



Report of the Chief Planning Officer

PLANS PANEL SOUTH & WEST

Date: 18th July 2013

Subject: APPLICATION 13/02072/FU – demolition of existing housing office and construction of a block of three retail units (A1) use with associated works at Otland Drive, Leeds LS7 1SH.

APPLICANT

Sheppard Developments
Leeds Ltd

DATE VALID

21st May 2013

TARGET DATE

16th July 2013

Electoral Wards Affected:

Hyde Park and Woodhouse

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

GRANT PERMISSION subject to the following conditions:

1. Commencement of development within 3 years.
2. Approval of plans
3. Samples of all external walling and roofing to be approved prior to commencement of development
4. Samples of all external surfacing materials including pedestrian access and parking areas to be approved prior to commencement of development
5. details of boundary treatments
6. signage scheme re window displays
7. detailed landscape scheme to be submitted / implemented / managed
8. 5 yr planting replacement
9. details of lighting
10. hours of demolition / construction 0730-1830 Monday-Friday, 0900-1300 Saturday, no operations Sunday/BH
11. details of installation/ operation of air conditioning / plant
12. plant noise limited to 5dB below prevailing background (LA90)
13. opening hours 0600-2300 Monday-Sunday
14. delivery hours 0700-1800 Monday-Saturday, none Sundays/BH

15. lighting restriction residential properties
16. details storage and disposal of litter
17. approved vehicle access
18. details of cycle /motorcycle facilities
19. vehicle space to be laid out
20. car park and servicing management plan
21. provision for contractors during construction
22. specified off-site highway works – raised zebra crossing
23. phase 2 site investigation
24. amendment of remediation statement
25. verification report
26. surface water drainage
27. Maximum 8.2m delivery vehicle
28. In reaching a decision the case officer dealing with the application has worked with the applicant/agent in a positive way to produce an acceptable scheme in accordance with paragraphs 186 and 187 of the National Planning Policy framework.

In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the National Planning Policy Framework and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of the Leeds Unitary Development Plan Review 2006 (UDPR), the Natural Resources and Waste Local Plan 2013 (NRWLP) and the emerging Publication Draft Core Strategy Nov 2012 (DCS).

GP5, N12, N13, BD5, T2, T24, LD1, S2

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 brought to the Panel as it is an element of the Little London PFI regeneration of Little London. Panel Members will recall that the project originally included the development of private and social housing across several sites, as well as the redevelopment of the Oatland Lane community hub site. Following the economic downturn the availability of private investment has reduced significantly and in response to this, the project has been redrawn and scaled down. The scheme is now public sector led and developed in phases.
- 1.2 Outline consent was granted in 2008 for the redevelopment of the existing local centre site, including the existing shops and community centre on Oatland Lane as well as the housing office. This would have provided seven retail units, plus a new housing office and community centre, and residential flats.
- 1.3 Following the reduction in the scheme a revised proposal is currently the subject of pre-application discussion which would provide for the re-provision of the housing office and community centre, plus an extended campus for Little London Primary School on the local centre site, with retail provided on the application site. In order to facilitate the current proposal, temporary two year consent has been granted in 2013 for a temporary detached single storey prefabricated office unit to the north

side of the existing community centre which would provide short term accommodation for the housing office.

2.0 PROPOSAL:

- 2.1 The proposal is the demolition of existing housing office and construction of a block of three retail units (A1) use with associated works at Oatland Drive, Leeds LS7 1SH.

3.0 SITE AND SURROUNDINGS:

- 3.1 The site is presently occupied by the Little London Neighbourhood Housing Office. This is a single storey brick building which is sited in the north east corner of the site. The remainder of the site is occupied by a car park for approximately 23 vehicles which occupies the central part of the site, with grassed areas to the western and eastern margins. The site slopes with a drop of approximately 4m from the west to the east, and the western part of the site forms an embankment.
- 3.2 Adjoining the site to the south there is an open green space, while to the north there is another open space which includes a children's playground. To the east of the site there are two storey dwellings around Oatland Gardens and Oatland Drive, while to the west there is a greater variety of residential built forms, including tower blocks, three storey blocks and two storey dwellings.

4.0 RELEVANT PLANNING HISTORY:

Reference: H26/269/82/

Address: Oatland Drive Leeds 7

Proposal: Detached single storey housing management office, with reception, porch, kitchen, toilets and stores, to vacant site

Status: A

Decision Date:: 02-AUG-82

Reference: 08/02852/LA

Address: Oatland Lane. Meanwood Street

Proposal: Outline application for 7 retail units, 1 housing office, 1 community centre and residential development

Status: A

Decision Date:: 19-SEP-08

Reference: 10/02950/EXT

Address: Oatland Lane

Proposal: Extension of time application for application number 08/02852/LA , Outline application for 7 retail units, 1 housing office, 1 community centre and residential development

Status: A

Decision Date:: 15-SEP-10

Reference: 10/02789/LA

Address: Oatland Lane, Meanwood Street

Proposal: Variation of condition no. 8 of application no. 08/02852/LA (Provision of highways and transport improvements)

Status: A
Decision Date:: 16-SEP-10

Reference: 10/02790/LA
Address: Oatland Lane, Meanwood Street
Proposal: Removal of conditions 4 and 6 and variation of condition 5, of application no. 08/02852/LA (4, affordable housing provision, 6, provision of educational facilities, 5, amended number of dwellings.)
Status: A
Decision Date:: 16-SEP-10

Reference: 10/05213/RM
Address: Oatland Lane, Meanwood Street
Proposal: Reserved matters application for 7 retail units, 1 housing office, 1 community centre and residential development
Status: A
Decision Date:: 11-MAR-11

Reference: 13/00189/LA
Address: Oatland Lane
Proposal: Temporary detached single storey prefabricated office unit to community
Status: A
Decision Date:: 06-MAR-13

5.0 HISTORY OF NEGOTIATIONS:

5.1 The proposal has been the subject of pre-application discussions which have informed the current scheme.

6.0 PUBLIC/LOCAL RESPONSE:

6.1 The application has been advertised by means of site notices; no representations have been received.

7.0 CONSULTATION RESPONSES:

7.1 Highways – detailed comments provided and addressed in revised proposals
Contaminated Land Team - no objections subject to conditions
Flood Risk Management - no objections subject to conditions

8.0 PLANNING POLICIES:

8.1 As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 this application has to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan consists of the Leeds Unitary Development Plan Review (2006).

8.2 The most relevant Policies in the adopted Leeds Unitary Development Plan are outlined below.

GP5 – proposals should resolve detailed planning criteria
N12 – priorities for urban design
N13 – design of new buildings
BD5 – design of new buildings

T2 – accessibility
T24 – car parking guidelines
LD1 – landscape design
S2 – local centres
S8 – maintenance and enhancement of viable neighbourhood shopping

8.3 The Core Strategy

The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. On 26th April 2013 the Council submitted the Publication Draft Core Strategy to the Secretary of State for examination and an Inspector has been appointed. It is expected that the examination will commence in September 2013.

As the Council has submitted the Publication Draft Core Strategy for independent examination some weight can now be attached to the document and its contents recognising that the weight to be attached may be limited by outstanding representations which have been made which will be considered at the future examination.

8.4 National Planning Policy Guidance:

The National Planning Policy Framework came into effect on 27th March 2012, and replaces the advice provided in Planning Policy Guidance Notes and Statements. The aim of this document is to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. Local planning authorities are expected to “plan positively” and that there should be a presumption in favour of sustainable development.

9.0 MAIN ISSUES:

9.1 The following main issues have been identified:

- Out of centre retail
- Character and appearance
- Landscape
- Highways
- Neighbour amenity

10.0 APPRAISAL:

10.1 While the site is not located within a local centre, it would replace the existing and approved, but unimplemented, provision within the community hub site. This currently has six retail units with a combined floorspace of approximately 540 sqm. The proposal seeks consent for three separate retail units with a combined total floorspace of approximately 420 sqm. While the existing centre is not allocated in the UDPR as a local centre, it has the characteristics of such a provision and performs a similar function. In this context it is considered that UDPR policy S8 would apply which seeks the enhancement of viable neighbourhood shopping facilities by both public and private sector initiatives in order to secure the refurbishment, expansion and redevelopment of existing retail premises.

Furthermore UDPR policy R2 would also apply which seeks to support suitable schemes for urban renewal and regeneration.

- 10.2 The proposal would place the units to the eastern part of the site, with the configuration of buildings and open space being similar to the present. This would enable the retention of the green space which forms the western part of the site and which links to the sites adjoining to the north and south. The car park and vehicle access would be in a similar position to the present. The pallet of materials proposed include brickwork and cladding. The building would have a monopitch roof. The development would have a clean and modern appearance appropriate to its context. Due to the falling topography the site would not appear particularly prominently from Oatland Lane.
- 10.3 The proposal includes indicative landscape planting around the proposed building and car park. Details of this could be secured by condition.
- 10.4 The application proposes to take access from Oatland Drive as at present. The level of parking provision proposed for cars and cycles is considered acceptable. The application proposes a turning head which would provide servicing for the shops. The provision of a servicing management plan and car park management plan could be secured by condition. Additionally it would be appropriate to condition the maximum size of delivery vehicles in order to ensure that this can be achieved within the turning head without loss of highway safety.
- 10.5 The provision of a zebra crossing at Oatland Lane / Oatland Drive has been discussed and approved as part of the previous scheme. This is a fundamental part of the regeneration of this area and it was previously attached to both the retail and residential permissions by a planning condition..
- 10.6 The proposed shops will attract pedestrians from the residential estate on the opposite side of the Lovell Park Road / Oatland Lane and will result in an increase in crossing movements at this location. The crossing would also be of benefit to the wider community including those travelling to/from Little London Primary School etc and those walking to and from the City Centre.
- 10.7 The nearest residential properties would be the two storey dwellings on Oatland Drive. The nearest of these would be 20m to the east of the rear elevation of the proposal, however this would be the southern extremity of the building. Although the building would have a rear elevation length of 28m, the eaves height would be 4m. There would be a further fall of approximately 2m down to Oatland Drive. The effect of the proposal on the outlook of this dwelling would therefore be partial. Other properties in the area would not be affected due to their orientation and separation from the proposed structure. It is not considered that the proposal would be likely to cause a loss of amenity due to noise and disturbance etc as the property would effectively have its back to the nearest dwellings, and consequently would screen the majority of activity generated from neighbouring occupiers. Similarly any lighting would not affect neighbouring occupiers. Details of any lighting proposed could be secured by condition.

11.0 CONCLUSION:

- 11.1 After careful consideration of all relevant planning matters it is considered that the proposed development is acceptable subject to the imposition of suitable conditions. The proposal is therefore recommended for approval.

Background Papers:
Application file;
Certificate of Ownership.

