



Report of the Chief Planning Officer

PLANS PANEL WEST

13 October 2011

Subject: PROPOSED VARIATION TO S106 AGREEMENT GOVERNING USE OF CAR PARKING BY OCCUPIERS OF STUDENT FLATS AT CARNEGIE COLLEGE CAMPUS, CHURCH WOOD AVENUE, LEEDS 16

APPLICANT

Leeds Metropolitan
University

DATE VALID

TARGET DATE

Electoral Wards Affected:

Weetwood

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

Members are recommended to agree to the proposed variation to the S106 legal agreement to permit the use of the car park by student occupants of the flats at the campus

1.0 INTRODUCTION:

- 1.1 Planning permission was granted on 26 February 2008 for the erection of 23 cluster flats in 5 blocks, totaling 483 bedrooms, for student use, and a car park with 55 spaces. This application was approved by the Plans Panel West on 1 November 2008.
- 1.2 An accompanying S106 agreement stipulates that student occupiers undertake not to use a car in association with their occupation of the flats.

- 1.3 This report is brought to the Panel as parking issues were discussed at length by the Panel when the planning application was considered.

2.0 PROPOSAL:

- 2.1 The proposal is to vary the terms of the S106 agreement to enable the University to issue up to 55 permits to students who are residents of the Carnegie student accommodation to park on the campus car park. Students without a permit would continue to be bound by the terms of the agreement requiring cars not to be used. Permits would be issued on a first-come-first-served basis
- 2.2 The proposals have been brought forward by LMU following discussions with Ward Members and follow on from concerns expressed by local residents about staff and student car parking in surrounding residential streets.

3.0 SITE AND SURROUNDINGS:

- 3.1 The site is the Headingley Campus of Leeds Metropolitan University which is within Far Headingley. The campus contains a variety of sports pitches and buildings of various ages and some of them are listed buildings but the site is not within the Conservation Area.
- 3.2 The site is accessed from St Chad's Drive and Church Wood Avenue both of which pass through the residential area which lies to the east of the Campus and to the west of the A660 Otley Road.
- 3.3 The car park subject of the S106 agreement which this proposal relates to lies to the SW of the site adjacent to the sports pitches.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 07/01373/FU – Erection of 23 cluster flats in 5 blocks comprising 483 bedrooms and formation of 55 space car park – approved 26 February 2008.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 Discussions with officers, LMU and Ward members have taken place.

6.0 PUBLIC/LOCAL RESPONSE

- 6.1 Not applicable.

7.0 CONSULTATIONS RESPONSES:

Highway Authority

- 7.1 No objections to an amendment to the S106 to allow those students purchasing parking permits to bring a car to Leeds but the restriction for those who do not should be retained. This is the way that the Kirkstall Brewery site is run, initially there were overspill problems there but this has been managed better in recent years.

8.0 PLANNING POLICIES:

8.1 NA

9.0 MAIN ISSUES:

9.1 Highway safety

9.2 Residential amenity

10.0 APPRAISAL:

10.1 The planning permission for the enlarged car park approved under the same application as the cluster flats was additional general car parking for the campus such as staff parking and not provided to serve the student flats, indeed, the terms of the accompanying legal agreement prevent student occupiers from using cars in connection with their occupation of the flats.

10.2 In practice it has emerged that the campus car park is underused and there is evidence of staff and students parking on surrounding residential streets to avoid the parking charges levied. It has in practice proved difficult for the University to enforce the student 'no car' rule, as cars can legally be parked on the highway subject to any prevailing traffic regulation orders.

10.3 On balance it is therefore considered sensible to allow the University to issue a number of parking permits to student occupiers of the flats with the aim of displacing parking on surrounding residential streets into the underused car park.

11.0 CONCLUSION:

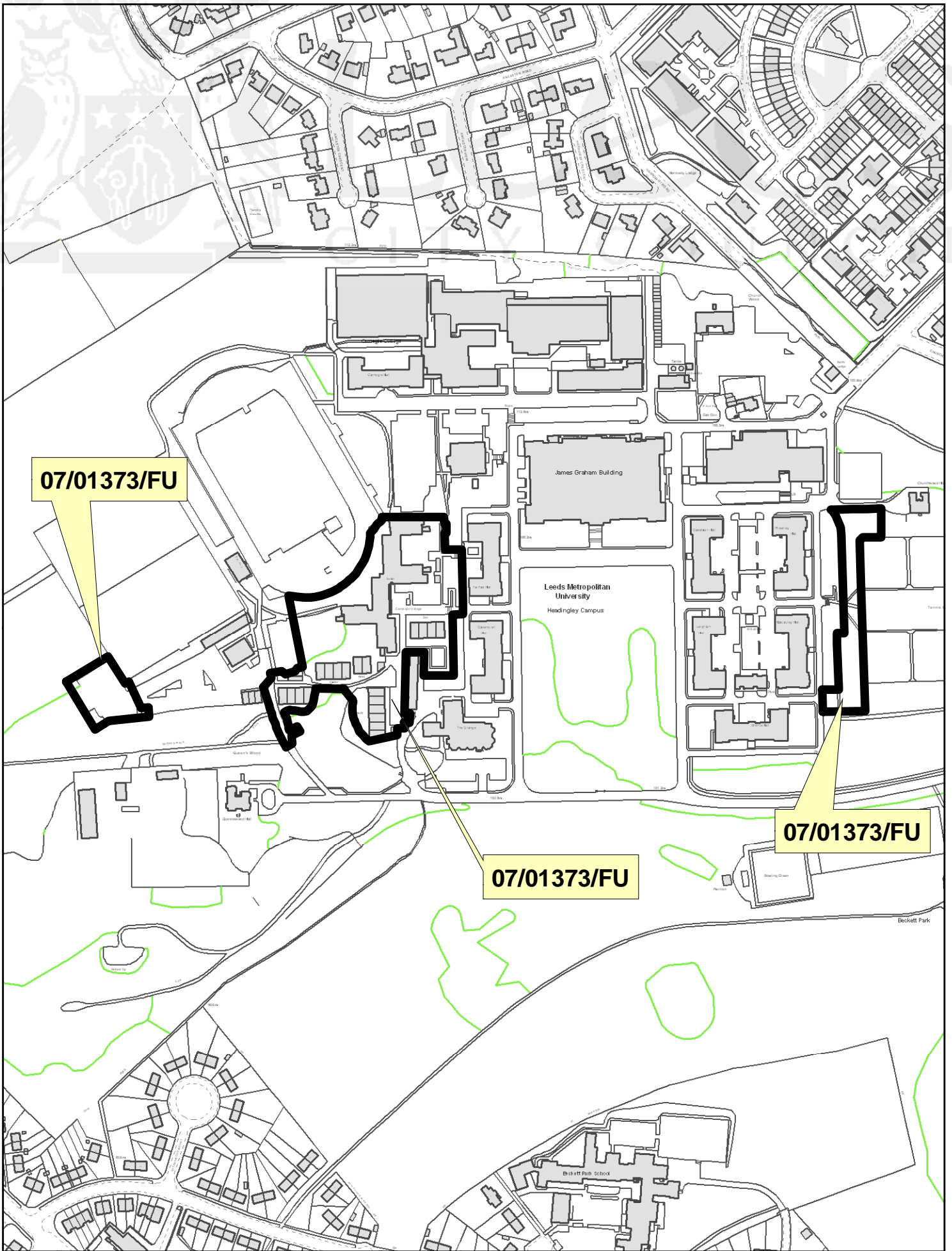
11.1 It is considered that the proposal to issue permits will help to reduce university related parking on surrounding residential streets, in particular the reported long-stay parking of 10-15 cars.

11.2 Members are recommended to authorise the Chief Planning Officer to amend the S106 agreement as set out in this report.

Background Papers:

Application and history files.

Certificate of Ownership...



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WEST PLANS PANEL

