



## Report of the Chief Planning Officer

### *PLANS PANEL WEST*

Date: 2 December 2010

Subject: APPLICATION 10/04346/FU: Laying out of access road and erection of 19 houses at the former Cookridge Hospital site, Silk Mill Way, Cookridge

APPLICANT	DATE VALID	TARGET DATE
Chartford Arthington Ltd	23.09.2010	23.12.2010

#### Electoral Wards Affected:

Weetwood

Y

Ward Members consulted  
(referred to in report)

#### Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

#### RECOMMENDATION:

**GRANT PERMISSION** Subject to the following conditions (and any other deemed necessary by the Chief Planning Officer) and subject to the completion of a Section 106 agreement to cover contributions of £23,507.10 towards greenspace and 7affordable housing units. All contributions to be indexed linked. In addition the Section 106 needs to provide a mechanism for linking this phase of the redevelopment to the delivery of the wider site:

1. Standard 3 year permission;
2. Development to accord with approved plans;
3. Materials for doors, windows, walls and roofs;
4. Details of all surface materials;
5. Boundary Treatments;
6. Details of hard and soft landscaping;
7. Landscaping implementation;
8. Landscaping maintenance;
9. Prior to commencement of works on site, details of the proposed means of foul drainage and of interception, collection, treatment and discharge of surfacewater and groundwater, including flow balancing, shall be submitted to and approved in writing by the LPA
10. Prior to construction of the Phase 1 access road, incorporating the 'Right hand' surfacewater drainage outfall system, attenuation storage tank and flow control, it shall be demonstrated the final surfacewater outfall discharge peak rate of flow shall not

exceed the agreed 50 litres/sec for the 1 in 100 year storm return period (plus 20% allowance for Climate change);

11. Drainage Sequencing and Strategy Report shall be submitted and agreed prior to commencement of Phase 1 works that clarifies the phasing of the whole of the development;
12. A Soakaway Drainage Design Assessment shall be submitted for approval prior to commencement of works for Phase 1 on site;
13. On commencement of Phase 1 works on site, the roofwater and impermeable areas run off from the adjacent occupied HPA building and car park shall be diverted to a new trench soakaway within the adjacent land before the start of works to the lower level housing development;
14. Car parking to be laid out.
15. Cycle and bins stores;
16. All roofs to be constructed out of nature slate
17. In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of the Regional Strategy and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policies GP5, H4, N12, N13, N14, BD5, BD6, T24, T2.

SPG13: Neighbourhoods for Living

SPG4: Greenspace

SPG3: Affordable Housing

PPS1: Delivering Sustainable Development;

PPS3: Housing; and

PPS5: Planning for the Historic Environment

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## **1.0 INTRODUCTION:**

- 1.1 The Chief Planning Officer considers that this application should be referred to the Plans Panel for determination because of its significance, impact on the local area and due to updating Members on the wider redevelopment proposals for the former Cookridge Hospital site.

## **2.0 PROPOSAL:**

- 2.1 The proposal is for the erection of 19 detached, semi detached and terraced dwellings located in the south west corner of the site. The houses are two storey, of brick and slate construction with a traditional design and appearance. The houses have a mixture of either hipped or gable end roofs, some properties have single or two storey bays. The houses are located in a cul de sac arrangement with a single entrance into the cul de sac off the internal estate road. The layout shows some properties fronting on to Silk Mill Way and some fronting the internal estate road. Car parking for each dwelling is provided within the cul de sac except for three properties which front the internal estate road where their driveways are proposed accessing onto the internal estate road.

### 3.0 SITE AND SURROUNDINGS:

- 3.1 Cookridge Hospital is situated in the suburb of Cookridge, which is located about 6.5km to the north-west of Leeds city centre. The surrounding area is also exclusively residential. Some housing dates from the 1930s but the majority is post-war, with some significant recent developments. Local shops, community facilities, etc are interspersed throughout the area.
- 3.2 The east sector of the site, between the main hospital and the wooded area to the east, contains three large buildings set within a landscape comprising of mature trees and formal gardens. The Ida and Arthington Wings form the main part of the hospital, the former being Listed grade II. Both have similar plan form but each has different elevational design. Each building is set within formal gardens to the front, and is set on a terraced level giving it prominence within the site. The Arthington Wing is on slightly higher ground level than the Ida and is turned slightly away from it such that there is little intervisibility between the two building frontages. The Arthington Wing is not part of these planning applications and will remain unaltered.
- 3.3 The Ida wing was built circa 1890 to a design by Chorley and Cannon. It has a central three storey block with a pitched roof in slate, and elevations in brick and stone at ground floor and render with mock timbering above. The lower flanking wings are of the same general design and once had open verandas, which are now closed up. The frontage of the building faces onto sloping lawns with formal planting beds and mature trees. The rear of the building is largely brick, and facing the rear service road are the entrances to the kitchens, delivery areas and plant installations. The building is currently part vacant, part used for storage.
- 3.4 The application site is located adjacent to Silk Mill Way. The site is a cleared part of the site.

### 4.0 RELEVANT PLANNING HISTORY:

- 4.1 Following a review of the Council's records the following planning history on the site is considered relevant:-

10/02683/FU: 1 two bedroom, 1 three bedroom and 1 four bedroom with integral garage, terrace houses (plots 21-24). **This application is to be approved under delegated powers. The 3 units here will be referenced in the Section 106 agreement and contribute tot the total number of dwellings used to calculate the S106 contributions.**

10/02682/FU: Laying out of access road and sewers to residential development site. **Pending determination but to be approved under delegated powers.**

07/05064/RM: Reserved Matters pursuant to Outline Consent (Ref. 26/140/00/OT, 26/577/00/OT) for residential development and associated works – Decision Notice issued March 2009 on completion of the Section 106 agreement.

07/05001/FU: Change of use, including part demolition and conversion of hospital buildings and lodge to 77 dwellings; Decision Notice issued March 2009 on completion of the Section 106 agreement.

07/05113/FU: Variation of condition 19 (Greenspace) of Outline permission (26/140/04/FU) for residential development. Approved under delegated power November 2007.

26/140/04/FU: Variation of condition for approval of reserved matters in 3 yrs – Approved.

26/577/00/OT : Outline residential development - Approved and renewed in 2004.

## **5.0 HISTORY OF NEGOTIATIONS:**

- 5.1 This application is phase 1 of the wider redevelopment of the former Cookridge Hospital site. The planning permissions issued above related to a redevelopment proposed by Taylor Wimpey. Taylor Wimpey did not complete the purchase of the site and the NHS sold the site recently to Chartford Homes. Chartford intend to redevelop the site using the broad layout approved under the Wimpey scheme. However, they wish to slightly vary the layout and replace the Wimpey homes with their own types of houses. The Wimpey scheme had mostly 3 storey housing with integral garages. Officers have advised Chartford that this design approach was not supported due to the concerns over scale and also over inactive ground floor frontages dominated by garages and cars. Chartford have taken this design concern on board and their houses and layout do not include any properties for 3 storeys' or with integral garages. In addition the development has also been revised to take account of the Street Design Guide.
- 5.2 As stated these 19 houses form the first phase of the wider site redevelopment. Chartford intend to submit another planning application and associated listed building consent application in December 2010 for the remainder of the site. Again the layout and the internal estate road will be broadly similar to what the Wimpey layout was (to be shown to Panel for comparison and information).
- 5.3 The applicant has submitted a draft S106 agreement with this current application as this application requires contributions towards greenspace and affordable housing. The applicant has accepted that since the Wimpey scheme was approved the planning policy requirements for such things as affordable housing have increased to 30% and the introduction of the Public Transport SPD and Travel Plan SPD will trigger contributions from this site. As this application forms phase 1 of the wider site redevelopment the draft S106 also has within it a linking mechanism to ensure that when the remainder and majority of the site comes forward and is built out that the number of houses built as part of this first phase will be added to the overall number of dwellings completed and therefore the policy requirements for the total number of properties built across the site will be reflected in the S106 agreement.

## **6.0 PUBLIC/LOCAL RESPONSE:**

- 6.1 The application has been advertised on site by the means of site notices. There have been no representations received to the publicity of this planning application. The Weetwood Ward Members have conducted a drop in session to notify local residents about this proposal, the developer also attended this public meeting.

## **7.0 CONSULTATIONS RESPONSES:**

### **Statutory Consultees:**

#### **MAINS DRAINAGE:**

- 7.1 Require conditions as outlined above.

### **Non-statutory Consultees:**

#### **HIGHWAYS:**

7.2 No objections are raised to the scheme, subject to the imposition of highway conditions.

## 8.0 PLANNING POLICIES:

8.1 As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

### Regional Planning Policies:

8.2 On the 6 July 2010, the Secretary of State for Communities announced the revocation of the Regional Strategies which would leave the Leeds Unitary Development Plan (Review 2006) as the sole statutory Development Plan. Although the High Court has recently ruled that the Secretary of State's decision to revoke the Regional Spatial Strategies was unlawful, the coalition government has confirmed that it will be introducing the Localism Bill to Parliament, which will remove Regional Strategies through the parliamentary process

### Local Planning Policies:

8.2 Locally Leeds City Council has begun work on our Local Development Framework ("LDF") with the Local Development Scheme most recently approved in July 2007. This provides a timetable for the publication and adoption of the Local Development Documents.

8.3 In the interim period a number of the policies contained in the Leeds Unitary Development Plan ("UDP") have been 'saved'. The Leeds UDP Review was adopted in 2006. The most relevant Policies in the adopted Leeds Unitary Development Plan are listed below: -

- GP5 – proposals should resolve detailed planning criteria;
- H4 – residential development of non identified sites
- H12-13 Affordable housing
- N12 – priorities for urban design;
- N2-4 Greenspace
- N13 – design of all new buildings should be of high quality and have regard to the character and appearance of the surroundings;
- BD5 – all new buildings should be designed with consideration given to both their own amenity and that of their surroundings;
- BD6 – all alterations and extensions should respect the scale, form, detailing and materials of the original building;
- T2: Highway safety considerations
- T24 Car Parking requirements

### Supplementary Planning Guidance:

8.4 Supplementary Planning Guidance provides a more detailed explanation of how strategic policies of the Unitary Development Plan can be practically implemented. The following SPGs are relevant and have been included in the Local Development Scheme, with the intention to retain these documents as 'guidance' for local planning purposes.

- SPG13: Neighbourhoods for Living.

- SPG4: Greenspace.
- SPG3 Affordable Housing.

### **National Planning Policy:**

- 8.5** In addition to the principal elements of planning policy other advice contained in Planning Policy Guidance Notes and replacement national Planning Policy Statements (PPS) may be of relevance to the submitted proposal. This includes:
- PPS1: Delivering Sustainable Development;
  - PPS3: Housing; and
  - PPS5: Planning for the Historic Environment

### **9.0 MAIN ISSUES:**

- 9.1 Having considered this application, its history and all representations, it is the considered view that the main issues in this case are the impact of the scheme on:

- Principle of residential development;
- The appearance of the dwellings and the impact on the setting of the listed buildings;
- Highway, servicing and pedestrian safety;
- Residential amenity: and
- Section 106 Matters.

### **10.0 APPRAISAL:**

#### **Principle of residential development:**

- 10.1 The principle of the development was established under the previous Outline approval on the site in 2000 and renewed in 2004 and 2007. It is considered the site is previously developed land having accommodated many post war hospital buildings which have now largely been demolished. The listed buildings on site are to be retained and converted.

#### **The appearance of the dwellings and the impact on the setting of the listed buildings:**

- 10.2 The new build dwellings have been designed to reflect the characteristics of the area, namely that the post war housing in the area is mostly two storeys in height. The design and appearance is traditional. The setting of the listed building has been a key consideration. The use of natural slate roofs is important as the topography in this locality means that roofscapes will be very important. The layout of the site is broadly similar to the previous approved scheme. Houses fronting both Silk Mill Way and the internal estate road are important. It should be noted that the houses fronting the internal estate road will have natural timber framed windows and doors as well as natural slate roofs. The houses located within the cul de sac are not considered as visually prominent and therefore, the use of UPVC is considered

appropriate, however, the roofs of these dwellings will be natural slate. The proposal is acceptable in relation to trees and the proposed landscaping is also acceptable.

#### **Highway, servicing and pedestrian safety:**

- 10.3 Highway officers have no objections to the proposed layout of the estate road or the 19 houses in this cul de sac. The car parking for the houses is acceptable with most properties having at least 2 off-street spaces. In addition the cul de sac and estate road have been designed to reflect the guidance in the Council's Street Design Guide SPD.

#### **Residential amenity:**

- 10.4 The proposed layout of the dwellings is considered to afford future occupiers with a good level of amenity in terms of over looking, privacy, outlook and in relation to private garden areas and off street car parking. There are no serious concerns in relation to residential amenity for future occupiers or neighbouring residents in relation to this application.

#### **Section 106**

- 10.5 The bullet points below show how the Section 106 for this 19 dwelling application will be structured to ensure that this phase of development ties in with the wider site. In addition the developer has been informed that the bullet points below will be applicable to the next phase of redevelopment of this site.
- If affordable housing is not provided, an equivalent (i.e. 30%) affordable housing contribution is required. The phasing and security for this payment is to be agreed between the parties but is required to ensure the Council has an enforceable and defensible position. The developer has agreed to this 'bond' but the detail has yet to be finalised.
  - Greenspace contribution of £23,507.10. On site greenspace 0.076ha will be delivered through the wider site redevelopment. Members may recall from the previous Wimpey scheme that the main area of greenspace will be located in front of the listed Hospital building.
  - Public transport, education and other contributions are not triggered by this development but these dwellings are to be included in the overall count of homes for contributions by the site as a whole.
  - Any future applications for the site will be treated in the same way (in terms of policy position and aggregation of homes for contributions purposes).
  - The 3 show homes development will be included in the s.106.

#### **11.0 CONCLUSION:**

- 11.1 Overall this phase of the wider site development is considered acceptable in relation to the relevant policy considerations. The Section 106 is considered acceptable in relation to securing the current policy requirements and the also to protect the Council position regarding delivery of affordable housing and greenspace should the developer only build out these 19 houses. In this situation a commuted sum will be paid by the developer.

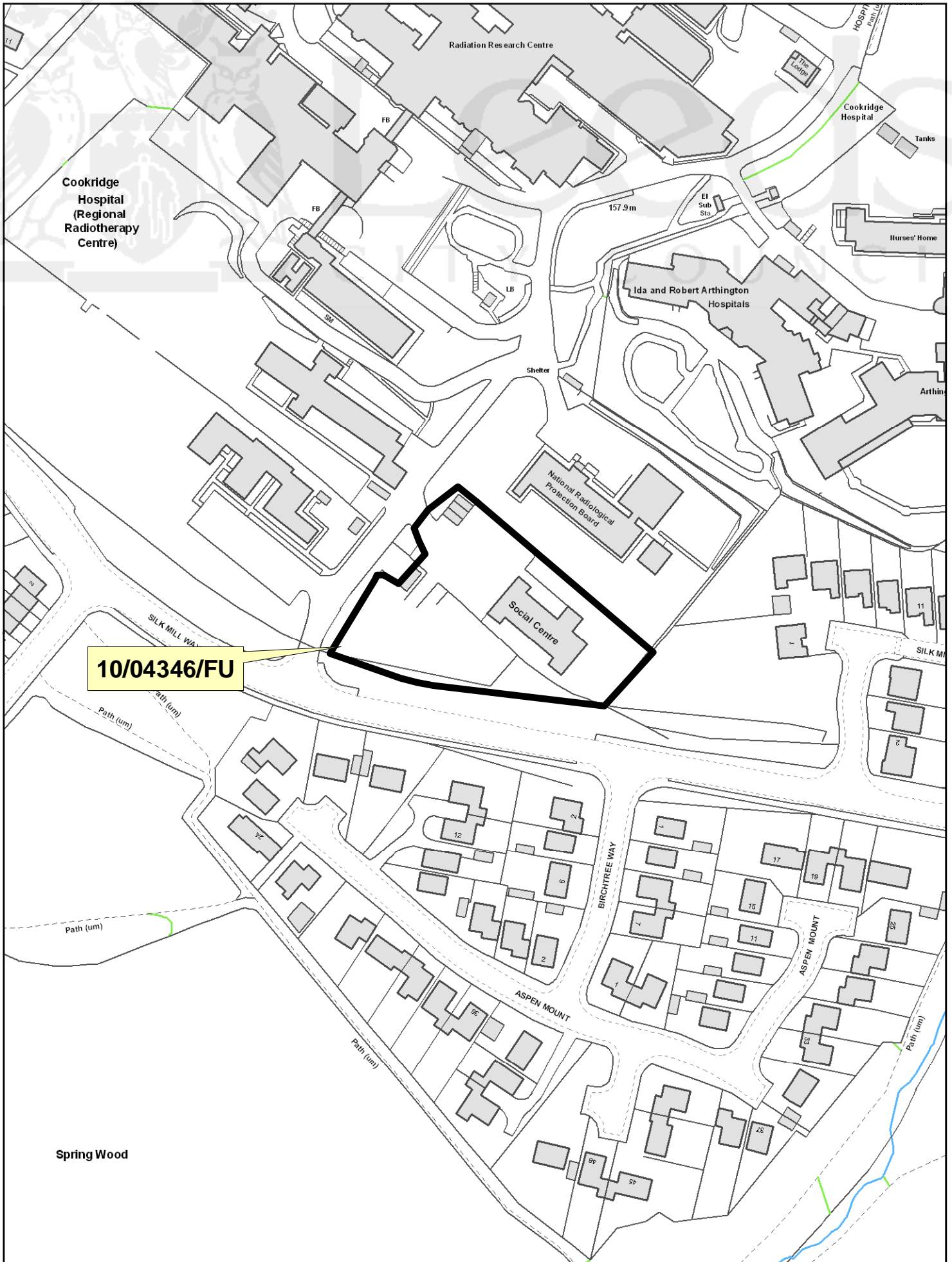
11.2 In relation to the design and appearance of this phase of the development. The houses are considered well designed and portioned and in relation to the consideration of the effect upon the setting of the listed buildings on site the house types are considered to preserve the setting of the listed buildings. The use of natural slate to all the roofs and the use of timber framed doors and windows to the properties on the estate road should complement the approach to the listed buildings. There are no serious concerns in relation to amenity considerations or highways matters.

**Background Papers:**

Application files

Historic application files





# WEST PLANS PANEL