

Plans Panel (City Centre)

Thursday, 24th November, 2011

PRESENT: Councillor B Selby in the Chair

Councillors G Driver, S Hamilton, J Jarosz,
J McKenna, M Hamilton, C Campbell,
G Latty, A Castle, A Blackburn and
M Coulson

35 Late Items

No formal late items of business were added to the agenda, Members were in receipt of supplementary information relating to the proposals for the former Alf Cooke Printworks (minute 41 refers)

36 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:

Councillors Campbell and Selby – Update on the First White Cloth Hall – declared personal interests as members of English Heritage which had been involved in the work to progress the reclamation project from the beginning. (minute 42 refers)

Councillor A Castle declared a personal interest in all the items on the agenda as a member of Leeds Civic Trust as the Civic Trust had commented on the proposals contained within all the applications

Councillor Campbell – redevelopment proposals for the Merrion Centre and proposals for the former Alf Cooke Printworks – declared a personal interest in both applications as a member of WYITA Passenger Transport Consultative Committee, as METRO had commented on the applications (minutes 39 & 41 refer respectively)

Councillors Driver & Jarosz – redevelopment proposals for the former Alf Cooke Printworks - declared interests as members of the Leeds College of Building. The legal adviser determined that these were personal interests as Councillor Driver explained he was aware that the College of Building had proposed a development in the vicinity of this site. (minute 41 refers)

37 Apologies for Absence

Apologies for absence were received from Councillor Nash. The Panel welcomed Councillor Coulson as her substitute

38 Minutes

RESOLVED – That the minutes of the meeting held on 27th October 2011 be agreed as a correct record

39 Application 11/03424/FU - Proposed alterations, change of uses and reconfiguration of floorspace, Merrion Centre, Merrion Way and Wade Lane, Leeds

Further to minute 29 of the meeting held 27th October 2011 when Panel deferred determination of the application to allow more time for officers to discuss Members' concerns over the Travel Plan, elevations and lighting, the Chief Planning Officer submitted a report setting out the developers' responses. Members had visited the site prior to the meeting. Site plans, internal layout plans and architects drawings were displayed at the meeting along with computer generated graphics showing the earlier and revised proposals. A copy of the report presented to Panel on 27 October 2011 was included for reference

(Councillor A Blackburn joined the meeting at this point)

The revisions to the scheme were highlighted as being:

Elevations

- Glazing was now proposed to extend around the corner of Wade Lane and into the Service area entrance. The glazing would be frosted to prevent views into the gym proposed at this location
- The cladding to the top level of the car park had been reduced by 2m in order to emphasise the linear effect and focus attention to the ground floor double height glazed shop fronts
- Darker coloured cladding panels were now proposed to the rear of the lighter diagrid cladding to encourage greater attention on the new grid formation to the foreground

Lighting

- Technical drawings of the proposed diagrid showing the LED points and a slide showing the intended night scene with the car park illuminated were displayed. The LEDs had colour changing ability

Surface treatment

- The proposed works were felt to be commensurate with the scale of development proposed under this application
- The Panel had previously identified the pavements between the Arena site and Merrion Centre as requiring refurbishment. Officers responded that the Arena permission included surface treatment works to the footway fronting Merrion Way outside Merrion House. Additionally the proposals for the Grosvenor Casino site on Merrion Way include pedestrian footway improvements

Travel Plan

- The revisions to the Travel Plan (TP) addressed the Panels previous concerns and included an increase of 50% to the TP budget, the potential for additional incentives; commitment to participate in local sustainable travel events and an undertaking for additional publicity of the scheme.
- A sequence for the survey and monitoring of the TP throughout the development and occupation phases had been agreed and included a TP Co-ordinator who would be responsible for delivering best practice for the Merrion Centre as a whole
- The Public Transport Contribution had now been agreed

Officers concluded by stating that TCS, the developer, were keen to commence development works with a view for completion prior to the opening of the Arena
(Councillor S Hamilton left the meeting at this point)

Members made the following comments:

- Welcomed the improvement made to the Wade Lane elevation which Members noted was likely to see increased footfall from visitors en route to the Arena. Members suggested further improvement could be made by the inclusion of one more glazed panel to face into the service area
- Sought to confirm the preservation and re-installation of the mosaic at the Wade Lane junction and discussed whether the re-installation could be time limited. Officers responded that this could be discussed with the developer and a management plan for the implementation could be presented to Panel in due course
- One Member expressed the view that the car park elevations looked better at night than day
- One Member retained concerns over the amount of proposed licensable space, but Panel noted that although this space could be deemed suitable in planning terms for licensable purposes, the Licensing Committee would determine any future licensing applications

(S Hamilton rejoined the meeting at this point)

- The need to determine whether Merrion Way would predominantly be a highway or pedestrian use and the need to reflect that in the future treatment of the route
- The TP appeared more robust, but concern remained over its effectiveness and whether the incentives were sufficient. Officers outlined the stronger TP structure now proposed in response

RESOLVED – That the application be approved in principle and determination be deferred and delegated to the Chief Planning Officer for final approval subject to the specified conditions contained in the 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 (minimum £11,670 to maximum £99,372)
- Travel plan and monitoring fee (£3,000)
- Employment and training initiatives
- Section 106 Management fee (£1,500)

In the circumstances where the Section 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

40 Application 11/03759/RM - 29 storey block of flats and use of 2 railway arches for commercial uses and Application 11/03758/LI - works to disused railway viaduct to form new public realm and links to adjoining residential development, former Doncaster Monkbridge site, Whitehall Road, Leeds

The Chief Planning Officer submitted a report on two applications relating to the former Doncaster Monkbridge site. Panel noted that outline planning

permission had been granted for the residential block in 2007. The reserved matters application related to a 29 storey residential development (the third block out of a total of four on the site) and works to the railway viaduct to create new public realm, access and retail uses. The listed building application relates to the works to the railway viaduct which is Grade II listed. Site plans, photographs and architects drawings were displayed at the meeting. Members had visited the site prior to the meeting. Officers outlined the proposals as:

Viaduct – the listed building application proposed the same repair and restoration works as Application 07/06133/LI which had lapsed on 5/9/11

- Modern brick buttresses to be removed
- The balustrade to be replaced in areas where it had decayed or was missing
- The arches would provide either pedestrian or vehicular access into the site, and a mix of retail/commercial uses
- An elevated walkway connecting the viaduct to the multi-storey car park
- A nature reserve/biodiversity area to be established on the western end of the viaduct with the remainder of the viaduct top being laid out as a publicly accessible landscaped space
- An area of public realm is also to be introduced between the viaduct and the residential building at ground level

Residential Block

- The elevations would incorporate white composite ceramic and porcelain materials
- Ground floor - cycle store and entrance
- First floor – additional entrance with ramped access to account for level changes and to reflect the design of the grit stone steps to be introduced to the viaduct
- Accommodation to be a mix of studio, 1, 2 and 3 bedroom units and duplexes
- The roof is stepped back from level 23 with the introduction of roof terraces
- 3 bed units and duplexes with greater terraced areas are proposed from level 26
- Indicative drawings of the block in situ were displayed showing the proximity of the block to the viaduct and the other three blocks proposed in the overall development
- Officers concluded that the proposals in these applications were in accordance with the design principles submitted at the Outline application stage

Members discussed the following matters with officers:

- Height of the block and the overall impact of the four tall buildings on wind generation at ground level, referencing back to the experience of Bridgewater Place. Officers responded that a condition requiring that a wind survey be undertaken could be added
- Whether sun plotting had taken place. Members noted the indicative drawings showed external seating in the public space to the north of the Viaduct but commented that the sun would be to the south
- Noted the nearby MEPC scheme incorporated greenspace which would complement this scheme. Members requested that the historical aerial photograph of both sites be made available for reference

- The nature of the intended public art. Officers responded that the LCC Design Team would liaise with the developer over public art and that the installations already on site made use of artefacts of the former use of the site, such as the “drop hammer” from the former iron works
- Sought further detail on the size of the flats particularly the 19 three bed units located above level 26. Members queried whether these would be of sufficient size to provide family units and whether they would be suitable for children
- Commented on the safety aspect of the elevated walkway
- Sought to ensure delivery of the Viaduct scheme parallel with the development of the residential units. Officers responded that the viaduct works were integral to the access and public realm arrangements for the residential blocks within the design of the scheme
- Noted that the development of Block 1 was required by September 2012 in order to comply with the existing permission and that none of the blocks could be developed without the development of the Viaduct. Some works had already been done to the Viaduct which was regarded as an asset to the overall site

RESOLVED –

a) That **Application 11/03759/FU** be granted subject to an additional condition requiring a wind assessment be undertaken and subject to the specified condition contained within the report.

b) That **Application 11/03758/LI** be granted Listed Building Consent subject to the conditions listed in full at appendix A of the submitted report

41 Application 11/04293/FU - change of use of former printworks to Class D1 Educational use and Application 11/04278/LI - Listed Building application for demolition works, restoration and alterations to the former Alf Cooke Print Works, Hunslet Road, Leeds LS10

The Panel had visited the site prior to the meeting. Plans of the existing building footprint were displayed for reference along with proposed site plans, indicative drawings, internal layout plans and computer generated images of the elevations and streetscene. Members had regard to the addendum sent out after the agenda for the meeting.

Officers highlighted the main issues for consideration as being:

- The balance between the buildings to be demolished and those to be retained. Historical internal features within the Main Building printing halls (MB) such as the staircases, balustrade and columns will be retained and modern additions such as partition walls will be removed
- Building 3 will be re-clad with twin-skin glazing and brise soleil with access ramp and will provide the main college entrance and general administrative uses,
- Building 4 is to be extended to provide catering & hospitality courses
- Building 5 will be re-clad with new roof lights and provide hair & beauty courses with likely motor vehicle repair uses introduced in phase 2 of the development.
- Building 6 would be demolished and replaced with landscaping, cycle and motorcycle parking and visitor parking

- A courtyard area will be created to the rear of the site in the void left by the demolition of buildings 2b and 2c
- Computer generated graphics showing the internal atrium of the MB and external elevations on the streetscene were displayed
- Officers also issued a correction to the main report stating that paragraph 10.6.1 should state that whilst the proposed use is classified under PPS25 as “more vulnerable”, the applicant had demonstrated via a submitted sequential test, exceptions test and the submission of a flood risk assessment, that the proposals were acceptable in this location and would adequately safeguard against the potential flooding impact.

Members broadly welcomed the scheme which they felt would provide a prestigious re-use of the site and went onto discuss the following:

- Noted the site was well served with bus links, but access from the Dewsbury Road corridor was difficult
- Proximity of the main entrance to Hunslet Road which was a busy main road into the city. Members noted that once the Mill Building was refurbished a new entrance would be created at the south eastern corner of the site. Officers responded that improved signage would encourage greater use of this entrance away from the main road
- The modern treatment to the elevations of Building 3 was welcomed but Members felt the proposed colour of the glazing should relate better to the red brick colour of the MB. It was noted that this could be discussed with the applicant
- Colour treatment of the gable end of the MB which abuts Building 3 needed to delineate the difference between the buildings. Officers confirmed that this colour could be discussed with the applicant
- Commented that the removal of building 6 could create a wind funnel effect between building 5 and the MB. Officers responded that a wind assessment had not been requested as the scheme did not propose any new buildings taller than those existing. Any wind generated could be dissipated through trees within the courtyard landscaping scheme. However, Members’ concerns about the demolition of buildings altering the potential wind impact were noted and a wind study would be requested by condition
- Treatment and width of the Hunslet Road pavements and whether they had the capacity to withstand the increased footfall
- Noted the proposal to establish a further pedestrian crossing to Hunslet Road, and that the installation of pedestrian crossing near to Crown Point Retail Park and the future creation of the city park would provide a safe and pedestrian friendly route to the College from the city
- The status of the overgrown and unused pedestrian footpath to the rear of the site. Members discussed whether this could be treated in order to promote its use, but noted it lay outside the development site and was not owned by either the developer or LCC. It was acknowledged that the developer would have to address the path in order to gain access to the rear of the site, but that the future maintenance of the path could not be resolved on the back of this application. Officers responded that the future of the path could be further investigated

The Chief Planning Officer highlighted the fact that delivery of this scheme was dependant on successful funding bids, and additional features and complications such as siting of the main entrance and signage could impact on the bid. Officers noted Members comments welcoming the retention of internal features to the MB and highlighted the condition included to ensure that recording of artefacts is undertaken which could highlight the need to preserve any items for future public art installations

(Councillor Jarosz withdrew from the meeting at this point)

RESOLVED

a) Application 11/04293/FU – That the application be deferred and delegated to the Chief Planning Officer for approval, subject to an additional condition requiring a wind study,, the specified conditions (and any others which he might consider appropriate), and following the completion of a Section 106 Agreement to cover the following matters:

- Off-site highways works contribution for provision of toucan crossing facilities and associated works and TROs (if necessary); and cycle route signing to unsegregated shared pedestrian/cycle use on the Hunslet Road footway between the junctions of Chadwick Street and Sayner Road on the eastern side and provision of a "dismount sign" on the western side of Hunslet Road; and Leathley Road access yellow box and TRO if necessary if the Council's scheme is not in place prior to commencement of development. This has been estimated at approximately £136 000
- Contribution to local bus stop improvements prior to commencement of development £40 000
- Contribution to local public realm enhancements for the proposed City Centre Park prior to first occupation of £15 000
- A contribution to public transport improvements would be made prior to first occupation on the remaining balance up to a maximum sum of £109 000
- Travel plan monitoring fee £2700 prior to first occupation
- Employment and training opportunities for local people
- Section 106 management fee within one month of commencement of development £3000

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

b) Application 11/04278/LI – That the application be deferred and delegated to the Chief Planning Officer for approval, subject to the specified conditions contained in the submitted report (and any others which he might consider appropriate).

(Councillors Driver and J McKenna withdrew from the meeting for a short while at this point. Councillor S Hamilton left the meeting)

42 First White Cloth Hall

The Panel received a report providing an update on the progress made to restore the First White Cloth Hall, Lower Kirkgate and setting out future development options. The Regeneration Manager (Projects & Programmes) attended the meeting and presented the following key issues:

- The remaining structure comprises of two-thirds of the original First White Cloth Hall (FWCH) with the west wing being lost due to the demolition of a neighbouring property in 2010. The demolition enabled safe access to the site, an analysis of which determined that repairs to the fabric of the building could be undertaken and as such were eligible for funding from the Heritage Lottery Fund
- The FWCH will now be included within the Stage 2 bid to the Heritage Lottery Fund for repair and restoration works to Lower Kirkgate. The Stage 2 bid will be made by May 2012
- The owner of FWCH owned a number of other properties within the THI developments along with the car park to the rear of the FWCH. In order to show how these developments will relate in spatial and financial terms the owner had been asked to produce a wider master plan for the area
- Works were anticipated to commence on the FWCH in Autumn 2013 if the Stage 2 bid was successful

Members discussed the following

- Emphasised their concern that, given the history of the site, there was a need to establish time limits for action and to provide timely updates to Panel on the progress of the HLF bid and subsequent actions
- The phasing of the five year development plan for all properties within the Townscape Heritage Bid
- The documenting of the archaeology of the site which will continue into 2013 depending on what is discovered there
- The difference between the two artists impressions of the original FWCH façade shown and the need to ensure one drawing is presented to the HLF. It was noted that the drawings had evolved as the archaeology was further investigated

RESOLVED – That the contents of the report be noted and to note in particular that work is progressing towards repairing the First White Cloth Hall. To request a further report be presented to the 16th February 2012 Panel meeting to include information on the preferred development option

43 Date and time of next meeting

RESOLVED – To note the date and time of the next meeting as Thursday 22nd December 2011 at 1.30 pm