

Plans Panel (City Centre)

Thursday, 10th February, 2011

PRESENT: Councillor B Selby in the Chair

Councillors D Blackburn, C Campbell,
G Driver, Mrs R Feldman, M Hamilton,
S Hamilton, G Latty, J Monaghan and
E Nash

72 Chair's opening remarks

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

73 Declarations of Interest

The following Members declared personal/prejudicial interests for the purpose of Section 81(3) of the Local Government Act 2000 and paragraphs 8 to 12 of the Members Code of Conduct

Applications 10/05607/FU/10/05608/FU and 10/0509/LI – The Majestic City Square LS1:

Councillor Monaghan declared a personal interest as a member of Leeds Civic Trust which had commented on the application

Councillors Campbell, Nash and Selby declared personal interests through being members of English Heritage which had been consulted on the application (minute 77 refers)

Application 10/05541/FU – Leeds Metropolitan University City Campus – Councillor Monaghan declared a personal interest as a member of Leeds Civic Trust which had commented on the application (minute 78 refers)

74 Apologies for Absence

Apologies for absence were received from Councillor Castle who was substituted for by Councillor Ruth Feldman

75 Minutes

RESOLVED - That the minutes of the Plans Panel City Centre meeting held on 12th January 2011 be approved

76 Matters arising

The Head of Planning Services updated Members on the following matters:
Southern entrance at Leeds Railway Station

The Secretary of State for Transport had agreed to the provision of the southern entrance to the railway station at Leeds, with £12.4m of DfT funding being provided towards the total cost of approximately £14.4m

Leeds Flood Alleviation Scheme

Reference was made to recent media reports regarding the future of the flood defence scheme for Leeds and a fact sheet was tabled for Members' information. It was disappointing that the scheme had been put on hold by DEFRA but further discussions were to take place with the Secretary of State and other funding options were being investigated

77 Applications 10/05607/FU, 10/05608/FU and 10/05609/LI - Change of use of basement bar to live music venue with ancillary bar, restaurant, nightclub use; change of use of ground floor and upper levels from nightclub to bar, restaurant and a range of assembly and leisure uses with associated external and internal alterations in association with the changes of use including new window openings - Majestic - City Square LS1

Plans, photographs, drawings and graphics were displayed at the meeting. A site visit had taken place earlier in the day which some Members had attended

Officers presented the report which sought permission for change of use, alterations and refurbishment of the prestigious Grade II Listed Building known as the Majestic which was situated in City Square

Members were informed that the proposed uses could also include uses within the D2 class, ie gym, exhibition space or cinema

The proposed works were outlined for Members which included:

- new windows along Quebec Street and Wellington Street to create greater activity and enlarged openings to windows to upper floors
- new glass doors to main entrances and creation of a new entrance on Quebec Street
- refurbishment of the Marmo faience facades
- reintroduced art panels at ground floor level and reinstatement of the original glazing bar patterns to windows fronting City Square
- new service entrance on Wellington Street with any necessary extensions to TROs relating to use of the nearby on-street loading bay by the proposed development being funded by the applicant
- opening up of roof terrace for public use
- slate screening of the rooftop plant
- reinstatement of the proscenium arch
- reinstatement of the external statuary
- internal paint scheme which would be consistent with the 1921 building and would help reinstate the detail to the decorative plaster work

Receipt of two further representations were reported these being from WYAAS, requesting recording after the soft strip out and prior to internal alterations, with a condition to this effect being added, and from the Victorian Society who had commented, although the period of the building was outside their remit. They were supportive in principle but had made some detailed comments which were reported to Panel

Members commented on the following matters:

- the proposed statues and whether the style of these could be related to the Alfred Drury statues of maidens which were situated in City Square
- that the statues should be of a style close to the originals
- disabled toilet facilities and whether these would be provided on each level
- that the sympathetic reinstatement of this historic building was welcomed as was the fact that it would be reopened to the public
- that the signage should be of a style in keeping with the 1920s
- that the applicant should be encouraged to retain the name of the building as 'The Majestic' and for it to be spelled correctly
- the street lamps outside the building; that these were not sympathetic to it and that Conservation Area lamps might be more appropriate in this location

Officers provided the following responses:

- that archive footage had been examined with a view to replicating the original statues, with this detail being controlled by condition
- that a condition requiring the provision of disabled toilet facilities on each public level would be added to the permission

Members voiced their support for the scheme and expressed the hope that work on it would commence as soon as possible

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, additional conditions relating to archaeological recording of the interior of the building following the initial strip out and provision of disabled toilet facilities on each public level and any others which in the opinion of the Chief Planning Officer are required

78 Application 10/05541/FU - Proposed student accommodation, retail unit and landscaping at Leeds Metropolitan University City Campus - Calverley Street, Willow Terrace Road and Woodhouse Lane LS1

Plans, drawings, photographs and graphics were displayed at the meeting

Officers presented the report which sought permission for the major regeneration of part of the Leeds Metropolitan University city campus site, these being blocks F, G and H, which would provide student residential accommodation comprising 568 bedrooms; a new retail unit; public square with enhanced pedestrian connectivity across the site and the enhancement of existing greenspace

A pre-application presentation on the proposals had been made to Members on 14th October 2010 and a site visit had taken place. Details of the issues raised in that presentation were included in the submitted report

The proposals would see the removal of some of the existing buildings on the site, the retention, cleaning and repairing of the remaining buildings with some re-cladding in glass reinforced concrete at ground level to blocks F and H1

The landscaping proposals would include a new tree-lined pedestrian route from Woodhouse Lane into the site and the provision of a public space to be known as Campus Square which would be on the site of block G which would be demolished. Whilst some limited loss of trees would be necessary to provide accessibility, there would be re-provision of 32 new trees across the site

Members were informed that the site was in a highly accessible location and that walking and cycling would be promoted as the means of transport. The level of car parking would be rationalised, this being from 73 spaces to 44 spaces

Officers were of the view that the proposals addressed the challenges posed by the site, particularly the changes in levels; that the scheme would provide new and refurbished buildings, new and enhanced greenspace together with improved connectivity and therefore recommended approval of the application to Panel

Members commented on the following matters:

- whether the proposals before Members represented the long-term vision for the site
- whether the Section 106 money could be used to fund the free city bus which could lose funding due to the necessary cutbacks in expenditure by the Authority
- the amount of greenspace being provided with concerns being raised that it might not be sufficient for the numbers wishing to use the area
- the status in the UDPR (2006) of the area of greenspace outside the boundary of the site
- the proximity of the Inner Ring Road to the site and the need to be satisfied that people were protected from unacceptable levels of pollution, especially when using the open area
- that additional planting to screen the Inner Ring Road was required
- that consideration should be given to having sedum roofs on the buildings
- that the route into the site from the south on Woodhouse Lane was well used and that the desire line should be formalised with a path
- the reduction in car parking and where the parking would be displaced to

Officers provided the following responses:

- that the developer retained long-term aspirations for the site
- that public transport contributions were set aside for major transport works such as the southern entrance to the railway station; that there was a list of schemes which did not include funding the free city bus service as this scheme already existed
- that the scheme provided an extensive amount of greenspace compared to many other student residential developments, including a significant new public area
- that the green area beyond the site boundary was designated as protected greenspace in the UDPR (2006)
- that the issue of air quality had been considered and that Environmental Health Officers had undertaken an assessment which concluded that there were no further requirements to introduce additional measures into the buildings to improve air quality. The Head of Planning Services stated there would be less buildings on the site with different uses and lower numbers of cars which should help with issues relating to air quality/pollution levels
- regarding access to the site from the south, there already existed a narrow path and this would be looked at to see if opportunities existed for its enhancement

In respect of levels of car parking provision, Members were informed

that the reduced number of spaces from 73 to 44 would be restricted for use to staff and residents on the city campus only. However, some additional parking, ie 40 spaces – had been agreed for LMU staff use in the Rosebowl car park

Concerns were raised at this arrangement which was viewed as amounting to a net loss of car parking spaces; that the original agreement for the Rosebowl car park was that it would provide public, short stay parking; that an agreement had been reached to vary this without Members being informed; that the scheme lent itself by the differing uses, to lower levels of car parking and with that, the hope there would be fewer car parking permits, but this was not the case as re-provision was being offered and £26,000 was being sought towards pay and display parking

Reference was also made to the extant permission for a hotel on Portland Crescent – currently the site of 'D' car park - and when that scheme came forward, it would lead to further pressure on car parking space in the area

The Panel's Highways representative stated that people were being encouraged not to use their cars for work and that where restrictions on parking were being introduced it could, and did lead to people reconsidering whether they still wished to use their car for the daily commute

The Central Area Planning Manager stated that the matter of car parking provision for LMU in the Rosebowl was not linked to this application and that whilst the intention had been for the Rosebowl to be for short stay parking, it was being under-utilised

In terms of the contribution towards pay and display parking, this was to compensate the Council for lost revenue from the loss of pay and display space which was needed for the creation of a loading bay

The Panel considered how to proceed

A suggestion for further information to be reported back on the car parking issues was not supported

RESOLVED - To approve the application in principle and defer and delegate final approval to the Chief Planning Officer for approval subject to the conditions set out in the submitted report (and any others which he might consider appropriate) and the completion of a Section 106 agreement, to include the following obligations:

- public transport contribution - £29780
- travel plan and monitoring fee - £2625
- management and accessibility to public areas
- protection of a landing point for Inner Ring Road bridge
- contribution of £26,000 towards loss of pay and display parking space on Calverley Street
- employment and training initiatives
- occupation of residential accommodation by full time students only
- Section 106 management fee

In the circumstances where the Section 106 Agreement has not been completed within 3 months of the resolution to grant planning permission, the final determination of the application shall be delegated to the Chief Planning Officer

79 Date and time of next meeting

Thursday 10th March 2011 at 1.30pm in the Civic Hall, Leeds

Draft minutes to be approved at the meeting
to be held on Thursday, 10th March, 2011