

Plans Panel (City Centre)

Thursday, 1st April, 2010

PRESENT: Councillor M Hamilton in the Chair

Councillors D Blackburn, Mrs R Feldman,
T Hanley, G Latty, J McKenna,
J Monaghan and E Nash

77 Chair's opening remarks

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

78 Declarations of Interest

For the purposes of Section 81(3) of the Local Government Act 2000 and paragraphs 8 to 12 of the Members Code of Conduct, Councillor Nash declared a personal interest in applications 10/00339/LI and 10/00756/ADV – Leeds City Museum – as a member of English Heritage which had commented on the proposals (minute 82 refers)

79 Minutes

RESOLVED - That the minutes of the Plans Panel City Centre meeting held on 4th March 2010 be approved subject to an amendment to minute 68 – Application 09/04625/FU – southern entrance at Leeds City Station – ‘that there would be shared pedestrian/vehicular use of Little Neville Street’ to be amended to read ‘that there would be shared pedestrian/vehicular use of Dark Neville Street’

80 Application 09/04625/FU - Addition of new southern entrance with access walkway and new footbridges to railway station at Leeds City Station New Station Street LS1

Further to minute 68 of the Plans Panel City Centre meeting held on 4th March 2010, where Panel approved in principle the application for a new southern entrance with access walkway and new footbridges to Leeds Railway Station, Members considered a further report setting out how cycling facilities could be improved and consideration of the potential impact of increased footfall in the public realm within the adjacent Granary Wharf scheme

The Central Area Planning Manager referred to an objection which had been received from a resident of Blue Apartments, who whilst being supportive of the proposals had raised concerns at the size of the development; potential loss of light; impact on property values; potential noise nuisance from a pa system and that the proposals did not include a new taxi rank

Members were informed that with the exception of property values and a pa system, these issues had been considered at the previous meeting

Regarding loss of light, Officers accepted that there would be some loss of visual dominance but that the benefits of the proposals outweighed this and the options for locating the entrance elsewhere had been considered by the applicants

Loss of property values was not a material planning consideration and in relation to the concerns raised about potential noise nuisance, no external pa system was to be provided however an extra condition could be attached, with Panel's agreement, controlling the implementation of any pa system associated with the new entrance

Officers presented the report and stated that additional cycle parking provision had been proposed, this comprising 20 extra cycle parking spaces in one of the Dark Arches. Officers were of the view that this increased amount of cycle parking together with the other provision in the planned cycle hub and the existing cycle provision outside the station was sufficient

In relation to the impact of increased pedestrian flow on the public realm at Granary Wharf and the concerns expressed on behalf of City Inn, the Panel was informed that survey data and modelling had indicated that approximately 750 pedestrians would walk through Granary Wharf at peak hour. Officers were of the view that the public realm in Granary Wharf was robust in quality and of a size which could accommodate this level of footfall

Members were informed that Network Rail would provide CCTV, lighting and signage

Additional comments had been received from British Waterways who had expressed concern at the possibility of increased litter in the area. To address this a sum of £35,000 over 5 years by way of a Section 106 Legal Agreement had been requested, or a more suitably worded condition be attached to the permission. Officers considered that a condition could be worded to include a monitoring period for a year. On this matter, the Panel was informed that City Inn had requested ongoing annual monitoring, although Officers felt this was too onerous

Members commented on the following matters:

- the location of the nearest taxi rank
- that ongoing litter monitoring should not be imposed and six month's monitoring could be considered
- the impact of the proposals on the residents of the Blue Apartments

Having considered the points made, the Central Area Planning Manager stated that a monitoring period of one year had been chosen in order to look at activity through the seasons

RESOLVED - To grant planning permission subject to the specified conditions recommended at the Plans Panel City Centre meeting held on 4th March 2010, and the additional conditions set out in the submitted report, with condition 16 being amended to include a requirement for a one year monitoring period to assess the implication of the development for litter generation and collection arrangements with any mitigation measures to be agreed subsequent to this period; an additional condition to control the implementation of any Public Announcement system associated with the new entrance and new conditions 20 and 21, as set out in the submitted report

81 Application 09/05069/FU - Temporary use (5 years) of vacant site for five 5-a-side football pitches and one 7-a-side football pitch with car parking area and changing facilities - City Gate Wellington Bridge Street LS3

Plans, drawings and precedent images were displayed at the meeting

The Central Area Planning Manager presented the report which sought temporary permission for use of a vacant site for football pitches, changing facilities and car parking area on land at City Gate Wellington Bridge Street LS3

The astro-turf pitches would be 29m x 20m in size and would be bounded on all sides by a close-boarded, 1.5m high fence and side netting of 1.5m high; roof netting would also be provided

Members were informed that the pitches would be accessed off a new road; that two disabled car parking spaces would be provided but that the car parking strategy was to use the nearby, underused car park in the adjacent retail development. A survey of the levels of available parking had been carried out and Officers were satisfied that there was sufficient levels of car parking for the scheme. The surrounding streets were tightly controlled by on street parking controls so the proposals should not have an adverse impact on this. Furthermore the signage strategy would be conditioned to specify the use of the designated car park by users of the pitches

The Panel was informed that the application had been brought to Members due to the comments of the HSE as the site fell within the HSE consultation zone from the former Yorkshire Chemicals site

There was an existing chemical storage licence in operation on the site and the HSE was required to give standing advice, with this being that planning permission should not be granted. Members noted that outline consent for a residential development had been granted on the nearby former Yorkshire Chemicals site

The Central Area Planning Manager stated that the HSE had advised that if the application was granted, they would not be recommending to the Secretary of State that the application be called in for scrutiny

Members commented on the following matters:

- whether the pitches would be run as a commercial venture and if so, whether they would be staffed, with Officers stating that the proposals formed a commercial venture and that there would be a caretaker on site
- that there was a demand for such facilities in the city centre and that when considering a city centre park, such provision should be included
- the lack of community use of the pitches and whether some free or subsidised use could be provided
- that some free kick-about space should be provided
- that some organised community use should be provided ie for schools
- whether the proposals would obstruct the riverside walkway. The Central Area Planning Manager stated that the boundary of the pitches did not extend to the edge of the river

As the applicant's agent was in attendance, the Chair invited him to Address the Panel on matters of fact relating to use of the facilities

Members were informed that some community use could be offered but that it would need to be booked and a management agreement be in place

The pitches being provided were of a high standard and were expected to be popular although a two-hour morning slot between 10.00am – 12.00 noon, Monday – Thursday (Bank Holidays and school holidays excepted) could be offered for community use

Members welcomed this offer

RESOLVED - To approve the application in principle and to defer and delegate final approval to the Chief Planning Officer subject to the conditions set out in the submitted report (and any others which he might consider appropriate) and the completion of a legal agreement within 3 months from the date of resolution unless otherwise agreed in writing by the Chief Planning Officer, to include the following obligations:

- public transport contribution of £9000 to be paid in three instalments at the end of each of the first three years
- £600 monitoring fee for the public transport contribution
- Travel plan with monitoring fee of £2500

82 Application 10/00339/LI and 10/00756/ADV - Erection of banner signs and other signage to front and side elevations of Leeds City Museum Millennium Square Leeds LS2

Plans, photographs, drawings and precedent images were displayed at the meeting. A Members site visit had taken place prior to the meeting

The Central Area Planning Manager presented the report which sought permission for the erection of banner signs and other signage to the Leeds City Museum. Previous proposals for banner signs had been presented to Panel at the meeting held on 27th March 2008, with concerns being raised at the quality of the material being proposed and the fixings to be used (minute 136 refers).

Determination of that application had been deferred by Panel for further negotiations to take place. A copy of the minute from that meeting was appended to the report

Members were informed that a nationally renowned signage company had been appointed to consider the type of signage which would be suitable for the limited options which were available on this Grade II* Listed Building

The proposals were for two 5m x 1m banner signs located on the pilasters of the main entrance of the building. An alternative location would be the pilasters at each end of the front elevation but it was felt the banners would not be as visible in this location

The material for the banners would be PVC which would be stretched taut and be attached to a simple horizontal fixing rail at the top and bottom. The banner signs would be sited an equal distance from the side edges of the pilasters.

Members' previous concerns relating to the fixtures had been taken on board with hidden, rust resistant fixings being used

Details of the other signage which was proposed was provided, this being:

- three signs on the Cookridge Street elevation advertising opening times, a menu board and a combined poster panel and opening times sign
- three signs on the Vernon Street elevation comprising a sign to read 'Leeds City Museum'; a disabled and groups entrance sign and a combined poster panel and opening times sign

Members were informed that appropriate signage for the Museum was necessary for its future viability; that the proposals were considered to be acceptable and that the character of the building had been protected

Members commented on the following matters:

- that the existing A-boards at the top of the steps should be removed
- concerns that the banner signs could flap in the wind and cause noise nuisance

- the difference in the colour of the stone of the new build element and the reasons for the approach which had been taken to this

Officers provided the following responses:

- that a condition requiring the removal of the A-boards could be attached to a permission
- that if approved, an informative could be placed on the decision regarding the banner signs fixing mechanism if the signs flapped in the wind
- that English Heritage had specified they did not wish to see the new stone colouring up to match the existing weathered stone of the Museum, but rather allow this to colour up naturally over a period of time

RESOLVED -

Application 10/00339/LI

To approve the application in principle and refer the application to the Secretary of State as it is a listed building application by the City Council for a Grade II* listed building which is in the Council's ownership. In the event of the Secretary of State not wishing to intervene, to delegate final approval to the Chief Planning Officer subject to the conditions specified in the submitted report, plus any others which he might consider appropriate)

Application 10/00756/ADV

To approve advertisement consent subject to the conditions outlined in the submitted report, an additional condition for the removal of the existing A-boards at the top of the steps (plus any other conditions as the Chief Planning Officer may consider appropriate) and the placing of an informative on the decision of the need to revisit the banner signs fixing mechanism if they flap in the wind

83 Date and time of next meeting

Thursday 29th April 2010 at 1.30pm in the Civic Hall, Leeds