



## Report of the Chief Planning Officer

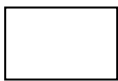
### *PLANS PANEL CITY CENTRE*

Date: 12<sup>th</sup> April 2012

**Subject: PRE-APPLICATION PRESENTATION – CURRENT POSITION OF THE TRINITY SCHEME AND UPDATE IN RESPECT OF PUBLIC ART, THE USE OF DIGITAL MEDIA AND NEW RETAIL/CATERING OFFER.**

#### Electoral Wards Affected:

City and Hunslet



Ward Members consulted  
(referred to in report)

#### Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

**RECOMMENDATION: This report is brought to Panel for information. The Developer will be asked to present the emerging elements of the scheme to allow Members to consider and comment on the proposals.**

## 1.0 INTRODUCTION:

1.1 This presentation follows on from the site visit on the morning of Panel at which Members will visit the currently under construction retail and leisure development to assess the progress being made on site. This will include walking beneath the new glazed roof structure which is now fully self supporting. The design of the scheme is continually being refined and updated, responding to current retail thinking and design progress. The purpose of the visit and presentation is to appraise Members of the current position and ask them to comment on revisions and additions to the scheme as set out below.

## 2.0 SITE AND SURROUNDINGS:

2.1 The site is both the area currently under wholesale redevelopment bounded by Briggate, Boar Lane, Albion St and Commercial St (Trinity East) in addition to the former Leeds Shopping Plaza which is bounded by Bond St, Albion St, Lower Basinghall St and Boar Lane.

- 2.2 The site lies within the Prime Shopping Quarter as set out in the Leeds UDP (Review) 2006 and is outside but adjacent to the Leeds City Centre Conservation Area. There are a number of listed buildings which are located adjacent to its extensive site boundary, most notably the Starbucks unit at the corner of Albion St and Commercial St which is Grade II listed.

### **3.0 HISTORY OF NEGOTIATIONS**

- 3.1 Officers are in constant discussion with the developers (Land Securities) and their architects (Chapman Taylor) and the items brought before Members today have been tabled at meetings which have taken place since the start of this year. The site itself has been the subject of many planning approvals which have combined to produce the scheme currently under construction although, at the present moment, there are no current applications awaiting determination.

At Plans Panel in July 2009 Members approved the application for the new link bridge over Albion St which included the remodelling of the Albion St/Bond St corner where Boots has one of its entrances (app ref 09/01742/FU). This introduced a large area of glazing to the upper levels which allowed views into the internal space as well as creating a large showcase element behind the glass. Subsequently, as part of a pre-application presentation to Members at Panel in March 2010, the proposal to widen the Albion St/Bond St entrance to Trinity West by cutting back the building line of the current Boots entrance was presented. This went on to be approved as part of a later application ref no 11/03290/FU which also included the use of the upper floors of this part of the building for food and leisure related uses.

### **4.0 RELEVANT PLANNING POLICY**

Leeds UDPR policies:

BD6 All signs must be well designed and sensitively located within the street scene. They should be carefully related to the character, scale and architectural features of the building on which they are placed.

L.C.C. Supplementary Planning Document on Advertising design guidance recognizes digital screens as an emerging form of advertising and advises that they should not be located adjacent to highways for safety reasons.

BD15: Works of public art will be encouraged in all new developments where appropriate. Justification for this policy states that L.C.C. is keen to encourage developers to commission artists to design works of art to enhance their buildings or the spaces around them. Such art could be in the form of sculptures and is particularly appropriate to buildings used by the public and for large scale developments.

### **5.0 PROPOSAL**

- 4.1 The items which will be presented to Members and will subsequently require planning permission are:

1. Alterations to the Albion St/Bond St corner consisting of:

- amendments to the line of the glazing at the upper floor levels
- the opening up of a greater amount of visibility in to the upper floors when viewed from outside the building through the removal of more of the internal wall
- the introduction of a digital advertising screen to carry general commercial advertising. The size and location of this will be made clear in the

presentation but it is proposed to be located above ground floor level and be visible from Commercial Street and Albion Street.

- the cutting back of the Boots entrance at ground floor level to make the entrance in to Trinity West wider (this is in line with the most recent permission but has also been incorporated in to this proposal).

2. Trinity Leeds Art Programme: The location of a piece of public art on Briggate, the principles of which are to be set out in the presentation.

4.2 The items to be presented to Panel which either already have or do not require planning permission are:

3. Trinity Leeds Art Programme: Various art installations to be located within the development and small scale pieces around the development.

4. The new food concept to be located in the upper floors behind the glazing on the Albion St/Bond St corner.

5. The location of a digital advertising screen within the centre at the upper level adjacent the cinema unit entrance where it will have a synergy with the cinema use.

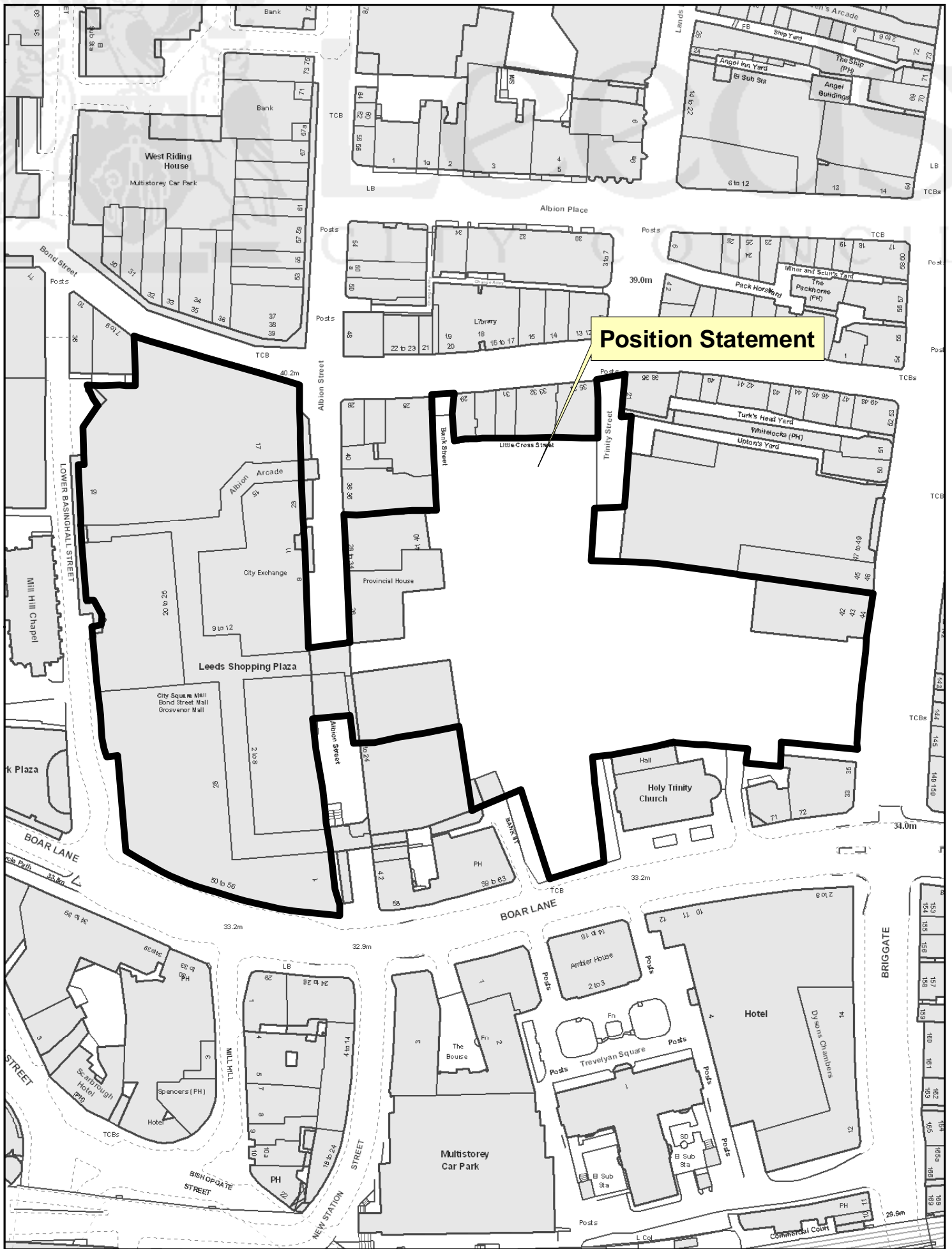
## 5.0 ISSUES

Members are asked to consider the following matters:

1. Is the newly configured Albion St/Bond St entrance area acceptable?
2. Is the introduction of the digital screen acceptable within the context of the above new entrance configuration? Members will be aware that, if considered to be acceptable, this would be the first example of this form of advertising in the city.
3. Is the principle of the public art on Briggate acceptable?
4. Can the revisions detailed in 1. and 2. above be determined by the powers of decision delegated to the Chief Planning Officer? (provided those elements remain substantially unaltered from those presented)
5. Do Members wish to have the application for the chosen piece of art work on Briggate brought to Panel for determination?

## 6.0 BACKGROUND PAPERS

- 6.1 09/01742/FU Approval for the re-elevation of the western side of Albion St and Bond St
- 6.2 11/03290/FU The cutting back of the boots entrance and change of use of the upper floors and basement for a mix of catering and leisure uses.



# CITY CENTRE PLANS PANEL

