

Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 6th October 2011

Subject: APPLICATION 11/00318/OT LAYING OUT OF ACCESS ROAD AND ERECT PRIVATE HOSPITAL AND B1, B2 AND B8 UNITS AT LAND OFF COAL ROAD AND RING ROAD, SEACROFT, LS14

APPLICANT

St James Securities
Ventures (Leeds) Ltd

DATE VALID

27th January 2011

TARGET DATE

28th April 2011

Electoral Wards Affected:
Crossgates & Whinmoor

☐ Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity ☐

Community Cohesion ☐

Narrowing the Gap ☐

RECOMMENDATION:

DEFER and DELEGATE approval to the Chief Planning officer subject to the conditions specified) 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;

- Installation of pedestrian and cycle crossing facilities at the signalised junction of Coal Rd/Ring Rd with associated re-configuration.
- Upgrade of an existing pelican crossing adjacent to the site (on Ring Rd) to a toucan crossing (suitable for cycle crossing).
- Traffic Regulation Order to ban HGV movements along Coal Road, traffic calming measures along Coal Road adjacent to the application site (applicant to fund cost & associated works) and imposition of 30mph speed limit.
- Provision for improvements to the Wetherby Rd (A58)/Ring Rd roundabout to improve traffic capacity at this junction.
- Contribution of £41,688 towards public transport infrastructure improvements (sums are index linked).
- Contribution of £5,200 towards the monitoring of the travel plan.
- Local employment and training initiatives

In the circumstances where the Sec.106 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.

2. Time limit for outline permission
3. Development carried out in accordance to approved plans
4. Details of external materials to be submitted
5. Details of boundary treatments to be submitted
6. Use class restriction employment units to prevent change to B1a (offices)
7. Details of storage and disposal of litter to be submitted
8. No external storage of plant, materials or product
9. Details of treatment of emissions from mechanical plant equipment to be submitted
10. Details of a scheme to control noise from laundry/plant rooms at hospital to be submitted
11. Details of extract ventilation systems to be submitted
12. Details of air conditioning systems to be submitted
13. Provision of grease trap in hospital food preparation areas
14. Lighting restrictions
15. Restriction on floorspace of employment units and private hospital
16. Areas used by vehicles to be laid out, surfaced and drained
17. Details of cycle parking facilities to be submitted
18. Closing off and making good existing access
19. Implementation of site access to Coal Road prior to development being brought into use
20. Provision of visibility splays to access on Coal Road
21. Submission of an updated Travel Plan for employment units and private hospital
22. Details of emergency pedestrian access to be submitted
23. Submission of arboricultural method statement
24. Pre-start condition to ensure compliance with arboricultural statement
25. Protection of existing trees
26. Preservation of existing trees
27. Submission and implementation of landscape details
28. Landscape management plan
29. Details of the design, layout and position of building foundations insofar as they affect trees
30. Provision of 12m easement from tree to northern boundary
31. Restrict position of buildings and car parks from visibility splay to Coal Road
32. Provision of replacement tree/hedges/shrubs
33. Details of bio-diversity enhancement to be submitted
34. No site clearance or removal of trees between (1st March to 31st August)
35. Submission of a landscape and habitat management plan
36. Submission of a surface water drainage scheme
37. Surface water works to be carried out in accordance with the recommendations contained with the submitted Flood Risk Assessment
38. No building located within 4m of 750mm sewers
39. No building located within 3m of 150mm sewers
40. Separate systems of drainage for foul and surface water
41. Surface water from vehicle parking and hardstanding to be passed through an interceptor.
42. Reporting unexpected contamination
43. Importing soil

Reasons for approval:

The application has been considered in accordance with policies of the UDP Review and policy advice in PPS4. It is considered that the applicant has demonstrated that the proposal will not prejudice the supply of employment land notwithstanding that the proposed hospital will provide employment opportunities at the site. It is considered that the proposal will mitigate the highway impact of the development and improve accessibility to the site. In regard to the hospital building, there is the

potential to create an attractive new development, which subject to assessment during a reserved matters application, will be of visual benefit of the locality. The application is considered to comply with the following development plan policies:

GP5, E7, E8, N12, N13, N51, T2, T2d, T24, H20b, BD5 and LD1

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 This application is presented to Plans Panel (East) as it is a major development that partly represents a departure from the development plan and has wider significance to the locality.

2.0 PROPOSAL:

- 2.1 This application seeks outline permission (access only) to layout an access road and erect a private hospital and B1, B2 and B8 units. Details of the appearance, landscaping, layout and scale are to be reserved, subject to further consideration through a subsequent application.
- 2.2 The proposed employment units are to include a range of employment uses (B1(b + c), B2 and B8) to occupy 3995sqm of gross internal floorspace. The proposed private hospital building is to provide 6503sqm of gross internal floorspace which is indicatively shown arranged over 3 floors. A schedule of accommodation has been provided and indicates the hospital would provide approximately 28 bedrooms, operating theatres, consultation rooms, care lounges as well as diagnostic services (e.g. screening). The hospital is anticipated to employ approximately 140 medical staff as well as additional support staff.
- 2.3 Accompanying this outline application is a masterplan drawing indicating the level of development that could be accommodated at the site having regard to the site's constraints. The employment units are indicatively shown positioned to the north-eastern portion of the site with associated car parking and service delivery yard. The hospital is indicatively shown positioned to southern portion of the site, adjacent the junction of Coal Rd/Ring Rd. Both site uses are to be accessed off Coal Road. The hospital is shown to be served by a 155 bay car park, service yard and drop-off/pick up lay-by.

3.0 SITE AND SURROUNDINGS:

- 3.1 This application site lies within a large triangular shaped site (narrowing to the highway junction of Coal Rd and Ring Rd) and occupies the south and north eastern corner of the plot. The application site is 2.8ha in area and comprises mainly of scrub grassland.
- 3.2 The south western boundary fronts onto the A6120 Ring Rd and is set behind a wide grass and tree lined verge and a pedestrian footpath. To the north west is a pedestrian footpath fringed by trees and a large industrial building beyond. The western boundary abuts the remainder of the vacant land. To the north and eastern boundaries (Coal Rd frontage) aligns a hedge with large industrial buildings beyond.
- 3.3 The application site is relatively flat and is located within an area characterized by large commercial/industrial premises.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 The following planning history is relevant:
- 11/00319/FU Detached DIY store with associated car parking, landscaping and laying out of access road- Pending decision.
 - PREAPP/10/00720 Mixed use development (including a retail unit (A1), a private hospital (C2), R and D units (B1b), light industrial units (B1c), offices (B1A).
 - 10/01751/EXT Extension of Time Period for planning application for planning application 07/04758/OT- Decision pending.
 - 07/04758/OT Variation of condition numbers 1, 2, 4, 7, 8, 13, 15, 18, 21, 22, 23, 24, 25, 27, 29, 31, 36, 37 and 38 of permission 07/02204/OT to allow phased development- Approved (23/10/07).
 - 07/02204/FU Removal of condition 8 and variation of conditions 21, 26, 36, 37, 38 of approval 06/05664/OT for business units (B1) and car dealerships, including laying out of access, car parking, landscaping and highway works- Approved (15/06/07).
 - 06/05664/OT Outline application to erect business units (B1) and car dealerships, including laying out of access, car parking, landscaping and highway works- Approved (08/01/07).
 - 06/03385/OT Outline application to erect business units (B1) and car dealerships include. Laying out of access, car parking, landscaping and highway works- Refused (31/08/06).
 - 32/244/93/OT Laying out of access to erect non-food retail development and restaurant- Refused (17/12/93)
 - 32/67/93/FU Laying out of access to erection of 6 non-food retail development and restaurant with car parking- Refused (12/07/94)
 - 32/187/90 Outline application to lay out access and erect factory, with packaging, ancillary storage and offices, to sports ground- Approved (09/10/90)

Tree Preservation Order (1998/41)

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 This application follows on from earlier pre-application discussions with the applicant concerning this site and the wider Coal Road site. In particular reference to the employment units and private hospital the applicants were advised:
- The employment units (to comprise R & D (B1b) units) are considered acceptable in this location. Any proposed office use (B1a) would be assessed against the tests contained within PPS4 relating to main town centre uses.
 - Request for more information about the scale and type of hospital it will operate and the type of customer i.e. day release; short stay etc and number of employees. An assessment needs to be made of market and other economic information as well as longer term benefits (costs, jobs, productivity etc) and wider development plan objectives.
 - The proposed hospital should satisfy the requirements of policy E7 (UDP).
 - an access off Coal Road was acceptable.
 - requests to submit a transport assessment, public transport enhancements and a travel plan with application.
 - suggested venues to undertake community involvement.
 - outlined the documentation to support the application submission.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 The submitted Statement of Community Involvement outlines how the applicant publicised the application proposals to local people prior to the submission of this application. (It is to be noted that the scheme detailed under 11/00319/FU was also presented at the events). A presentation evening as well as a public exhibition event was hosted at Kentmere Community Centre on 11th, 12th & 13th November 2010. 2 of the invited 21 people attended the presentation evening and 15 people attended

the public exhibition. 6 comments received with 4 expressing support (job creation, provision of DIY store and medical facility) and 2 other supportive but having reservations (regarding highways- Coal Rd used as rat run; overnight HGV parking; include a ped crossing; additional traffic).

- 6.2 With respect to the formal application, 5 site notice displays posted dated 18th February 2011 (advertised as a major development).
5 further site notice displays posted dated 22nd July 2011 (advertised as a major development and a departure to development plan).
- 6.3 1 letter of representation (from Unilever- site opposite) has been received advising of an intention to object. A further letter was received dated 23rd May 2011 objecting to this application. The letter comments:
- Advised that Unilever owns and operates an aerosol manufacturing plant. To east of the application. As site operator, has certain obligations to consider the risks posed to off-site users within a certain radius of the site.
 - The revised plans show the hospital building falling outside the consultation zone which led to HSE no longer object.
 - Concern that although building now falls outside the consultation zone does not fully address issue- how could hospital patients and users safely and expeditiously be evacuated from the site in the (unlikely) event of an incident.
 - Taking a rounded and deliberately precautionary view, a solution that enables patients and others to be evacuated from the building but not necessarily from the site does not fully deal with the issue.

7.0 CONSULTATIONS RESPONSES:

Statutory:

- 7.1 Health & Safety Executive comments dated 7th February 2011. HSE does not advise, on safety grounds, against the granting of planning permission.

The Health & Safety Executive modelling was re-worked and revised comments were received on 16th March 2011. As a result the HSE advised that there are sufficient reasons, on safety grounds, for advising against the granting of planning permission in this case. Objection.

Following revisions to the indicative masterplan drawing a further revised Health & Safety Executive comment was received dated 20th April 2011. HSE does not advise, on safety grounds, against the granting of planning permission.

- 7.2 Environment Agency comments dated 28th February 2011. No objections. Suggested condition covering the details of a surface water drainage scheme across the site.

Non-statutory:

- 7.3 Highways comments dated 10th March 2011. Application cannot be supported. Unable to agree trip rates and mode splits for B1 (office) uses; off-site highway works required; further check to junction modelling required; 2.4m x 120m visibility splay to Coal Rd acceptable; amendment to internal layout.

Revised Highways comments dated 9th September 2011. Confirm acceptance to the improvement works to Coal Road/ Ring Road junction and satisfied that the impact of the proposed development with all mitigation measures in place is acceptable;

improvements to the pedestrian facilities, while having some detrimental impact on capacity is considered vital to the acceptability of the scheme.

- 7.4 Contaminated Land comments dated 23rd February 2011. No objections. Suggested conditions covering the encountering of unexpected contamination and that any soil brought on site shall be tested.
- 7.5 Environmental Health comments dated 23rd February 2011. No objections. Suggested conditions details of treatment of emission to atmosphere; sound insulation measures; details of ventilation system; details of air con. system; restrict delivery hours; provision of grease trap; litter disposal; lighting restrictions. *Additional Environmental Health* comments dated 5th May 2011. Discussion on removal of delivery hours condition.
- 7.6 Flood Risk Management comments dated 25th February 2011. No objections. Suggested condition for drainage works to be carried out in accordance with submitted flood risk assessment.
- 7.7 Yorkshire Water comments dated 2nd March 2011. Objection to indicative layout as buildings to be sited over public sewerage system. Planning conditions are suggested to ensure easement from sewer locations.
- 7.8 Metro comments dated 8th March 2011. Access to public transport is mixed, whilst good range of services access hampered by existing buildings and safe crossing points. Provision of real-time upgrades to Ring Rd & Coal Rd (Leeds-bound); improve off-site access to services.

8.0 PLANNING POLICIES:

- 8.1 The Development Plan for the area consists of the Regional Spatial Strategy and the adopted Unitary Development Plan Review (UDPR), along with relevant supplementary planning guidance and documents. The Local Development Framework will eventually replace the UDPR but at the moment this is still undergoing production with the Core Strategy still being at the draft stage. The RSS was issued in May 2008 and includes a broad development strategy for the region, setting out regional priorities in terms of location and scale of development including employment and transport matters.
- 8.2 Regional Spatial Strategy (RSS) (adopted May 2008)
 - S1: achievement of sustainable development
 - E1: creating a successful and competitive regional economy
 - E2: town centre and major facilities
 - E3: land and premises for economic development
 - E5: safeguarding employment land
 - T1: personal travel reduction and modal shift
 - T3: public transport
 - LCR1: Leeds city region sub area policy.
- 8.3 The development plan indicates that the application is allocated for employment based uses (under Policies E3A:6 & E8:6). It is considered that the following policies are of relevance:
 - GP5 seeks to ensure that development proposals resolve detailed planning considerations, including amenity.
 - GP7 community benefits and planning agreements.
 - R2 identifies areas where regeneration initiatives will be undertaken.
 - N12 states that development proposals should consider and respect spaces between buildings; the best buildings of the past; good design; character and scale; encouragement of walking and cycling; adaptability for future uses; the needs of the

elderly and people with disabilities and restricted mobility; visual interest; and crime prevention.

N13 requires all new buildings to be of high quality and have regard to character and appearance of surroundings.

N23 incidental space around built development should provide a visually attractive setting.

N51 Design of new development should enhance existing wildlife habitats.

T2 developments need to be adequately served by existing or proposed highways, capable of being served by public transport and have provision for safe and secure cycle use and parking.

T2D seeks enhancements to public transport.

T5 safe and secure access for pedestrians and cyclists should be provided to new development.

T6 satisfactory access to new development for disabled people and people with mobility problems should be provided.

T7A secure cycle parking is required in new developments, to reflect standards in UDP Appendix 9.

T24 parking provision to reflect the guidelines set out in UDP Appendix 9.

H20b hospitals will not normally be acceptable within predominantly residential areas.

E3A, B & C relate to additional employment land.

E7 states that uses outside the B use classes will not be permitted on land identified for employment purposes or land in current/past employment use.

E8 identifies key employment sites to preserve their availability for full range of employment uses.

BD5 requires new buildings to give consideration to both their amenity and that of their surroundings.

LD1 development proposals should protect existing vegetation, allow sufficient space around buildings to retain existing trees in healthy condition and allow new trees to grow to maturity.

8.4 Supplementary Planning Documents

Public Transport Improvements and Developer Contributions (2008)

Travel Plans (Draft, 2011)

Street Design Guide (2009)

8.5 National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 4: Planning for Sustainable Economic Growth

Planning Policy Statement 9: Biodiversity and Geological Conservation

Planning Policy Guidance 12: Transport

9.0 **MAIN ISSUES**

1. Principle of development
2. Impact on visual amenity
3. Highways implications
4. Impact on residential amenity
5. Other matters

10.0 **APPRAISAL**

1. Principle of development:

Employment units:

- 10.1 As referred to above, the application site is allocated for a range of employment uses. The proposed employment units (indicatively illustrated to the north-eastern corner of the site) are to accommodate a mix of B1 (b- research & development & c-light industry), B2 (general industry) and B8 (storage & distribution) uses. Since the submission of the original application the element of B1 (a- office) uses has been withdrawn to obviate the need to satisfy the requirements of PPS4 for the introduction of out of centre office (main town centre use) development. In light of these revisions, the range of employment units now proposed is considered to be compatible with the site's planning policy designation and its wider commercial setting.

Private hospital:

- 10.2 The southern portion of the site is indicatively shown as accommodating a private hospital. The development plan is relatively silent on hospital developments aside from stating that such developments would not normally be acceptable in residential areas. There is no policy requirement to justify need and location of the hospital although the applicant clearly considers there to be a demand for such a facility in this area. The application site is considered to lie within an accessible location adjacent to established industrial/ commercial premises with convenient access to bus service facilities and a main arterial road.
- 10.3 The hospital development proposal will result in the reduction of available land allocated for employment use. An Employment Land Survey has been provided considering the availability of allocated employment sites, sites with planning permission and property currently on the market that are suitable and available for employment uses. This evidence was provided to address policy E7 of the development plan which seeks to safeguard the availability of employment land. The submitted survey indicates that there is a good range of employment sites to accommodate a range of employment uses, with sufficient employment land to meet the requirements for employers in the locality. Officers own testing of the data concur with the conclusions drawn in the survey. It is considered that there is a robust supply of employment land and it is considered that the release of the employment land subject to this application would not compromise local employment land supply or the Council's wider objectives in terms of availability of employment land. Furthermore, it is considered that the proposed development would not result in environmental, amenity or traffic problems although these matters are considered in more detail later within this report. In short, there is no justifiable reason to withhold planning permission on policy E7 grounds.
- 10.4 Nevertheless, the hospital development is an employment generator in its own right. At a national level, PPS4 recognises that a broader range of employment opportunities are created beyond the traditional B (employment) use class as a form of economic development. Whilst the end user of this facility is unknown it is understood that the hospital will provide a range of clinical procedures and will employ around 140 medical staff and additional support staff with further jobs created through the construction process and the future maintenance of the site. To reinforce the applicant's commitment in creating local employment opportunities, measures to provide for training and employment (in co-operation with the Jobs & Skills Service) for local people through construction of the development, the use of local contractors/sub-contractors and materials supplied by local firms; and to make provision for that occupiers of the development employ local people are to be integrated within a s106 agreement.
- 10.5 In summary, it is considered that the proposed hospital development will not prejudice the existing robust supply of employment land available. The proposed hospital will provide employment opportunities at a site that is accessible. Moreover, the proposed development will make provision to offer employment and training

opportunities for local people. It is therefore considered that the proposed hospital development is acceptable in this location.

2. Impact on visual amenity:

- 10.6 This application is in outline form therefore matters relating to the layout, scale, appearance and the landscaping of the site are to be considered under a subsequent reserved matters application. Nevertheless, the submitted indicative layout plan informs the basic principles of the development and informs later design stages.
- 10.7 The indicative layout plan illustrates the proposed employment units, comprising of one large employment building and a smaller employment building to be positioned to the north-eastern portion of the site. The future occupiers of these units are not known and as this application is in outline the precise form and arrangement of the employment units is still to be determined (through a subsequent reserved matters application). The proposed employment units will make provision for associated car parking and servicing as well as afford sufficient separation from trees and the associated scrub and grassland to the northern boundary.
- 10.8 The indicative layout plan illustrates the proposed private hospital to occupy the southern end of the application site, at the site's most visually prominent point, adjacent to the junction of Coal Rd/Ring Rd. The indicative layout shows a 3 storey building of triangular footprint which reflects the unique shape of the site and will form a focal point to the southern end to maximise its design potential. The proposal will incorporate pedestrian links into the site for the convenience and benefit of staff and visitors.
- 10.9 The indicative layout seeks to retain the site's existing tree lined perimeter where the submitted tree survey identified contained the most significant trees with regard to affording sufficient space to accommodate supplementary landscaping. Landscaping of the site is a matter for consideration during reserved matters application stage and appropriate planning conditions are to be imposed to secure details of soft landscaping works, an arboricultural method statement, tree protection plans and landscape management plans to ensure retention of the site's landscaped perimeter. In addition, whilst the submitted ecological assessment considers the site to be of low ecological value measures are to be taken to ensure the retention of the hedgerow and the belt of scrub to the northern boundary with a buffer zone put in place (during works & operation of site); inter-planting of native tree species and a bio-diversity enhancement scheme for which the details are to be secured through planning condition. As a broad concept, the submitted scheme is considered acceptable.

3. Highways implications:

- 10.10 The submitted transport assessment considers not only this proposed development but also the full detailed application (Ref: 11/00319/FU- detached DIY store) that relates to adjacent land. Both the sites are to utilise a single access off Coal Road and although a site masterplan layout has been submitted this is indicative with matters of layout to be considered at reserved matters application stage.
- 10.11 In highway terms, the principle of development at these sites is accepted and a move towards mixed use development is welcomed (previous permissions at the site involved solely employment based uses). This is reflected in the submitted transport assessment which references previous planning permissions at site which are expected to generate significantly more traffic than this application proposal with an improved package of off-site highway works secured through this development proposal.

- 10.12 During the course of this application there have been extensive discussions on the highways impact of the wider site development (inclusive of application 11/00319/FU), the highways mitigation measures to be introduced and the timing of when such highway works are to be delivered. As a result, there is a broad package of highways measures that are triggered at the point when the separate elements of site development come forward. The package of agreed highway measures are outlined in the below paragraphs.
- 10.13 The signalised highway junction at Coal Rd and Ring Rd to the south of the site contains no controlled crossing facilities for pedestrians or cycles. The wider development proposal is considered to generate a pedestrian demand, especially from the residential area and town centre to the south. As such, the proposed development will provide for the reconfiguration of this highway junction, incorporating provision for pedestrian and cycle crossing. According to the highways modelling, the introduction of these facilities will impact on the capacity of the junction. On the basis that the proposed development (including DIY store, employment units and private hospital) is implemented within the opening year, the modeling shows that the junction will operate satisfactorily at the morning/evening peak-times. The addition of the pedestrian facilities will push a couple of the approaches at the junction above capacity level however this assumes the pedestrian facilities are called every other signal cycle which is considered unlikely given current site observations and the likely impact of the development. As such, it is considered that the pedestrian access benefits achieved through the installation of the crossing facilities would outweigh the unlikely adverse impacts on the capacity of the Coal Road and Ring Road.
- 10.14 Beyond the north-west corner of the site is a pelican crossing on the Ring Rd. The development proposal will facilitate the upgrade of this crossing to a toucan crossing which will improve cycle links to the development site and to the wider cycle network. Moreover, the proposed development will also make provision for improvements at the Ring Rd/Wetherby Rd roundabout by widening the approaches to the junction and line marking to improve traffic capacity at the junction.
- 10.15 In respect of Coal Road, past complaints have been received by Highways Services from residents about HGVs using Coal Road as a short cut (from Wetherby Road (A58) to the Seacroft Industrial Estate). The future occupiers of the proposed development are likely to use HGVs and this issue would be exacerbated. Aware of these concerns the applicant has agreed to a Traffic Regulation Order (TRO) to ban HGV movements further up Coal Road (the residential area) and will fund its cost and any associated works. The TRO measures will also include traffic calming measures along Coal Road and the imposition of a 30mph speed limit in order to reduce speeds.
- 10.16 The table below illustrates which package of off-site highways works are triggered to be delivered at the implementation of each element of the development proposal (inclusive of 11/00319/FU):

Development Proposal	Off-site Highway works triggered
DIY Store	Coal Rd traffic calming, HGV ban, 30mph speed limit + £42,138 Public Transport contribution
Private Hospital	Coal Rd traffic calming, HGV ban, 30mph speed limit (if DIY store not implemented) + Coal Rd/Ring Rd crossing improvements + Wetherby Rd junction improvements + £28,539 Public Transport contribution
Employment (B1, B2, B8)	Coal Rd traffic calming, HGV ban, 30mph speed limit

Units	+ Coal Rd/Ring Rd crossing improvements + £13,149 Public Transport contribution
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- 10.17 The proposed development will have a significant travel impact and under the terms of Developer Contribution and Public Transport Enhancement SPD guidance a contribution proportionate to the travel impact of the development proposal will be required towards the cost of providing the strategic transport enhancements which are required to accommodate additional trips on the network. The wider development (inclusive of 11/00319/FU) generates a contribution of £83,826 which has been agreed with the applicant and is to be secured through a s106 agreement. As a proportion of this total figure, the private hospital is to provide a contribution of £28,539 and the employment units provide a contribution of £13,149.
- 10.18 This outline application is accompanied by a framework Travel Plan document which outlines parameters to promote measures ensuring that staff, patients and visitors of the development proposal are offered a choice of travel modes to and from the premises. As this application is in outline form and that the operators of the units are not yet known a condition is to be imposed to secure an updated detailed Travel Plan document. Allied to this, a sum of £5,200 is advanced to cover the cost of monitoring of the travel plan and secured through an s106 agreement.
- 10.19 In summary, the application site lies within an accessible location and the proposed employment units and private hospital can achieve suitable access arrangements from Coal Rd. As part of the wider site development (inclusive of 11/00319/FU), Highways are satisfied that the impact of the proposed development will be adequately mitigated by the package of off-site highways measures. Whilst it is acknowledged that the proposed pedestrian facilities (at Coal Rd junction) may lead to a slight deterioration in traffic conditions the proposed pedestrian facilities are considered to be vital to the acceptability of the proposed scheme.
4. Impact on residential amenity:
- 10.20 The application site is located within an industrial/commercial area with no residential properties nearby. Therefore, the operation of the proposed employment units and private hospital are not anticipated to adversely impact on the amenity of existing residents. Nevertheless, conditions have been imposed to secure details of the installation and operation of mechanical plant equipment to protect the amenity of the future occupants of the hospital facility.
- 10.21 It is acknowledged that any potential amenity impacts are likely to manifest themselves through the proposal's impact on the highway network as a result of increased traffic generation from the site. These matters are discussed in the above Highways section of this report and accordingly the development can be supported.
5. Other matters:
- 10.22 All of the obligations and contributions proposed within the s106 as contained within this report are considered to be directly related to the development and compliant with the three legal tests introduced by Community Infrastructure Levy.
- 10.23 The letter of representation received from an adjacent landowner, Unilever, concerns the potential vulnerability of those present at the private hospital site should an accident occur at Unilever's facility. The adjacent Unilever site is subject to the Control of Major Accident Hazard (COMAH). The Health & Safety Executive have defined consultation zones around the Unilever facility determining thresholds of vulnerability. As originally submitted the indicative location of the private hospital building stood within the outer consultation zone and an HSE objection was raised.

Whilst layout is not subject to consideration under this application, the position of the hospital building was amended to stand beyond this zone. As a result, the HSE no longer maintain an objection. Unilever acknowledge the revised position of the building although state caution that the vehicular access into the site (via Coal Road) runs through the outer consultation zone. The applicants are to make provision of an emergency access to the Ring Rd frontage to assist evacuation of the site in the unlikely event of an incident. It is to be noted that the consultation zone covers most of the Unilever site, the adjacent Coal Rd and Sherburn North Rd as well as the residential properties immediately to the east of the Unilever site.

10.24 In regard to drainage matters, submitted Flood Risk Assessment (FRA) comments that the application site is located within Flood Zone 1 where there are no specific requirements in terms of mitigation of fluvial flood risk. The proposed development will involve a significant increase in the amount hardsurfacing across the site but as the submitted FRA comments with the suitable management of surface water run-off the proposals will not increase flood risk to the wider catchment area. As such, details of the proposed drainage methods are to be secured through planning condition.

10.25 Turning to land contamination, the application site formerly contained farm buildings which were demolished in the 1960s. It is considered that there is low risk to the proposed commercial end use and although the submitted report recommends gas monitoring there is no justifiable reason to insist on such works through this planning application. Nevertheless, planning conditions to cover any unexpected contamination during works on site and testing of importing of soil are to be imposed.

11.0 CONCLUSION

11.1 The principle of employment units (B1, B2 & B8) is considered compatible with application site's allocation and in view of the existing robust level of employment land, the proposed private hospital is not considered to prejudice existing employment land supply. The development proposal will be accompanied with a package of off-site highways measures to mitigate the impact of the development and improve pedestrian and cycle links to the site. Furthermore, the proposed development will bring a vacant site back into use, make provision to offer employment and training opportunities for local people and, with particular regard to the private hospital, offer the potential to create an attractive new development, which subject to assessment during a reserved matters application, will be of visual benefit of the locality. Accordingly, the application is recommended for approval.

Background Papers:

Application and history files.

Certificate of Ownership- Certificate B served to LCC Highways Services and St James Securities Ventures (Leeds) Ltd dated 25th January 2011.

LEEDS CITY COUNCIL

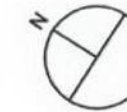
21 SEP 2011

REVISED

Site Area

B: 2.8 Hectares
3.92 Acres

11/00318



- G 21.9.11 B8 Unit reduced to 30K GIA & associated service area and parking amended to suit J JH PW
- E 12.4.11 Unit A and adjoining parking and servicing updated and road junction and car park to unit B amended to suit RAL PW
- D 6.4.11 Trees added, updated road layout, redline boundary update BCD PW
- C 29.3.11 Notes updated, line weights made clearer JDL PW
- B 22.3.11 Hospital site amended in line with easment zones as shown RAL PW
- A 17.1.11 Changes to red line boundary and annotations BCD JH

Rev: Date: Details: Drawn: Checked:

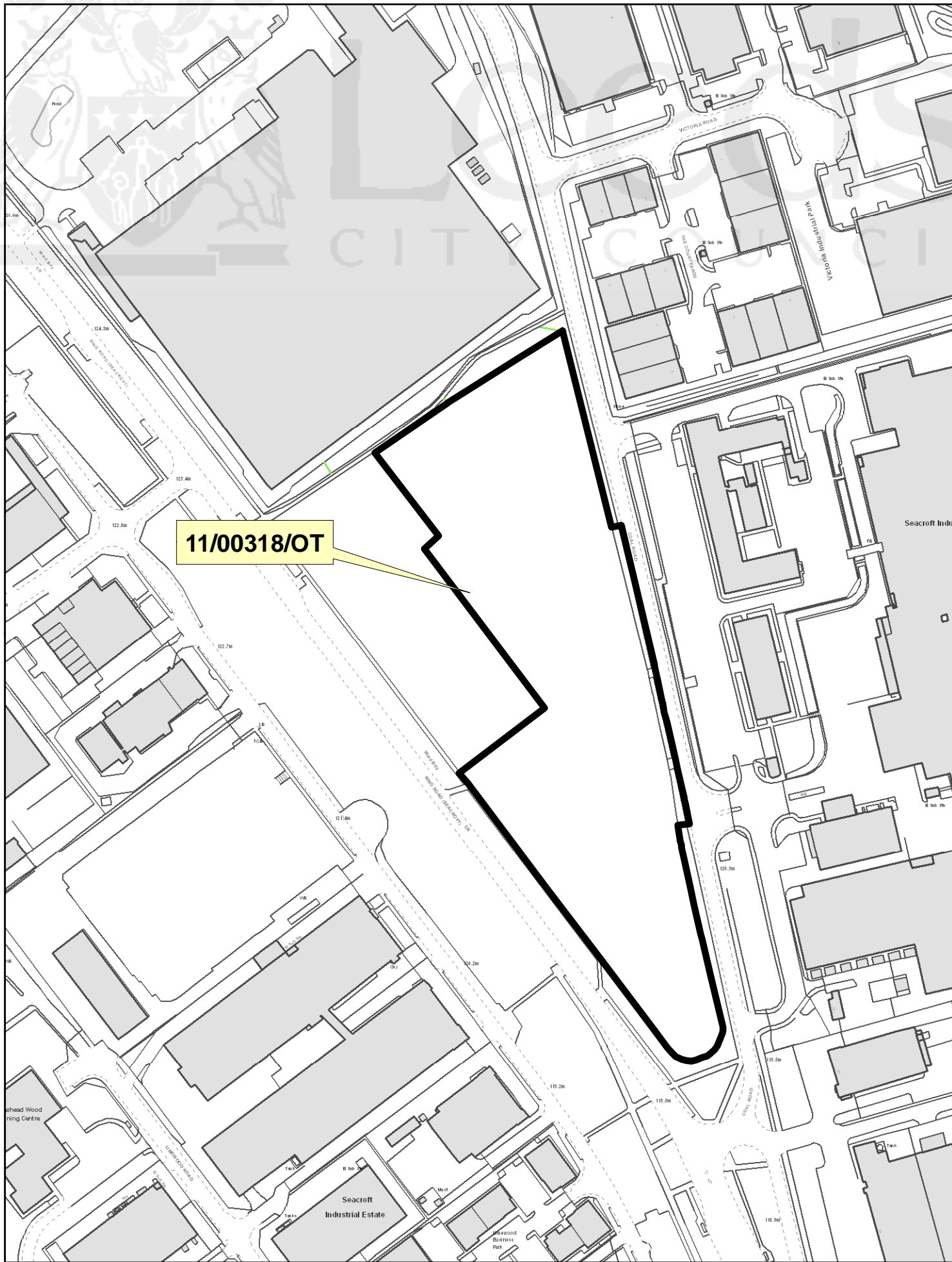
OUTLINE PLANNING

Project/Client:	Project No:
St James Securities	2110091
Venture LTD	Drawn By:
Coal Road Leeds	AD (00) 103
	Rev:
	G
Drawing:	Scale:
Proposed Masterplan Diagram	1:1250 @A3
	Drawn By:
	BD
	Date:
	14/1/11
	Checked By:
	PW
	Date:
	14/1/11

ARCHIAL

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Contractors must work only to agreed dimensions which are to be checked on site.
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EAST PLANS PANEL