

**Report of the Chief Planning Officer**

**CITY PLANS PANEL**

**Date: 11<sup>th</sup> June 2015**

**Subject: PLANNING APPLICATION REFERENCE 15/02023/RM RESERVED MATTERS APPLICATION AT PLOT A2 OF THE WIDER THORPE PARK MASTERPLAN, AUSTHORPE, LEEDS**

**APPLICANT**

Thorpe Park Developments Ltd

**DATE VALID**

22.04.15

**TARGET DATE**

22.07.15

**Electoral Wards Affected:**

Garforth and Swillington

☐ Yes

Ward Members consulted  
(Referred to in report)

**Specific Implications For:**

Equality and Diversity ☐

Community Cohesion ☐

Narrowing the Gap ☐

**RECOMMENDATION:**

**Defer and delegate to the Chief Planning Officer for approval, subject to addressing outstanding issues and the imposition of the specified conditions (and any others which he might consider appropriate).**

**Conditions:**

1. Plans to be approved.
2. Detailed schedule of external materials.

**1.0 INTRODUCTION**

- 1.1 This report is presented to City Centre and Strategic Panel due to the fact that the proposal is for the development of a plot on which earlier proposals were considered by Panel. The approved building for Surgical Innovations has not progressed due to problems the company has experienced in entering the US market. The current application represents the new design approach being taken under the emerging revised masterplan and a separate full planning application for gateway Plot 3175 is considered elsewhere on this agenda.

## **2.0 PROPOSAL:**

- 2.1 The application seeks reserved matters approval (means of access, appearance, landscaping, layout and scale) for the construction of a three storey office building with roof mounted plant housing and associated parking on Plot A2. Plot A2 is accessed from the roundabout off Park Approach. 130 vehicle parking spaces with 13 disabled person's bays are proposed.
- 2.2 The building is designed to maximise natural light whilst seeking to remain within the maximum height restrictions of the approved parameters plans for the wider development. The building seeks to be sympathetic with existing office buildings whilst raising the bar for the standards of construction. The aim is to create a focal point to the key vistas and approaches to the wider development. Materials proposed include a simple palette of masonry and glazing, with solar shading provided with louvers.
- 2.3 The design of the building follows the following low carbon approaches:
- Energy efficiency plant and heat recovery of ventilation and cooling systems;
  - Automatic zone controlled heating, ventilation, cooling and lighting;
  - LED high efficiency lighting;
  - Low and zero carbon technologies such as air/water source heat pumps and/or photovoltaic systems;
  - Fabric first approach to performance enhancement above minimum standards; and
  - Sustainable Urban Drainage Systems and water conservation measures.

## **3.0 SITE AND SURROUNDINGS:**

- 3.1 The proposal under consideration relates to the northern half of the employment allocation that totalled 63 hectares. Members will recall earlier this year proposals for the introduction of up to 300 dwellings on the northern end of the site were approved by Panel. The site is located to the south of the Leeds-York railway line and Manston Lane, west of the M1 (junction 46), north of A63 Selby Road and existing Thorpe Park buildings. Austhorpe Lane is to the west. The proposed building is adjacent to the tree belt that separates Thorpe Park from Green Park.
- 3.2 In terms of the wider area, Cross Gates centre is located to the west, Garforth to the east and Colton Retail Park is located across the A63 to the south. A number of residential properties are nevertheless located between the northern side of the A63 and the built component of Thorpe Park (namely Barrowby Lane, Road, Drive, Avenue etc and Austhorpe Lane, Avenue, Drive etc). In addition to existing development, the East Leeds Extension housing allocation (UDPR policy H3-3A.33) is located across the railway line to the north.
- 3.3 Thorpe Park is allocated as employment land and a 'key business park' in the UDPR. It forms a key part of the Council's employment land supply and provides an attractive regionally significant business park. The land to the west is allocated as Proposed Open Space. The UDPR designates a new cycle route running north-south through Thorpe Park and a scheduled ancient monument, Grims Ditch, is located to the immediate west of Thorpe Park.

#### **4.0 RELEVANT PLANNING HISTORY:**

- 4.1 14/05483/FU – Variation of condition 4 of 12/03886/OT to vary the total quantum of uses [consequent reduction in other uses due to the introduction of up to 300 dwellings approved under 14/05481/OT on 02/04/15] – Granted 02/04/15.
- 4.2 14/02488/FU – B1 Office Building (Surgical Innovations) – Granted 04/07/14.
- 4.3 12/03886/OT – Outline application for major mixed use development – Granted 20/3/14.
- 4.4 32/140/96/FU – Variation to outline condition to extend the total permitted floorspace within the development - Granted 31/03/04
- 4.5 32/356/01/RM – Laying out of new access and roundabout diverting footpaths and bridleway and construction of cycleway/footpath (option 2) – Granted 22/01/02
- 4.6 32/185/00/FU – Re-profiling to proposed business park – Granted 27/04/01
- 4.7 32/199/94/OT – Outline permission Thorpe Park – Granted 04/10/95

#### **5.0 HISTORY OF NEGOTIATIONS:**

- 5.1 The applicant engaged in pre-application discussions with officers on the proposed design of building and design principles to be adopted in early 2015. The proposals submitted on 22<sup>nd</sup> April 2015 are generally reflective of these pre-application discussions.

#### **6 PUBLIC/LOCAL RESPONSE:**

- 6.1 Public consultation on the application has taken the form of formal statutory consultations. A site notice was displayed on 08<sup>th</sup> May 2015 and the application was advertised in the press on 07<sup>th</sup> May 2015. The expiry date for these consultations was 28<sup>th</sup> May 2015 and in response no public comment has been received. No Ward Councillor comments have been received in respect of the application.

#### **7.0 CONSULTATION RESPONSES:**

##### **7.1 Statutory:**

Environment Agency: We have no objection to the approval of this reserved matters application.

Coal Authority: No objection subject to informative advice - the planning application is for an application type (Reserved Matters) which is listed as exempt under Section 3.3 of The Coal Authority's Guidance for English Local Planning Authorities, Version 3, 2014. Accordingly there is no requirement under the risk-based approach that has been agreed with the LPA for a Coal Mining Risk Assessment.

Natural England: Natural England currently has no comment to make on the reserved matters relating to access, appearance, landscaping, layout and scale.

LCC Transport Development Services: No objections in principle. Comment that the design of the nearby roundabout should be modified to introduce an exit kerb radius on the northern arm, that clarification is required about the access road serving Plot

A2 (and whether or not it is to form the sole main spine road for the wider development to ensure the roundabout is capable of accommodating traffic flows). Clarification is also required to demonstrate that refuse vehicles can access and leave service areas in a forward gear.

## 7.2 Non-statutory:

LCC Landscape and Design: No objections in principle, subject to agreement of materials and improved landscape buffers/amended landscaping details.

LCC Flood Risk Management: This site falls within the wider Thorpe Park Development, planning approval ref. 12/03886/OT, which includes a Drainage Strategy for the entire site. As such, FRM does not have any objections to this phase of the development but will require drainage details and supporting calculations to be provided prior to the commencement of development. The Drainage Strategy should also be updated to reflect this latest phase - the revision should demonstrate compliance with the drainage principles which have previously been agreed. The outline application includes a drainage condition.

LCC Contaminated Land: The conditions pertaining to land contamination attached to permission 12/03886/OT are applicable to this application. As such we have no further comments to make at this stage.

LCC Travelwise: The proposed layout should be improved. The layout plan does not show any electrical vehicle charging points or Car Share bays. Long stay cycle parking is too far from the main entrance and a plan of the cycle shed should be available.

West Yorkshire Archaeological Advisory Service: Awaited.

Open Spaces Society: Awaited.

## 8 PLANNING POLICIES:

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Leeds currently comprises the Core Strategy (2014), saved policies within the Leeds Unitary Development Plan (Review 2006) and the Natural Resources and Waste Development Plan Document (2013).

### Local Planning Policy

- 8.2 The Core Strategy is the development plan for the whole of the Leeds District. Some saved policies of the UDP Review also apply. The following policies within them are relevant:

Spatial Policy 1	Location of Development
Spatial Policy 2	Hierarchy of centres and spatial approach to retailing, offices, intensive leisure and culture
Spatial Policy 8	Economic development priorities
Spatial Policy 9	Provision for offices, industry and warehouse employment land and premises

Policy EC1	General employment land
Policy EC2	Office development
Policy EN2	Sustainable design and construction
Policy EN1	Climate change
Policy EN4	District heating
Policy EN5	Managing flood risk
Policy G8	Protection of important species and habitats
Policy G9	Biodiversity improvements
Policy T1	Transport management
Policy T2	Accessibility requirements and new development
Policy P8	Sequential and impact assessments for town centre uses
Policy P10	Design
Policy P12	Landscape
Policy ID2	Planning obligations and developer contributions

### 8.3 Saved Policies of Leeds Unitary Development Plan Review (UDPR):

GP1	Land use and the proposals map
GP5	General planning considerations
BD5	Design considerations for new build
E4(6)	Austhorpe business park allocation
N23/N25	Landscape design and boundary treatment
T7A	Cycle parking guidelines
T24	Parking guidelines
LD1	Landscape schemes

### 8.4 Relevant Supplementary Planning Guidance:

SPG10 Sustainable Development Design Guide (adopted)  
 SPG22 Sustainable Urban Drainage (adopted)  
 SPD Street Design Guide (adopted)  
 SPD Travel Plans (draft)  
 SPD Public Transport Improvements and Developer Contributions (adopted).  
 SPD Designing for Community Safety (adopted)

Natural Resources and Waste Local Plan (adopted).

### 8.5 **National planning policy guidance:**

The National Planning Policy Framework was published on 27<sup>th</sup> March 2012 and sets out the Government's planning policies for England and how these are expected to be applied, alongside other national planning policies. In this case the following sections are relevant:

Achieving sustainable development  
 Section 1 Building a strong, competitive economy  
 Section 2 Ensuring the vitality of town centres  
 Section 4 Promoting sustainable transport  
 Section 7 Requiring good design  
 Section 8 Promoting healthy communities  
 Section 10 Meeting the challenge of climate change, flooding and coastal change  
 Section 11 Conserving and enhancing the natural environment

## 9.0 MAIN ISSUES:

- Principle of the development
- Layout and design
- Highways and accessibility considerations
- Flood risk management
- Landscaping
- Other Issues

## 10.0 APPRAISAL:

### 10.1 Principle of the development:

Core Strategy policy P9 identifies that a minimum of 706,250 sqm of office floor space will be provided over the Plan period. This provision comprises of new and existing locations. Policy P9 notes that a third of the existing supply is located outside the City Centre and includes permissions at Thorpe Park Business Park. Saved UDP Review policy E4(6) allocates the application site for employment use as a business park and outline and full planning permissions have previously been granted for an office development of the site. The application is therefore acceptable and policy compliant in principle.

### 10.2 Layout and design

The main issue raised under the proposed development is the acceptability of the revised design, layout and scale of the proposal when compared with the Surgical Innovations office block approved on the site in 2014, in light of current planning policy requirements. Whilst there are some detailed layout aspects to resolve, overall the proposed design is of high quality with a simple palette of glass and masonry facing. The proposal is acceptable and policy compliant in design terms.

### 10.3 Highways and accessibility considerations

The application site would be accessed directly from the roundabout at the western end of Park Approach. There are no highway safety objections in principle subject to modifications to the proposed exit kerb radius on the northern arm of the roundabout and clarification over the future intention of the access road serving Plot A2, to ensure that it is capable of accommodating traffic flows. The parking layout requires some minor amendment in respect of cycle parking and car-share bay provision, and a demonstration that service vehicles can enter and leave in a forward gear, but subject to such minor amendments and clarification the application is acceptable in highway terms and is policy compliant.

### 10.4 Flood risk management

The Environment Agency has no objection to the application and the Council's Flood Risk Management Team note that matters in relation to flood risk and drainage are

covered by condition of the outline permission. The application would not be at risk of flooding or increase the risk of flooding elsewhere and is therefore policy compliant in these regards.

#### 10.5 Landscaping

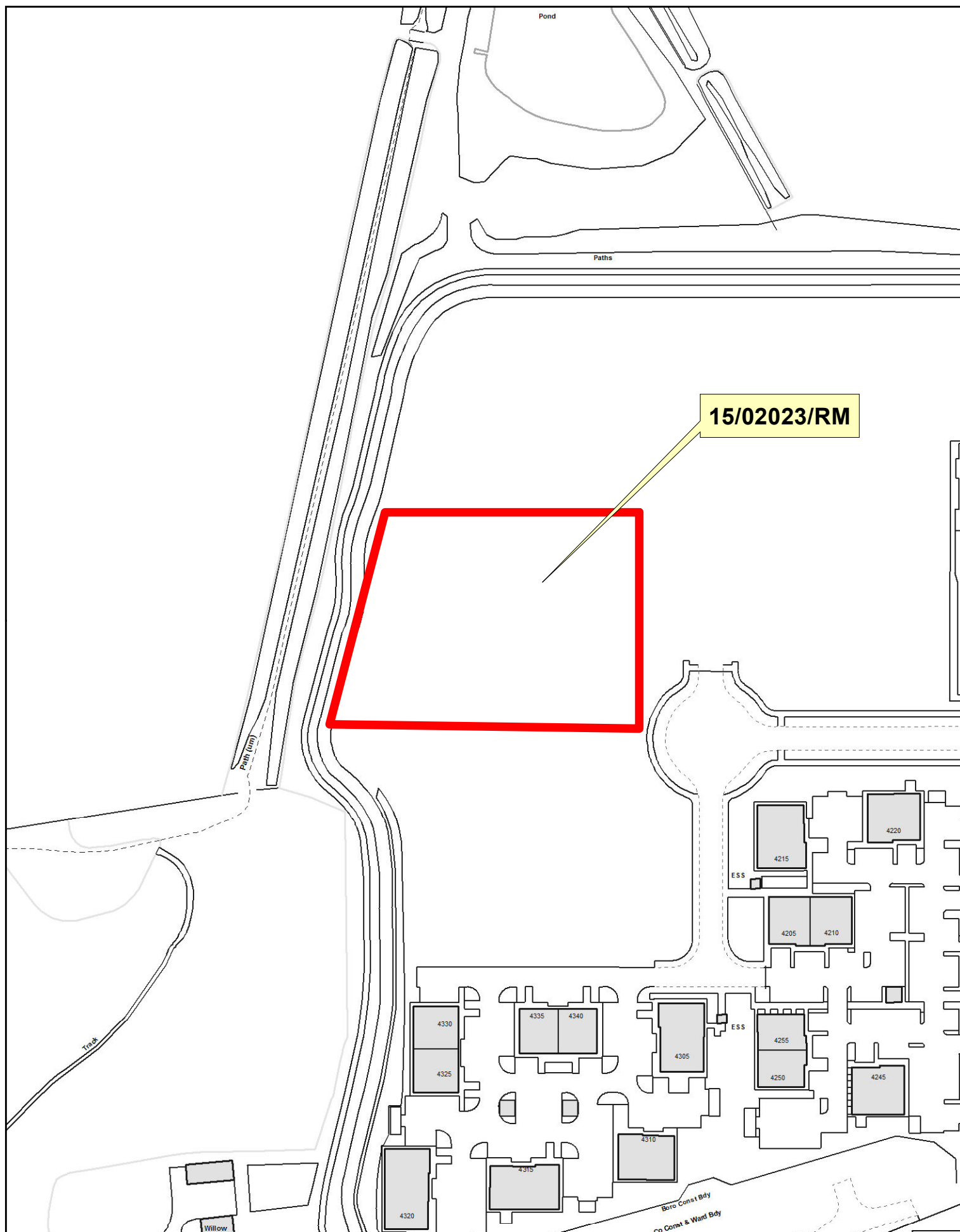
Landscape's comments are that a more generous buffer between existing trees and the parking areas and between proposed trees and the building are desirable. These are relatively easily to reconcile and detailed discussions with the applicant are ongoing to ensure that the development complies with the approved parameters plans.

#### 10.6 Other issues

With regard to ecology considerations Natural England have no comment to make on the reserved matters submission the issue of protected species (Great Crested Newts) having already been dealt with under the outline permission. The proposal would not adversely impact on the Schedule Ancient Monument.

### 11.0 **CONCLUSION**

- 11.1 The site is allocated for employment use under Saved UDP Review policy E4 (6) and the development of offices at Thorpe Park is well established in principle. A detailed proposal for office development of the site has previously been supported and the revised design proposed for Plot A2 is acceptable. Together with allied proposals for the development of Plot 3175 the proposal will 'set the tone' for future development as a key landmark building at the western edge of the development site.
- 11.2 It represents another step forward in the delivery of the overall scheme and the application is in accordance with adopted local and national planning policy. The remaining issues in relation to highways and landscaping are relatively straightforward matters which are easily addressed and the applicant is progressing the necessary amendments.
- 11.3 It is therefore recommended that members defer and delegate approval of the application to the Chief Planning Officer, subject to the resolution of the outstanding issues and the above conditions.



# CITY PLANS PANEL

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