

# Plans Panel and Development Plan Panel Annual Report 2018-19



**Leeds**  
CITY COUNCIL

# Introduction

Welcome to the third Annual Plans Panel report describing the work undertaken by the Plans Panels and the Development Plan Panel.

It has been a particularly eventful year for the Development Plans Panel through their work on the Site Allocations Plan (SAP) and the Core Strategy Selective Review (CSSR). Work on the SAP hearings in July and August 2018 and again in January to March 2019 on the main modification required to make the Plan sound required a significant resource input from both officers and members and we are delighted that the plan was found to be sound by the Planning Inspectorate and adopted by this Council on 10 July 2019.

Adopting the plan will ensure that we have a five-year housing land supply that will enable the council to defend sites against speculative development, as we have seen in the past. The focus of our activity is ensuring that the sites which we have identified for housing will be of a sufficiently high quality in terms of design, place making and work towards contributing to the challenge of the climate change emergency, which the Council declared in March 2019. This is a further challenge in the context of delivering our Core Strategy targets for the homes people need across the city. Nationally, the Committee on Climate Change, which provides advice to the government, has recommended that there should be no new homes connected to the gas grid from 2025, so future decisions on applications for planning permission including residential development will have to take this into account, if adopted. The service already has a number of policies in the adopted Core Strategy which contribute to combatting climate change, placing more emphasis on co-locating uses and planning development near public transport links to reduce car travel and encouraging the greater use of renewable energy, such as solar and wind. However the scale of this ambition cannot be underestimated and the role of the Plans Panel will be key in balancing all these material matters in coming to their decision on planning applications.

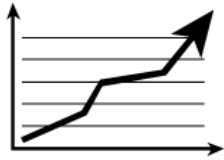
For the Plans Panels it's been another busy year too, with a number of very significant sites coming forward, demonstrating the ongoing resilience of the Leeds economy and its desirability as a location. During the year, Development Management service began to feel the benefits of the Government's 20% uplift in planning fees which allowed the service to take on several new members of staff. This has alleviated some of the immediate pressures felt by the service, but there continues to be a high number of planning applications being made. Going forward it is difficult to predict the effect of Brexit on the development industry but the Council is keeping dialogue channels open with the industry to react and respond appropriately to any challenges.



A final reflection; it has been another challenging year but nonetheless a year filled with successful delivery of permissions for new homes, commercial and industrial schemes and has been a testament to the continuing strong economy of Leeds and the role of Plans Panels, as the shop window to Leeds, playing a significant part in delivering good inclusive growth for the City.

**Cllr Lisa Mulherin**

**Executive Board Member for Climate Change, Transport and Sustainable Development**



**Tackling poverty, helping everyone benefit from the economy to their full potential**  
Delivering the development to support people and businesses grow



**Keeping people safe from harm and promoting community respect and resilience**  
Community involvement in the planning process, helping to deliver cohesive communities



**Reducing health inequalities and supporting active lifestyles**  
Creating new green spaces and connected places to allow people to enjoy a healthy and active lifestyle



**Improving the quality of lives and growing the economy through cultural and creative activities**  
Contributing to the vitality, culture and economy of the City Centre



**Providing homes of the right quality, type and affordability in the right places and minimising homelessness**  
Delivering planning permissions for high quality private homes and social housing



**Improving the city's transport and digital infrastructure and tackling climate change risks**  
Helping to deliver the infrastructure to support new homes and businesses, in a sustainable way that recognises the impact on the environment



**Making Leeds the best city to grow old in**  
Delivery of high quality extra care homes



**Making Leeds the best city for children and young people to grow up in**  
Contributing to places where children and young people feel safe and welcome and involved and informed about what goes on around them

# Plans Panel and Development Plan Panel contribution to Best City Priorities

# Summary of activity



37 Plans Panel  
meetings and 9  
Development Plan  
Panel meetings



100 applications  
considered



90 site visits made



Made 77 decisions on  
applications



21 pre-application  
presentations





The Panels determined 10 schemes with S106 employment and skills obligations, creating employment and apprentice opportunities for local people



Panels determined 23 residential schemes, six with S106 affordable housing contributions creating a minimum of 23 affordable new homes and commuted sums to spend on affordable homes across the city



Gave permission for just under 2,500 new homes



Applications determined by the Plans Panels generated £3.85m in Community Infrastructure Levy, contributing to the infrastructure needed in the city

# Significant schemes considered by the Plans Panels



**Construction of a new primary/secondary school with a footbridge crossing Barrack Road, multi-use game areas (MUGA), sports pitches, hard and soft landscaping and car/cycle parking all at Leopold Street, Chapeltown.** The proposal was a through school for 4 to 16 years providing 980 places. The application was considered at the North & East Plans Panel of 6<sup>th</sup> September 2018. The site comprises two parcels of land either side of Barrack Road. A pedestrian bridge

crosses Barrack Road and links the site of the car parking and the MUGA and Artificial Grass Pitch with the school building and associated grounds.

**The development of a Park and Ride facility with car parking for up to 1,200 cars; associated single storey terminus building and landscaping on land adjacent to Junction 7 of the M621.**

This application was considered by the City Plans Panel in January 2019. The objective of this and other Park and Rides is to seek to reduce the number of car based journeys into Leeds City Centre by providing an alternative mode of transport for the part of the journey from the edge of Leeds to the City Centre. The benefits associated with the proposal include providing a more sustainable transport, help to

address the current shortage of car parking spaces in the City Centre, and reduce traffic travelling toward, and within, Leeds City centre helping to address air quality issues.



## Outline planning application for the development of a new Engineering and Technology Campus at Land at Gateway 45 North, Aire Valley Drive, Cross Green,



Outline planning permission was granted at North and East Plans Panel in March 2019 for a new campus facility for the University of Leeds in which world-class research and development and the testing of high speed railway infrastructure and vehicles are to be carried out.

## Construction of a mixed use retail-led development comprising retail, leisure, non-residential institutions and book makers with associated access, parking and landscaping on land at the former Site of Benyon House, Ring Road Middleton, Middleton, Leeds, LS10



First reported to South and West Plans Panel on 20<sup>th</sup> December 2018 and determined in February 2019. At the Panel meeting on 20<sup>th</sup> December, in considering the application, Members placed greater weight on the benefits of the scheme in terms of economic development, regeneration, increase in retail offer and job creation, and considered these benefits outweighed the any harm the proposal would have on vitality and viability on Middleton District centre. Members also considered the proposal has the potential to boost trade at Middleton District centre, by new linked trips.



### **One dwelling with detached garage – Masham Court, Shaw Lane, Headingley**

This application was considered by South and West Plans Panel in March 2019 and sought planning permission for the construction of a contemporary two and half storey designed detached dwelling with a detached double garage. The dwelling provides ground floor open living space and 4 bedrooms on the first and second floors. A single storey link extension is located to the front providing an entrance hall and a living room. This element has a green roof. The external design of the dwelling includes an asymmetric roof form, extensive glazing of the front elevation, a feature lift shaft and projecting bay elements to the side.



### **Residential development comprising of 463 flats with linked podium, car parking, landscaping and associated facilities near Monk Bridge Whitehall Road, Leeds.**

Considered by City Plans Panel in January 2019 the proposal is for redevelopment of a cleared brownfield site within the city centre for 2 blocks of residential development consisting of 17 and 21 stories set either side of a raised area of shared landscaped private amenity space. The development would total 463 residential apartments which would be specifically built for rental purposes (Private Rented Scheme or 'PRS').





**Refurbishment of Midland Mills and the construction of a 32 storey tower comprising a total of 306 apartments; flexible commercial space and of public realm at Midland Mills, Silver Street, Holbeck, considered by City Plans Panel in January 2019**



Creation of 306 new apartments in two buildings that are connected in Silver Street. Also the creation of a gym, resident's lounge, cinema room and shops or cafes in the ground floor of the new-look Midland Mills. The proposals would allow underused historic areas of the Listed Buildings to be brought back into use

and safeguard their long term future.

**Construction of a new teaching block including landscaping, access improvements and other associated works at the University of Leeds campus, Cloberry Street, Leeds.**



Six storey teaching building as part of an expansion of facilities to meet the growing demand of the University's Business School. The building would house lecture, tutorial and other teaching spaces as well as a ground floor cafe space. This café would face out on to an existing landscaped area, which is to be retained and enhanced. The development seeks to

improve pedestrian connectivity through and around the site, with better linkages to the nearby Western campus, and along Cloberry Street back into the main campus. The scheme also aims to improve the setting of the adjacent substation, which cannot be relocated by creating more greenery to effectively screen more of the structure from public view.

# Development Plan Panel



The main focus of the Panel this year has been to steer the progression of an up to date Local Plan which enables the City to give clarity to residents and investors on the level of growth, where this will be focussed and the right quality of development. Members have steered the Site Allocations Plan through its independent Examination, responded to the Inspector's modifications to the Plan (including reducing the level of housing allocations on Green Belt by 50%) and endorsed the Adoption of the Plan. Similarly, the Panel has progressed the Core Strategy Selective Review to submission, through independent Examination and Adoption.

This review plans for an up to date lower housing requirement for Leeds up to 2033 and takes account of new evidence to increase the level of affordable housing sought in the City Centre and Inner Areas to ensure that growth is inclusive. It also embeds policies for space standards, green space, accessible housing and carbon reduction to ensure that new homes of the right quality benefit people's health and well-being and contribute to improving air quality.

Members have also considered the monitoring of Local Plan policies, including achieving a five year housing land supply and exceeding housing targets for the first time since the recession and increasing the number of Neighbourhood Plans being made – with award winning examples at Holbeck and Walton.

Development Plan Panel has also responded to changes to the Government's planning policy guidance and the Letwin Review, making the case for applicable national policies that are relevant for a northern district of the scale and complexity of Leeds.

Finally, Development Plan Panel has continued to monitor and advise on the importance of quality place-making in Leeds through discussions about housing mix and type, the role of the wider Council in stimulating housing delivery in the most sustainable places in partnership, the prioritisation of brownfield land and the importance of well-designed places to help achieve the climate change agenda. Following the Council's declaration of a Climate Emergency the work of the Panel will continue in earnest through such projects as the Local Plan review and a focus on achieving the best from policy implementation in Leeds.

# Reflecting on the year

## Joint Plans Panel

The Joint Plans Panel, a meeting of the three Plans Panels met twice during 2018-19. Items for discussion included:

- Update on S106 employment and skills obligations from applications determined at Panel
- Planning performance report
- Member training
- SAP Update
- Planning protocol- joint work with the Leeds Chamber of Commerce
- Public Access Comments
- Letwin Report

## Review of the Plans Panels

During spring 2017, the service commissioned a review of the Plans Panels; this was in the context of the demanding pace of planning reform along with the aspirations for growth in Leeds, increased expectations of what planning should and can deliver by local communities, elected members and the development industry. A report and action plan was produced and the service in conjunction with the Joint Member Officer Working Group and Plans Panel Chairs are working through the recommendations and actions.

## Joint Member Officer Working Group

The Joint Member Officer Working Group is a cross party working group meeting throughout the year to discuss matters relating to service improvement and wider operational planning matters. The group met three times in 2018-19 and items discussed in the reporting year included:

- Presentation from the developer of Temple Works
- Update on building at risk- Stank Hall complex
- Member training, including a tour of past sites
- GIS mapping solutions
- Enforcement Plan

## Member training

In addition to the mandatory training members must undertake in order to sit on the Plans Panel a coordinated programme of other learning opportunities was provided to members in 2018-19. Whilst with a strong focus on planning and therefore targeted towards Plans Panel members, the invitation to attend was extended to all members. The sessions were well received and attended and included:

- Viability
- City Centre Transport strategy
- Planning and Urban Design
- School places arising from new development
- Planning Obligations and CIL
- Purpose Built Student Accommodation