

## CITY PLANS PANEL

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Meeting to be held in Civic Hall, Leeds on  
Thursday, 30th November, 2023  
at 1.30 pm

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### MEMBERSHIP

C Campbell  
B Anderson  
D Blackburn  
K Brooks  
P Carlill  
D Cohen  
K Dye  
R Finnigan  
C Gruen  
A Khan  
A Maloney  
J McKenna (Chair)

Please do not attend the meeting in person if you have symptoms of Covid 19 and please follow current public health advice to avoid passing the virus onto other people.

We strive to ensure our public committee meetings are inclusive and accessible for all. If you are intending to observe a public meeting in person, please advise us in advance of any specific access requirements or if you have a Personal Emergency Evacuation Plan (PEEP) that we need to take into account by email ([FacilitiesManagement@leeds.gov.uk](mailto:FacilitiesManagement@leeds.gov.uk)). Please state the name, date and start time of the committee meeting you will be observing and include your full name and contact details.

Note to observers of the meeting. To remotely observe this meeting, please click on the 'View the Meeting Recording' link which will feature on the meeting's webpage (link below) ahead of the meeting. The webcast will become available at the commencement of the meeting:

[Council and democracy \(leeds.gov.uk\)](https://www.leeds.gov.uk/council-and-democracy)

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**Agenda compiled by:**  
**Andy Booth, 0113 3788665**  
**Governance Services,**  
**Civic Hall**

Enquiries specific to  
planning applications on  
the agenda should be  
directed to Panel Team;  
Phone 0113 3786980  
[planspanel@leeds.gov.uk](mailto:planspanel@leeds.gov.uk)

# A G E N D A

| Item No | Ward | Item Not Open |  | Page No |
|---------|------|---------------|--|---------|
| 1       |      |               | <p><b>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</b></p> <p>To consider any appeals in accordance with Procedure Rule 15.2 of the Access to Information Rules (in the event of an Appeal the press and public will be excluded)</p> <p>(*In accordance with Procedure Rule 15.2, written notice of an appeal must be received by the Head of Governance Services at least 24 hours before the meeting)</p>   |         |
| 2       |      |               | <p><b>EXEMPT INFORMATION - POSSIBLE EXCLUSION OF PRESS AND PUBLIC</b></p> <p>1 To highlight reports or appendices which officers have identified as containing exempt information, and where officers consider that the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons outlined in the report.</p> <p>2 To consider whether or not to accept the officers recommendation in respect of the above information.</p> <p>3 If so, to formally pass the following resolution:-</p> <p><b>RESOLVED</b> – That the press and public be excluded from the meeting during consideration of the following parts of the agenda designated as containing exempt information on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the press and public were present there would be disclosure to them of exempt information, as follows:-</p> |         |

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| 3       |                               |               | <p><b>LATE ITEMS</b></p> <p>To identify items which have been admitted to the agenda by the Chair for consideration</p> <p>(The special circumstances shall be specified in the minutes)</p>   |         |
| 4       |                               |               | <p><b>DECLARATION OF INTERESTS</b></p> <p>To disclose or draw attention to any interests in accordance with Leeds City Council's 'Councillor Code of Conduct'.</p>   |         |
| 5       |                               |               | <p><b>APOLOGIES FOR ABSENCE</b></p>  |         |
| 6       |                               |               | <p><b>MINUTES - 2 NOVEMBER 2023</b></p> <p>To confirm as a correct record, the minutes of the meeting held on 2<sup>nd</sup> November 2023</p>   | 9 - 12  |
| 7       | Little London and Woodhouse   |               | <p><b>APPLICATION 23/04778/FU- SOYO, BLOCK A, QUARRY HILL, LEEDS</b></p> <p>To receive and consider the attached report of the Chief Planning Officer regarding an application for a student residential development.</p>  | 13 - 56 |
| 8       | Burmantofts and Richmond Hill |               | <p><b>APPLICATION 23/02725/FU - SITE ON THE NORTH EAST SIDE OF CROSS GREEN LANE TO THE WEST OF THE JUNCTION WITH EASY ROAD</b></p> <p>To receive and consider the attached report of the Chief Planning Officer regarding an application for the demolition of existing buildings and the erection of 38 apartments and office space. This will represent a phased development to deliver 28 apartments as part of the western phase and 10 apartments with office space. Associated landscaping and car parking is also sought.</p> | 57 - 98 |

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| 9       | Little London and Woodhouse |               | <p><b>APPLICATIONS 23/05228/FU AND 23/05229/LI - 4-32 GEORGE STREET LEEDS</b></p> <p>To receive and consider the attached report of the Chief Planning Officer regarding a Planning Application for demolition of existing buildings and construction of a hotel with ancillary restaurant/bar (Class C1) and ground floor commercial uses (Use Class E (a, b, c, d, e) and Sui Generis uses public house, wine bar, drinking establishment, drinking establishment with expanded food provision, hot food takeaway) and access points to Kirkgate Market and associated works; infilling of vacant basement toilets and associated works and internal works to Butchers Row elevation at 4-32 George Street, Leeds and a Listed Building Consent application 23/05229/LI for demolition of existing buildings and construction of a hotel with ancillary restaurant/bar (Class C1) and ground floor commercial uses (Use Class E (a, b, c, d, e) and Sui Generis uses public house, wine bar, drinking establishment, drinking establishment with expanded food provision, hot food takeaway) and access points to Kirkgate Market and associated works; infilling of vacant basement toilets and associated works and internal works to Butchers Row elevation at 4-32 George Street, Leeds</p> | 99 - 126 |
| 10      |                             |               | <p><b>DATE AND TIME OF NEXT MEETING</b></p> <p>Thursday, 18 January 2024 at 1.30 p.m.</p>   |          |

**Third Party Recording**

Recording of this meeting is allowed to enable those not present to see or hear the proceedings either as they take place (or later) and to enable the reporting of those proceedings. A copy of the recording protocol is available from the contacts named on the front of this agenda.

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- a) Any published recording should be accompanied by a statement of when and where the recording was made, the context of the discussion that took place, and a clear identification of the main speakers and their role or title.
- b) Those making recordings must not edit the recording in a way that could lead to misinterpretation or misrepresentation of the proceedings or comments made by attendees. In particular there should be no internal editing of published extracts; recordings may start at any point and end at any point but the material between those points must be complete.