submitted and implemented and the removal of existing timber fencing on Victoria Road frontage.
8. No change of levels within Root Protection Areas of all trees shown to be retained on the approved plans.
9. Landscaping implemented in accordance with the approved plan in and maintained thereafter.
13. Replacement tree planting scheme to be implemented in accordance with the approved plan.
14. Protection of existing hedges, trees and shrubs not to be felled. No trees that are otherwise healthy to be felled along Headingley Lane except in the event of NGT being approved.
15. Pre-start meeting to agree protective fencing for tree scheme.
16. Development to be carried out in accordance with approved Arboricultural Method Statement.
17. Any unexpected contamination or where development cannot proceed in accordance with approved Remediation Statement notify LPA.
18. Any soils brought to site or removed to be checked for contamination.
19. Works shall be carried out in accordance with approved Remediation Statement and the developer shall confirm on completion of works that the development has been carried out in accordance with the approved Remediation Statements.
20. Prior to the commencement of development details shall be submitted to and approved in writing by the LPA of bat roosting and bird nesting (for species such as House Sparrow, Starling, Swift, Swallow and House Marten) opportunities to be provided within buildings and elsewhere on-site. The agreed Plan shall thereafter be implemented.
21. No site clearance, demolition or removal of any trees, shrubs or other vegetation shall be carried out during the period 1 March to 31 August inclusive unless otherwise agreed in writing with the LPA.
22. Replacement planting if trees die within 5 years of planting.
23. Demolition and construction including deliveries to and from the site should be restricted to 0800 hours until 1800 hours Monday to Friday and 0900 hours until 1300 on Saturdays with no operations on Sundays or Bank Holidays.
24. Development shall not commence until a scheme detailing surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved scheme before the development is brought into use, or as set out in the approved phasing details.
25. Development shall not commence until a feasibility study into the use of infiltration drainage methods has been submitted to, and approved by the council. The study shall contain the results of soakaway tests -carried out in accordance with BRE Digest 365 and an appraisal of various infiltration systems that could reasonably be employed on the site.
26. Development shall not commence until a scheme detailing measures to reduce surface water flood risk, including details of finished floor and adjacent ground levels, has been submitted to and approved in writing by the Local Planning Authority.
27. The means of vehicular access to and from the site shall be as shown on the approved plan and prior to first occupation the Headingley Lane access shall be closed to vehicular traffic and thereafter retained for the lifetime of the development.
28. Development shall not be occupied until all areas or approved phase as shown on the approved plans to be used by vehicles have been fully laid out, surfaced and

drained such that surface water does not discharge or transfer onto the highway. These areas shall not be used for any other purpose thereafter.

29. The gradient of all drives shall not exceed 1 in 12.5 (8%).
30. Development shall not commence until details of the proposed method of closing off and making good all existing redundant accesses to the development site have been submitted to and approved in writing by the local planning authority. The approved works shall be completed before the development is occupied.
31. No vehicular access shall be taken from Headingley Lane for construction purposes.
32. Garages to be retained for the storage of motor vehicles
33. Details of cycle/motorcycle parking and facilities shall be submitted to and approved in writing by the LPA.
34. All areas shown on the approved plans to be used by vehicles have been fully laid out, surfaced and drained such that surface water does not discharge or transfer onto the highway.
35. Development shall not commence until details of access, storage, parking, loading and unloading of all contractors' plant, equipment, materials and vehicles (including workforce parking) have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided for the duration of construction works.
36. Development shall not commence until details of works comprising:
 - (i) a 'Residents Only' permit parking scheme on the highways within the development site;
 - (ii) the laying out of 2 'Car Club' parking spaces on the internal estate road and;
 - (iii) any necessary waiting restrictions on Victoria Road and Headingley Lane within the vicinity of the site, have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be fully implemented prior to the occupation of 10% of the dwellings.
37. Parking arrangements shall be in accordance with the approved 'Parking Allocation Plan' for the lifetime of the development
38. The Area of on-site public open space shall be laid out in accordance with the approved plan and the connections to the off site highway network shall be completed in accordance with a scheme to be approved by the LPA detailing the timing of implementation.
39. Removal of domestic PD Rights
40. All dwellings to be C3.
41. No demolition of Stable or brick lodge building or removal of T75 until NGT scheme has been approved and is confirmed to be implemented.

1.0 INTRODUCTION:

- 1.1 This application is brought to Panel for a determination due to the extensive planning history of the site and the previous role the Plans Panel has played in the determination of applications at this site. The application is a FULL planning application which includes full plans of all the house types, layout and landscaping along with car parking and public open space plans. Unlike the previous Outline planning permissions granted on this site by the former owner this application sets a clear intention from the developer to commence development on site should planning permission be granted for this application. Members will recall discussing this site in September 2014 when South and West Plans Panel approved the most recent Outline planning permission on the site for residential development (reference 14/02073/OT). The current Full planning application is broadly similar to the recently approved Outline masterplan Members saw last September however, the main changes with the current application include retention of the entire Main School building and its conversion to 36 apartments. Previously only the front

façade was to be retained and 19 apartments built behind this façade. The second main change between the previous Outline permission and the current planning application relates to the housing mix: The current application proposes to create 54 apartments and 40 houses. The previous Outline application proposed 50 houses and 19 apartments.

- 1.2 Members will recall that the listed building, Rose Court had planning permission (which has now expired) to be converted into 12 apartments (there is a current application to effectively renew that permission 14/02914/FU). The plans for Rose Court remain to convert it into 12 apartments and the developer proposes to commence this refurbishment at the same time as they will commence phase 1 of the new build dwellings on site. Phase 1 will involve the construction of blocks 10-18, laying out of the public open space in front of the Main School building and the construction of the new access onto Victoria Road in addition to the conversion of Rose Court to 12 apartments. Phase 2 will involve the conversion of the Main school building to apartments and the construction of the remainder new build dwellings and apartments. Splitting the development into two phases makes logical sense as the NGT scheme impacts and by the time phase 1 is complete it is anticipated there will be some clarity about the NGT proposals which affect the northern part of the site adjacent to Headingley Lane.
- 1.3 The current planning application has a masterplan that can be constructed if the NGT scheme is constructed but also has a Masterplan that allows the entire site to be developed should the NGT scheme not be constructed. Members will be asked to determine both Masterplan's in order to provide flexibility as the decision on the NGT scheme under the Transport and Works Act Order is not known at this time.
- 1.4 Leeds City Council and Metro are jointly promoting the Transport and Works Act Order for the implementation of the New Generation Transport ("the NGT") system. The NGT system will take the form of a guided trolley bus that will provide a rapid transit system that will run from Holt Park to the North of the city centre, through Headingley and the city centre and will terminate at the south of the city at a new park and ride off junction 7 of the M621/M1. The proposed works along Headingley Lane will have a consequential impact upon the former Leeds Girls' High School Site. An application for the TWAO was made to the Secretary of State in September 2013 and a Public Inquiry has closed and a decision is awaited.
- 1.5 In order to facilitate the construction of the NGT route the existing boundary wall along the north of the site will be realigned to the south which will have an impact upon the extant 2012 planning consent. In addition to the position of a new wall, a 2 metre maintenance zone will be required immediately adjacent to the wall. The current application therefore requires the demolition of the existing stone stables building and the red brick lodge house located in the north west corner of the site. Several high quality trees located against the boundary with Headingley Lane are also required to be removed to facilitate the NGT route. The current application presents two masterplan's; one showing a 'with' NGT scenario which shows the buildings and wall mentioned above being removed and the area being used for extra car parking and landscaping whilst the other 'without' NGT scenario shows details of the conversion of the existing stone stable building and the brick lodge into dwellings. The existing high quality tree adjacent to Headingley Lane (T75) is also shown to be retained in this without NGT scenario but removed in the 'with' option.

2.0 PROPOSAL:

- 2.1 The application seeks full planning consent for the construction of 94 dwellings at the former Leeds Girls' High School. The existing Rose Court lodge will also be refurbished.
- 2.2 The recently approved scheme to redevelop the Site (14/02073/OT) had been designed to promote a NGT compliant scheme; however the consent included a condition which would prevent two buildings to the north of the Site (The Lodge and The Stables) from being removed if NGT does not come forward. It is likely that the Inspectors report into the NGT will not be released for at least another year, which the developer considers makes the consent unviable and sterilises part of the Site.
- 2.2 The main changes between the current application and the previous application which was approved in September 2014 are:

The South West Corner

- 2.3 As part of the previous approvals it had been proposed to provide four blocks of townhouses in the south west corner of the Site. It is now proposed to provide seventeen townhouses split across five separate blocks. The siting and massing of the blocks will remain very similar to those previously approved, however block 13 has increased slightly in scale. It has been sited to ensure that it will not adversely impact upon adjacent trees to the north and south.

The Western internal access road

- 2.4 The approved scheme included an internal vehicular access road that ran from Victoria Road along the western boundary of the Site, with proximity to a number of mature trees. It is now proposed that this access will only serve blocks 11-16. The units to the north of the Site will now be accessed via the main vehicular access to the Site.

Retention of the Main School Building

- 2.5 As part of the approved scheme it was only proposed to retain the façade of the main school building, with new apartment blocks being constructed behind the façade. It is now proposed to retain the whole of the building. The proposal will remove all modern additions and "open up" the area immediately to the north, thus improving views from the north.

Alterations to Block 9

- 2.6 The scale and massing of block 9 has been altered to provide a unit that will sit alongside, but not dominate, the main school building to the west and Rose Court to the east. The block has increased in depth to better reflect the dimensions of the two adjoining buildings. In addition, it is proposed to provide apartments within this block as opposed to townhouses as this would require areas of private amenity space which would impact upon views looking into the site from Victoria Road.

The North West of the Site

- 2.7 The stable block will now be retained to provide 4 townhouses as will the lodge in the north western corner. Three blocks of townhouses will be provided along the western boundary as opposed to two which had previously been consented. However, the massing of these blocks will be very similar.
- 2.8 This scheme has been designed on the basis that NGT does not come forward and as such the Lodge and Stables located to the north of the Site have been retained as part of the proposal. If the NGT scheme is constructed the applicant has created a

masterplan which shows the existing brick lodge and stone stable blocks demolished and the area not required by NGT used for additional landscaping and car parking.

2.9 In total there would be 106 units built on site if the current application and the 12 apartments in Rose Court are combined. The current application involves more apartments and less houses than the previous September 2014 permission. Overall there are 12 more residential units than the 2014 Masterplan.

2.10 The majority of the flats are 1 and 2 bedroom properties, whilst the houses are predominantly 4 bedroom units. There are 2 three bedroom apartments located in each of the new build gatehouse properties either side of the new access from Victoria Road.

3.0 SITE AND SURROUNDINGS:

3.1 The main school site is a 2.44 hectare site located off Headingley Lane. The site is triangular in shape with Headingley Lane to the north east, Victoria Road to the south and Headingley Business Park to the west. The site is within the Headingley Conservation Area and there are two listed buildings within the school site: Rose Court and the Lodge building (outside the planning application site)

3.2 The site is located in a predominantly residential area with densely populated areas directly to the north east, south and south west. To the west of the site is Headingley Business Park and to the south east, Hyde Park.

3.3 The main school building is a 3 - 4 storey red brick building which has undergone a number of structural alterations and extensions to facilitate the growth of the school. The building is located on the north western part of the site facing Victoria Road to the south. Views of the building from Headingley Lane are obscured due to the topography and boundary treatment, whilst views from the south are interrupted by mature trees. The building is not listed but is a good quality building in the conservation area that makes a positive contribution towards the local character and appearance of this part of the Headingley Conservation Area.

3.4 Within the site are Rose Court and Rose Court Lodge, both listed buildings located to the eastern end of the site. Rose Court is set to the north eastern part of the site with landscaping to the front, whilst the Lodge is located in the south east corner of the site, adjacent to Victoria Road. Both buildings are built out of natural stone and have timber framed windows and doors and natural slate roofs.

3.5 The site also includes amenity areas constituting open space and tennis courts to the front of the main school building and car parking to the south of the site. The site also includes a large variety of mature trees both within the site and on the boundaries.

3.6 The site currently has two main access points, from Victoria Road to the south east corner of the site, adjacent to the Lodge and one to the North West directly onto Headingley Lane.

4.0 RELEVANT PLANNING HISTORY:

4.1 The following planning history on the site is considered relevant:-

08/04220/LI & 08/04219/FU: Listed Building application for alterations and change of use of Rose Court to form 12 flats. Approved 2010.

July 2011: A public Inquiry was held following the refusal of Outline planning permission for residential development and also refusal of the change of use and extension of the Main school buildings and conversion of the stable block to apartments and dwellings. In total 5 applications were heard at appeal. 3 were allowed and 2 were dismissed. The Conversion of Rose Court and associated Listed Building application along with the Conservation Area Consent application were all allowed. The Outline application and the change of use of the Main School Building were both dismissed. The Appeal established the established the principle of development on the former tennis courts and netball pitches.

12/01236/FU: Outline planning application including layout, scale and means of access for 48 dwellings (C3 Use Class) and full application for conversion and extension of the main school building and stable block to form 36 dwellings (C3 Use Class). Approved 2012.

14/02915/LI: Listed Building Application for the conversion of Rose Court to form 12No. apartments & 14/02914/FU- Conversion of Rose Court to form 12No. apartments. Recommended for approval under delegated powers subject to the completion of a Section 106 agreement.

14/02073/OT: Outline planning application for the amendments to the layout of extant planning permission 12/01236/FU for demolition and partial demolition of former school buildings and to provide 50 Townhouses, 19 Apartments and 1 dwelling at Rose Court Lodge. Approved November 2014.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The applicant has undertaken pre-application consultation with representatives of the Council, elected members and have also consulted with the local community. The community event was held at the Heart Centre, Bennett Road, Headingley on 15th December 2014. Representatives on behalf of the Applicant were on hand over a four hour period between the hours of 3:30pm and 7:30pm to explain the proposals in detail and answer any questions. In total 13 questionnaires were received from the event. Broadly residents welcomed the re-use of the existing buildings and the creation of high quality homes along with areas of open space but were concerned about the housing mix being proposed.

6.0 PUBLIC/LOCAL RESPONSE AND CONSULTATIONS:

- 6.1 The application was advertised via a site notice and an advert in the local newspaper which expired on the 27th March 2015. Following receipt of revised plans which included revisions to the external appearance of the dwellings and additional tree protection details site notices were displayed to inform interested people of the changes. The site notices expire on the 29th May 2015. Any additional representations made after this Panel report is published will be presented verbally at the meeting. There have been 24 representations received to the publicity of this application. 22 objection and 2 make comments. The following matters have been raised:

- Pleased that the main school building is kept in its entirety and accept it converted into flats but would like more of the new build to be houses rather than flats
- Broadly welcome the development
- Headingley Neighbourhood Forum wishes neither to support nor object to the proposed development but wants to secure the affordable housing as an off site contribution.
- Steering Group of Headingley Neighbourhood Forum requests the number of flats are reduced
- Objections are raised to the over intensive use of the site
- Lack of parking is a concern along with added congestion
- Too many flats not enough houses
- Adverse effect on the local community
- There should be no new buildings higher than 3 storeys
- New builds will harm the character of the conservation area
- Friends of Woodhouse Moor request that the S106 money is not used to create a new café of Woodhouse Moor as proposed by the Lawn Tennis Association
- Too many flats in the area already
- North Hyde Park Neighbourhood Association object due to increased number of flats and the design of the new builds is not good enough
- The Civic Trust are pleased that the entire original school is being kept and converted, they have some concerns over the original elevational treatment (but have not commented on the revised elevation plans). They request Rose Court is brought forward early on for redevelopment. They are unclear if NGT has been considered in the layout.
- Greg Mulholland MP has objected to the application on the grounds that the mix of accommodation provides too many flats as apposed to houses.

6.2 Environment Agency: No objection subject to a LCC Drainage being satisfied with the drainage proposals.

6.3 Mains Drainage: No objection subject to conditions to deal with surface water drainage and feasibility assessments into what methods of drainage can be installed within the site

6.4 Yorkshire Water: No objection

6.5 Highways: No objection subject to conditions and a parking plan to ensure the parking spaces available for occupiers of the Main School building apartments are unallocated.

6.6 Sport England: Non statutory objection due to loss of existing sports facilities but suggest a contribution towards sports equipment could overcome this non statutory objection. As the Council's CIL list states the money can be used for community sports facilities and the developer has confirmed they will pay the CIL liability for the application this matter is considered addressed.

7.0 PLANNING POLICIES:

7.1 As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 this application has to be determined in accordance with the Development Plan

unless material considerations indicate otherwise. The development plan currently comprises the adopted Local Development Framework Core Strategy (2014), those policies saved from the Leeds Unitary Development Plan (Review 2006) (UDP) and the Natural Resources and Waste Local Plan.

7.2 The Local Development Framework Core Strategy was adopted by the Council on 12th November 2014. The following policies contained within the Core Strategy are considered to be of relevance to this development proposal:

7.3 The following policies are relevant:

Policy P10 – Design

Policy P11 – Conservation

Policy P12 - Landscape

Policy T2 – Accessibility requirements and new development

Policy H2 – New housing development on non-allocated sites

Policy H4 – Housing mix

Policy H5 – Affordable housing

Policy G4 – New greenspace provision

7.4 The following policies have been saved from the UDPR:

Policy GP5 – General planning considerations

Policy BD6 – Alterations and extensions

Policy N19 – Conservation Areas and development

Policy N14 – Listed Building preservation

7.5 Supplementary Planning Guidance

- SPG3: Affordable Housing;
- SPG4: Greenspace Relating to New Housing Development;
- SPG11:Section 106 Contributions for School Provision;
- SPG13: Neighbourhoods for Living;
- SPD Public transport improvements and developer contributions;
- Street design guide SPD, and
- Travel plans SPD (Draft).
- Headingley and Hyde Park NDS
- Headingley Hill, Hyde Park and Woodhouse Conservation Area Appraisal which states as the opportunities for enhancement:

‘The key opportunity for enhancement is the reuse of the Leeds Girls High School site by the retention of the original main school building and other ‘positive’ buildings and features and the removal of unsympathetic 20th century buildings. The restoration of the garden setting of Rose Court, sympathetic new build in a landscape setting retaining existing trees and open views to Victoria Road and Cuthbert Broderick’s United Reformed Church on Headingley Lane, together with public access linking Headingley Lane with Victoria Road, should be key elements of any proposed scheme’.

7.1 Government Guidance

The National Planning Policy Framework was issued at the end of March 2012 and is a material planning consideration. The NPPF sets out up to date national policy guidance which is focused on helping achieve sustainable development. There is a presumption in favour of sustainable development. The basis for decision making

remains that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 204 refers to the CIL tests which all Planning Obligations should be assessed against. Paragraph 56 refers to the impact of good design as being a key aspect of sustainable development. Paragraph 58 bullet point 3 refers to the desire to optimise the potential of the site to accommodate development. Paragraph 131 refers to the requirement of Local Planning Authorities to take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

7.5 Paragraphs 69 and 74 deal with matters relating to health and well being and existing recreation facilities. Paragraph 74 states that: Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Paragraph 75 promotes creating new accesses and rights of way and also seeks to enhance existing rights of way.

8.0 MAIN ISSUE:

- 8.1 Principle of the development including housing mix
- 8.2 Masterplan Layout Changes;
- 8.3 The impact on the character and appearance of the conservation and the setting of the listed building Rose Court;
- 8.4 Residential amenity considerations
- 8.5 Impact upon highway network
- 8.6 Greenspace /Landscaping
- 8.7 The S106 package; and
- 8.8 Conclusion

9.0 APPRAISAL:

Principle of the development

- 9.1 The context for establishing the principle of the development was set out in detail during the previous planning applications and 2011 Public Inquiry and the principle was established when the application 12/01236/FU was granted Outline planning permission for the redevelopment of the site this was re-enforced with the 2014 Masterplan approval. The current application is broadly similar to the previous approved masterplans on the site. There are no changes to the masterplan on the land designated as protected playing pitches. Accordingly this appraisal only relates to the changes that are proposed.

- 9.2 The application site lies within the Headingley Conservation Area and is identified as having a protected playing pitches designation under the saved policy N6 UDP Review (2006).
- 9.3 The proposed changes to the masterplan will result in less houses and more flats. This is due in large part to the retention of the entire Main School building and its conversion into 36 flats but also due to the developers need to increase the density of the site to help with viability considerations. It is noted that the costs involved with retaining the Main School building and also converting the listed building will be considerable. Although no formal viability assessment has been carried out it is clear that the listed building in particular is deteriorating rapidly and will require significant investment in order to undertake the conversion to apartments. Members will recall that they considered at length whether any more developable areas could be created on site in addition to the blocks identified in the previous masterplan's. Due to the need to provide sufficient landscape setting for the listed building and protecting the existing trees on the wider site there is no realistic prospect of creating more areas for new build blocks. In light of this the developer has set out a need to provide enough accommodation to make the site viable. In order to achieve this amount of development a greater number of apartments needs to be achieved as houses take up more land whilst not providing the financial returns to help support the other more costly parts of the development. Furthermore the location of blocks 9 and 10 do not lend themselves to being built as houses as they are sited in locations where creating private gardens would not be appropriate either for the setting of the listed building or in the case of block 10 due to the desire to retain significant trees in close proximity to the block. Therefore although the swing in housing mix towards more apartments and less houses is a departure from the previous masterplans and aspirations for creating a family housing led scheme for the site realism and pragmatism are needed to balance the competing interests of bring this site forward for residential development. That being said the scheme will still provide 40 new houses which is a significant contribution towards a balanced housing mix for the site. This accords with the aims of Core Strategy policies H2, H4 and H6.

Masterplan Layout Changes

- 9.4 Overall the masterplan is considered to have developed to a form that will complement the setting of the listed building. The design and appearance of the new build elements coupled with the retention and reuse of the entire Main School building and the listed building will have a positive effect on the character and appearance of this part of the Headingley Conservation Area. The 'with' and 'without' masterplan's accommodate the NGT proposals.

The impact on the character and appearance of the conservation area and the setting of the listed building Rose Court

- 9.5 The development has been assessed against the criteria of the National Planning Policy Framework Paragraph 131 which refers to the requirement of Local Planning Authorities to take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.

- 9.6 There is a legal requirement to pay special regard to the desirability of preserving or enhancing the character and appearance of a Conservation Area. The demolition of the entrance lodge and the coach house fronting onto Headingley Hill is harmful to the Headingley Hill, Hyde Park and Woodhouse Moor Conservation Area, but the harm is “less than substantial”. This is due to the buildings not being of the highest quality and also due to the buildings being located behind the existing boundary wall and set down from wider views. Where development will lead to less than substantial harm to the significance of a designated asset, the NPPF requires that this harm should be weighed against the public benefit of the proposal, including the securing the optimum viable use. The ‘with’ NGT masterplan will allow widening of Headingley Lane to enable a cycle lane to be incorporated into the NGT scheme which will deliver public benefit which will outweigh the harm to the conservation area. Widening on the south side is preferable to widening on the north side which will have a greater impact on the conservation area and listed buildings. The planning application to effectively renew the planning permission to convert Rose Court into 12 apartments has been recommended for approval under delegated powers as there are no changes to the previous permission for Rose Court. The applicant’s commitment to undertake the conversion works to Rose Court as part of the phase 1 build out of the site are welcomed. In considering the weight to attach to the balance of planning considerations for this site the restoration of the listed building early on in the redevelopment of the site can be given significant weight.
- 9.7 Should the NGT scheme not be constructed the retention of the existing stone stables building and the brick lodge building and their conversion into dwellings will ensure that these building are retained and given a suitable re-use which works in the context of the wider redevelopment of the site. The stables building can be converted into 4 dwellings whilst the lodge will be restored into a single dwelling unit. A planning condition is proposed to address when the Stables or the brick Lodge building and T75 can be demolished.
- 9.8 Members will recall that when they considered the previous Outline planning applications that the external appearance of the new build blocks was a matter that had consistently been reserved by previous applicants, much to the frustration of the Plans Panel and the community alike. This lack of detail was a factor in why the redevelopment of this site has been so protracted. Thankfully the current application is a Full application and the details of the external appearance of the new build blocks is provided in full by this applicant. Indeed samples of materials have been prepared on site and details normally reserved by condition have been supplied during the course of the application in order to help bring a speedy resolution to the detailed consideration of this application and allow the applicant to get on with the job of building dwellings as soon as possible. The external appearance of the new building blocks draws extensively from the character of the locality, namely traditional Victorian and Edwardian red brick terraces and stone villas to the north of Headingley Lane. The new build blocks will be constructed from red brick, with natural slate roofs, timber framed windows and vertical proportions to reflect the existing terraces in the locality. Chimneys, bay windows and detailing features are employed in the elevation treatment of the new build blocks to re-enforce both the sites identity and local distinctiveness. Overall the external appearance of the new blocks are considered well designed, proportioned and detailed such that the scheme should have a positive effect upon the character and appearance of the area.

Residential amenity considerations

- 9.9 The relationship of the majority of the new build blocks to each other is considered acceptable and will maintain sufficient space about the dwellings to provide a good level of light and outlook and privacy along with good access to garden areas and public open space. Only block 8 will have a reduced level of privacy in comparison to its neighbours, this is due to its relationship to the side of Rose Court. The distance from the rear of block 8 to the proposed apartments in Rose Court is likely to lead to some potential over looking and a reduction in levels of privacy for future occupiers. Although this relationship is a departure from the guidance in Neighbourhoods for Living, in this instance there are acceptable reasons for this departure, namely providing a good masterplan layout to improve the garden areas for the houses over the earlier 2012 permission. The future occupiers will also be aware of the relationship of the houses to Rose Court prior to purchasing their properties. It is also proposed to ensure that obscure glazing is used in the windows on the side elevation of Rose Court, whether in part or for the whole window opening to reduce the perception of overlooking. Overall there is sufficient space and outlook to achieve an acceptable level of light and amenity for the future occupiers. The occupiers of the flats within the Main School building will also have a good level of light and outlook along with access to on site open space areas.

Impact upon the highway network

- 9.10 The site is in a highly sustainable location, a low level of car parking ratio has already been established by the previous masterplans scheme. The applicant has amended the plans to ensure that the car parking spaces allocated to each of the units is fit for purpose and the manoeuvring space required to gain entry to each space has been checked and is acceptable. The retention of the entire main school building and its conversion to 36 flats has resulted in the need to ensure that the car parking spaces available for the flats are unallocated to maximise their potential use. This accords with the advice in the adopted Street Design Guide.
- 9.11 The proposed internal footpaths and cycle routes are considered positive and should create a site that is integrated within the existing community and should promote sustainable forms of travel and add to local permeability.

Greenspace /Landscaping:

- 9.12 The proposed layout is designed to create two large areas of public open space within the site that can be enjoyed by both future occupiers and existing local residents. The larger area in front of the listed building Rose Court helps contributes to its setting and retains the sylvan setting which the Planning Inspector referred to in his report. The areas are sufficient to deliver a high quality public open space provision for this residential development and it is envisaged they will make a positive contribution to the character and appearance of this part of the Headingley Conservation Area. The applicant is required to meet the requirements of Core Strategy policy G4 when it comes to calculating the amount of public open space required on site. The requirement is 80square.metres per dwelling. This requirement exceeds that previously applied in the withdrawn Unitary Development Plan policies for greenspace provision and excludes areas that are not readily usable as public open space such as SUDs areas, areas not well overlooked, densely tree'd or steeply sloping ground for example. The masterplan does not provide 0.85hectares on site. The Masterplan provides 0.7 ha of public open space. The Core Strategy policy allows site specific circumstances to be considered and also for the shortfall in on site public open space provision to be made up by way of a commuted sum to be used in the locality. The final figure is being calculated and will be presented to Panel verbally.

The proposed Section 106 package will include:

- 9.13 As set out at the head of this report Affordable Housing is provided at 5% of the total number of dwellings with a mix of property types and size; ie 6 units from a total of 106 (including the 12 flats in Rose Court). The Core Strategy would require 4 of these units to be available at the social rent level and 2 of the units to be available at the sub market, shared equity level. On the previous applications Members supported in principle that the Affordable housing contribution could be taken as a commuted sum and spent off-site to buy vacant HMOs in the locality and return them to affordable housing. The applicant has reviewed this position and due to concerns over the viability of the site they are proposing to provide the 6 units on site as opposed to a commuted sum. The proposed mix of 3x2 & 3x1 bedroom flats within block 5 is acceptable in terms of Affordable Housing provision. In usual circumstances the council would expect the units to be pepper potted throughout the development, however, given that there are only 6 units RPs for their own management purposes prefer to have this number of units clustered within a block. Although this is a departure from the previously agreed approach for this site it is considered that the delivery of affordable housing on site does not undermine the planning balance in assessing the weight to be attached to the main considerations with the application.
- 9.14 A package of travel planning measures similar in scope to those agreed during the previous approved applications have been agreed as part of this scheme. They include; bus stop improvements and a contribution towards travel planning measures for future occupiers of the site.
- 9.15 There will be a contribution towards off site greenspace provision in the locality as although a significant new area of public open space will be created on site the size of the POS does not accord with the 80sqm per dwelling required under Core strategy policy G4. . The overall Policy G4 requirement (80 sqm per unit) for the site for 106 units (including Rose Court) is 0.85 ha. Deducting the on-site provision, the off-site contribution equates to 0.15 ha for the laying out and maintenance of greenspace, plus a contribution towards equipped childrens play of £90,835.44.
- 9.16 The development is CIL liable and the applicant has confirmed their intention to pay the CIL levy in accordance with the adopted CIL regime.
- 9.17 Should the NGT proposals be constructed a clause in the Section 106 agreement will also for the contributions to be recalculated to reflect the actual numbers of dwellings being built on site.

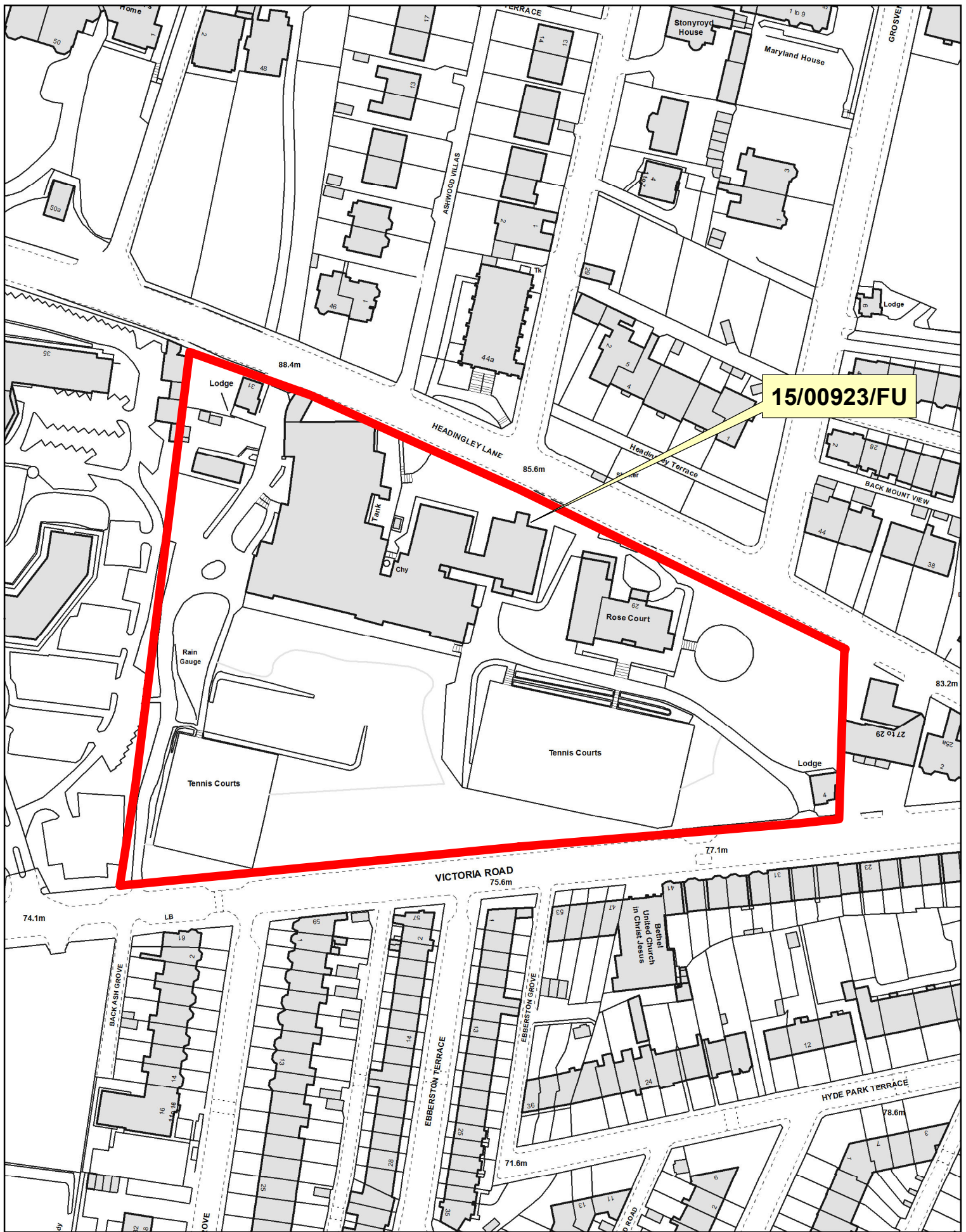
Conclusion

- 9.18 Overall the details shown within this Full application are considered to result in a well designed and considered redevelopment of the site. The increase in the number of flats and reduction in houses have been considered and do not result in any significant harm to the wider aims and objectives of the locality. The retention of the entire Main School building and its conversion to form 36 flats represents a positive benefit to the character and appearance of this part of the Headingley Conservation Area over and above the previous 2014 masterplan proposals to retain just the front façade. The potential demolition of the two existing buildings to facilitate NGT is on balance acceptable and the harm arising from their demolition is outweighed by the wider benefits of bring forward NGT and also the wider site's redevelopment. The 'without' NGT scenario demonstrates that these buildings can be converted into dwellings should NGT not be constructed. The good trees along Headingley Lane will have to be removed should NGT be approved but until that is

determined a planning condition will ensure they are retained which will ensure they continue to make a positive contribution to the character of the area and the street scene. Overall having special regard to the desirability of preserving or enhancing the heritage asset including the setting of the listed building, Rose Court, this scheme is considered to achieve that outcome. Once complete and the site appropriately landscaped the scheme should provide a positive enhancement to the character and appearance of the Headingley Conservation Area.

Background Papers:

Site history files



15/00923/FU

SOUTH AND WEST PLANS PANEL

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