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Plans Panel (City Centre)

Thursday, 8th March, 2012

PRESENT: Councillor B Selby in the Chair

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

58 Chairs Opening Remarks

The Chair welcomed all present to this additional meeting and short introductions were made

59 Pre-application Presentation - Formation of student flats (501 beds in 77 clusters) at 27 Burley Road, Woodhouse (Pre-App/11/00577)

This presentation was withdrawn from the agenda prior to the meeting as the developer had indicated that the application would not be progressed

60 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, Nash 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 63 refers)

Councillor Castle - Update on the First White Cloth Hall – declared a personal interest as a member of Leeds Civic Trust as the Civic Trust had commented on the proposals (minute 63 refers)

61 Minutes

RESOLVED – That the minutes of the meeting held 16th February 2012 be agreed as a correct record

62 Local Development Framework (LDF) Core Strategy Publication Document

The Panel considered the report of the Director of City Development on the broad scope and content of the Local Development Framework (LDF) Core Strategy. The document had been considered and approved for public consultation by Executive Board. The consultation period would close on 12 April 2012.

(Councillor A Blackburn joined the meeting)

The Head of Forward Planning & Implementation explained the Core Strategy (CS) would be an overarching policy document for the whole city, recognising the importance of local character and distinctiveness but having regard to the

projected population growth for Leeds and the impact this would have on housing, employment, and development. The CS would not set targets or identify sites – these would be drawn out in subsequent Plans.

(Councillor Hamilton joined the meeting)

The Team Leader, Policy identified the city wide policies equally applicable to the area falling within the remit of the City Centre Panel. The main themes of policies CC1, CC2 and CC3 specific to the area were discussed and the Panel made the following comments:

- The need to discuss the concept of city centre living and what constitutes a viable, accessible and sustainable residential area
- The need to incorporate usable open space into the long term policy, whilst recognising that some residential developments would also benefit from provision of more manageable smaller green spaces
- Policy CC1 should specifically reference the facilities a sustainable residential site requires – services/healthcare/schools
- The need to adapt to the changing nature of city centre living which now includes families rather than the young professional singles/couples originally envisaged and consider residential styles appropriate to the space available whilst ensuring that space presents a sense of place too
- The need to discuss the “no car” condition previously promoted for city centre residential developments and the impact this has had on long term residents
- Support for the development of an overall “town plan” approach and recognition of the difference between city centre, urban and suburban living
- Support for the proposed hierarchy of office space promoted near to the transport hub
- The impact of the existing road and transport networks on developments in the city. Future residential developments would afford the Authority the opportunity to review the network from a resident’s perspective.

The Chair concluded by encouraging all members to respond to the consultation

RESOLVED – To note the contents of the report and the comments made by the Panel

63 First White Cloth Hall

Further to minute 42 of the meeting held 24th November 2011, the Chief Planning Officer submitted a further report on the progress being made to restore the First White Cloth Hall, Lower Kirkgate.

The Conservation Officer confirmed that the Authority had received “approval in principle” for the £1.5m funding bid from the Heritage Lottery Fund (HLF) for the Kirkgate restoration works; with £0.5m being ring fenced for works to the First White Cloth Hall (FWCH). A financial viability study was being undertaken by the site owner and the final detailed bid would be submitted to the HLF before the end of April 2012.

Members commented on the training and employment issues outlined in the report and noted that liaison with Leeds College of Building had begun to provide opportunities for work and skills experience to apprentices.

The Panel also held a wider discussion on historic buildings at risk across Leeds and the need to establish a mechanism to ensure that the circumstances of the decline of the FWCH are not repeated. Members agreed that this issue should be taken up by the next joint meeting of the East, West and City Centre Plans Panels to include information on those listed buildings which were a cause for concern and in a state of disrepair.

RESOLVED –

- a) To note the contents of the report and the work progressing to repair the First White Cloth Hall
- b) To note the intention to present a further report to Panel in June/July 2012
- c) To request a report be presented to the next joint meeting of the East, West and City Centre Plans Panels on those listed buildings in Leeds on the “Buildings at Risk Register”

64 Date and time of next meeting

Members noted the arrangements and advice relating to attendance at the next Panel meeting which will deal with city centre car parking applications.

RESOLVED - To note the dates of future meetings as: 15th March 2012; 12th April 2012; 10th May 2012 and 7th June 2012

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