

CITY PLANS PANEL

THURSDAY, 6TH OCTOBER, 2016

PRESENT: Councillor J McKenna in the Chair

Councillors P Gruen, R Procter,
D Blackburn, G Latty, T Leadley,
N Walshaw, C Campbell, A Khan,
A Garthwaite, J Heselwood, B Selby and
C Macniven

A Members site visit was held in the morning in connection with the following proposals:

Planning Application No. 16/02582/FU Construction of new stands at Headingley Carnegie Stadium, Planning Application No. 16/02583/OT Residential Development on land north of Weetwood Avenue, Applications No. 16/02584/OT Residential Development on land south of Thorpe Lane, Planning Application No. PREAPP/16/00453 Mixed use development and City Park at former Tetley Brewery site, Planning Application No. 16/02420/FU Residential Development at Clarence Road and Planning Application No. PREAPP/16/00093 Purpose built Student Accommodation at St Albans Place and was attended by the following Councillors: N Washaw, J McKenna, A Garthwaite, C Macniven, C Campbell, G latty, T Leadley and D Blackburn.

58 Chair's Opening Remarks

The Chair Welcomed to the meeting students from Leeds Beckett University who were studying for degrees in Planning and Journalism

The Chair also introduced and welcomed Nicole Walker the newly appointed Head of Services (Legal & Democratic Services)

59 Appeals Against Refusal of Inspection of Documents

There were no appeals against the refusal of inspection of documents.

60 Exempt Information - Possible Exclusion of Press and Public

There were no resolutions to exclude the public.

61 Late Items

There were no late items of business

62 Declarations of Disclosable Pecuniary Interests

There were no declarations of interest.

63 Apologies for Absence

There were no apologies for absence

64 Minutes of the Previous Meeting

With reference to Minute No.52 Councillor Leadley requested an additional comment be added requiring the tidying up of the rear of the buildings fronting Woodhouse Lane.

RESOLVED – That, with the inclusion of the above, the minutes of the meeting held on the 8th September 2016 be approved as a correct record.

65 Planning Application No. 16/02420/FU - Multi-level Development Comprising 204 Dwellings and Two Commercial Units, car Parking, Landscaping and Public Realm at Clarence Road, Hunslet, Leeds, LS10 1ND

The Chief Planning Officer submitted a report which set out details of an application for a multi-level development comprising 204 dwellings and two commercial units, car parking, landscaping and public realm at Clarence Road Hunslet, Leeds, LS10 1ND.

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

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

- Principle of use
- Urban design
- Greenspace and Public realm
- Residential quality and sustainability
- Highways and transportation
- Flood risk
- Wind
- Jobs and skills training
- Section 106 obligations and CIL

The Chief Planning Officer and the applicant's representatives addressed the Panel, speaking in detail about the proposal and highlighted the following:

- The proposal was for 204 dwellings, arranged in 12 blocks made up of a mixture of flats and houses
- Built to high sustainability passivhaus principles (Climate innovation system)
- Dwelling types, some stacked town houses
- Elevation treatments
- Proposals for public open space
- Off- site improvement works

- Wind assessment (The inclusion of a condition requiring a quantitative wind impact assessment prior to development taking place)
- Flood Assessment
- New access to river and towpath

In response to Members comments and questions the following were discussed:

- Noted that passivhaus principles had significant insulations properties
- The access road was not adopted but should be properly maintained
- Noted the development was to be carried out in accordance with the approved Flood Risk Assessment
- Use of quality materials, the use of timber mainly on lower levels for ease of maintenance was welcomed
- A suggestion that the design of the dormers may require more finesse
- The industrial aspect of the development was good design feature
- Members welcome the opportunity for local employment
- A suggestion that the planting scheme should be a simple design for ease of maintenance.
- Noted the likely completion period of 3 years

In drawing the discussion to a conclusion the Chair said Members appeared to be generally impressed with the proposal. He said Members welcomed the introduction of passivhauses to the city, there were some impressive design features with the use of quality materials.

RESOLVED – That the application be deferred and delegated to the Chief Planning Officer for approval subject to the conditions specified in appendix 1 of the submitted report with the inclusion of an additional condition requiring a quantitative wind impact assessment prior to development taking place (and any others which he might consider appropriate) and the completion of a Section 106 Agreement to include the following obligations:

- 5% on-site affordable housing in accordance with policy for the area (10 units of a pro-rata mix, split 60:40 lower decile; lower quartile income)
- On-site public realm accessibility
- Travel Plan measures (Sustainable travel fund – car club trial provision) £16,500
- Travel Plan monitoring fee £3010
- Co-operation with local jobs and skills initiatives
- Management fee £750
- Future maintenance of the Internal Access Road

In the event of the Section 106 Agreement not being completed within 1 month of the resolution to grant planning permission, the final determination of the application be delegated to the Chief Planning Officer

66 PREAPP/16/00453 - Proposal for Mixed Use Development, Consisting of Residential, Office, Hotel, Retail, Institutional Ancillary Uses and Park At Former Tetley Brewery Site, Hunslet Road, Leeds, LS10 1JQ

The Chief Planning Officer submitted a report which set out details of a Pre-Application presentation for a proposed mixed use development consisting of residential, office, hotel, retail, institutional, ancillary uses and Park to former Tetley Brewery site, Hunslet Road, Leeds, LS10 1JQ

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

The applicant's representative addressed the Panel, speaking in detail about the proposal and highlighted the following:

- The location of the proposed development site was the former Tetley Brewery site at Hunslet Road, Leeds 10
- The scale of the city park could cover an area of 3.5ha in conjunction with the redevelopment of adjoining land and the applicant's first phase of development proposes 2.36ha
- The creation of 1000 dwellings (1-3 beds)
- Hotel development (400 rooms)
- B1 office use (85,000sqm)
- Active uses: retail, Cultural, Educational, Leisure and Health (15,000sqm)
- Improve connectivity by linking communities to the south with the South Bank and the City Centre, linking future HS2 to Leeds Dock, and linking the city centre to the South Bank and the Aire Valley
- Majority of car parking to be located within basement and undercroft parking areas

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

- The proposed development site was an important location and high design standards and aspirations were required including towards sustainable construction
- Important site for connectivity to other parts of the city
- Proposed development needs to be in context with adjoining areas
- Further details around pedestrian access required
- The creation of a City Centre Park was welcomed but needs to incorporate the highest quality of design which functions as an exciting multi-purpose space
- Possible water feature within the Park
- Further details around car parking required

In drawing the discussion to a conclusion Members provided the following feedback;

- Members considered the principal of the proposal for a mixed – use residential, office and hotel scheme with ground floor retail, cultural and leisure uses, strong pedestrian routes and a new park was appropriate.
- Members were satisfied with the approach to flexible residential accommodation.
- The emerging scale and layout of the development, including the approach to the City Centre Park was generally acceptable
- Further understanding of the detailed car parking and access arrangements was required

RESOLVED –

- (i) To note the details contained in the pre-application presentation
- (ii) That the developers be thanked for their attendance and presentation.

67 PREAPP/16/00093 - Proposed New Student Accommodation Building on Land Between St Alban's Place and Belgrave Street, Leeds

The Chief Planning Officer submitted a report which set out details of a Pre-Application presentation for a proposed new student accommodation building on land between St Alban's Place and Belgrave Street, Leeds 1.

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

The Chief Planning Officer clarified that reference in the report to an objection from Councillor Nash related to an earlier design iteration. Since that time the applicant had appointed a new architectural practice and altered the proposed design.

The applicant's representative addressed the Panel, speaking in detail about the proposal and highlighted the following:

- The student accommodation would comprise of 376 studios
- The building would have a stepped profile, southern element 7 storeys, central element 18 storey and the northern element being 11storeys
- A communal area for students would be located in the "hub" comprising half of the ground floor and half of the first floor totalling approximately 820sqm
- Two storeys would consist of retail or A3/A4 units.
- The appearance of the building would involve a highly textured intricate facade comprising glazed ceramic tiles

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

- The design and scale of the building and relationship to the public open space
- Some Members considered more work was necessary on the architectural articulation and the external finish
- Impressed with communal space and the hub was a good concept
- The size of the proposed flats and quality of internal amenities
- No concerns raised about parking provision

In drawing the discussion to a conclusion Members provided the following feedback;

- Members considered that the proposed development was acceptable in principle.
- The majority of Members considered the living conditions within the student accommodation would be acceptable for future occupiers
- Members were of the view that the scale and massing was acceptable
- There were mixed views on the emerging appearance of the proposed building, with some Members seeking more work on the external finish
- The proposal that there would be no car parking provision for the proposed development was considered to be acceptable

RESOLVED –

- (i) To note the details contained in the pre-application presentation
- (ii) That the developers be thanked for their attendance and presentation.

68 Position Statement - Application Nos: 16/02582/FU, 16/02583/OT and 16/02584/OT

The Chief Planning Officer reported that following discussions with the applicant, the proposed Position Statements in respect of the above applications would not be heard today. He said it was an unfortunate situation but at this stage, no further details were forthcoming from the applicant.

In addressing Members of the public who'd attended to hear these particular applications, the Chair said it was regrettable but no discussion would be taking place today on these applications.

On behalf of the Panel, the Chair expressed extreme disappointment in the late notification by the applicant and apologised for the inconvenience caused to local residents

RESOLVED – That consideration of the above applications be deferred to a later date.

69 Date and Time of Next Meeting

RESOLVED – To note that the next meeting will take place on Thursday 27th October 2026 at 1.30pm in the Civic Hall, Leeds.