

CITY PLANS PANEL

THURSDAY, 30TH NOVEMBER, 2023

PRESENT: Councillor J McKenna in the Chair

Councillors C Campbell, B Anderson,
D Blackburn, K Brooks, P Carlill, D Cohen,
K Dye, C Gruen, A Khan and A Maloney

42 Appeals Against Refusal of Inspection of Documents

There were no appeals.

43 Exempt Information - Possible Exclusion of Press and Public

There was no exempt information.

44 Late Items

There were no late items.

45 Declaration of Interests

In relation to Agenda Item 9, Applications 23/05228/FU and 23/05229/LI – 4-32 George Street, Leeds, Councillors B Anderson and K Brooks informed the Panel that they were Members of the Kirkgate Market Board.

46 Minutes - 2 November 2023

RESOLVED – That the minutes of the meeting held on 2 November 2023 be confirmed as a correct record.

47 Application 23/04778/FU- SOYO, Block A, Quarry Hill, Leeds

The report of the Chief Planning Officer presented an application for a student residential development at SOYO, Block A, Quarry Hill, Leeds.

The Panel had received a pre-application presentation at the meeting in July 2023 and Panel Members had visited the site prior to that meeting.

Site plans and photographs and images were displayed and referred to throughout the discussion of the application.

Further issues highlighted in relation to the application included the following:

- There had been a previous permission on the site for a multi-storey car park.

- The proposals were for a 360 bed student accommodation block.
- CGI images of how the proposals would look were displayed including views of the wider site.
- Residential safety – the relationship with other buildings was explained and how the site was overlooked by existing and planned development in the area. There would be standard street lighting, CCTV and 24 hour a day site security. This had been discussed with West Yorkshire Police and would be controlled by conditions.
- There had been revisions to proposals for car parking and pick up/drop arrangements following the pre-application presentation. There would be increased provision with provision of electric vehicle charging points.
- Footpaths would be widened and would be accessible for wheelchair users.
- There would be internal cycle storage with provision of electric bicycle charging facilities.
- Materials to be used would include aluminium panels and a combination of bricks. Samples were made available for inspection.
- Detailing to the proposed building elevations was shown.
- Floor plans were displayed. Ground floor would include service and delivery areas as well as internal and external amenity space. There would be a mix of cluster and studio apartments on the higher floors as well as amenity spaces.
- The amount of amenity space was double the emerging standards for student accommodation.
- Room sizes would be in excess of minimum emerging standards. There were also accessible apartments and ability to adapt others should there be demand.
- Landscaping – this would follow the approach taken across the wider site. It had been aimed to have fewer but larger landscaped areas within the site and Members were informed that there would be further landscaped areas of the wider site coming into use as other developments were completed. There would not have been any landscaping on site had the multi storey car park development gone ahead.
- Wind - This and block D would provide an enclosure. Testing had been done and the site was considered to be safe. There were other features within the landscaping including screens and planters that would give protection from wind.

In response to questions from the Panel, discussion included the following:

- A contribution had been agreed to provide cycle route improvements due to the increased cycle usage the development would generate.
- With regards to the location of the cycle storage, this had been discussed with West Yorkshire Police to locate CCTV and lighting in optimum positions. It was recognised that the location was not ideal in terms of prominence but in addition to CCTV and lighting there would also be access control to the cycle storage.

- There had been work with West Yorkshire Police regarding security in and around the wider site. The development was seen as an improvement for the area as there would be increased pedestrian activity. There had been discussion regarding access, lighting and CCTV provision. All systems would meet British Standards and there would be 24/7 site security 365 days a year.
- There was no policy requirement for a greenspace contribution.

Members thanked officers and the applicant for their work following the pre-application discussion.

RESOLVED – That the application be deferred and delegated to the Chief Planning Officer for approval subject to the specified conditions at Appendix A, consideration of comments made by Active Travel England and the completion of a Section 106 agreement to include the following obligations:

- Travel Plan & Monitoring Fee (£4787)
- Development to be occupied by full time students in perpetuity
- Local Employment and training initiatives
- Retention of public accessibility through the site
- Contribution to Eastern Gateway Highway Improvement Scheme (£84,000)
- Contribution towards Leeds E-Bike Scheme (£32,000)
- Section 106 management fee

In the circumstances where the Section 106 Agreement has not been completed within 3 months of the resolution to grant planning permission, the final determination of the application shall be delegated to the Chief Planning Officer

48 Application 23/02725/FU - site on the north east side of Cross Green Lane to the west of the junction with Easy Road

The report of the Chief Planning Officer presented 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 as part of the eastern phase. Associated landscaping and car parking was also sought.

Members attended the site prior to the meeting and site plans and photographs were displayed and referred to throughout the discussion of the application.

Further issues highlighted in relation to the application included the following:

- The proposals would provide a residential development in a regeneration area which was supported in principle by Policy EB4.
- Pictures of the existing buildings to be demolished were displayed.
- The potential impact on daylight and enclosure to existing buildings had been considered.

- The Cross Green Trading Estate was to the rear of the development and there had been objections due to the density of the proposed development, noise and disturbance, overshadowing, loss of privacy, design and scale of the proposals.
- Elevation drawings of the proposals were displayed. Office accommodation would be on the ground floor with residential properties on floors one to six. There would be a walled garden on the seventh floor and this would only be available to residents. There would also be non accessible green roofed areas as well as photo voltaic panels.
- A CGI was displayed which illustrated the partial elevation treatment to the building including different styles of solar shading that would be used.
- It was felt that the size and massing was appropriate for the location and was highly sustainable with the use of heat pumps, solar panels and green roofs.
- The proposal was a positive regeneration scheme and was recommended for approval.

In response to questions from the Panel, discussion included the following:

- Housing mix – The housing mix policy required an “appropriate” mix of housing sizes to be provided taking into account local site circumstances. In the city centre schemes to date usually provided approximately 10% 3 bed housing and at 13% this scheme was considered acceptable in the city centre context. The 20% guideline for the proportion of 3 bed units referred to the preferred housing mix set across the city as a whole.
- Advice had been sought from Environmental Health and it was considered that there would not be a problem with noise disturbance to residents from the nearby commercial uses as this would be mitigated by the proposed use of mechanical ventilation and acoustic glazing.
- It was felt that the site met the necessary policy criteria for making an off-site greenspace contribution rather than on-site provision.
- There had not been any recent car parking surveys in the area and there was a need to differentiate between commuter and residential parking. There would be a commuted sum to enable expansion of traffic regulation orders should this development cause issues with parking in the area. Fifteen spaces would be created as part of the development including one disabled space.
- Concern that the elevation drawings did not show sufficient detail.
- Ward Members would be consulted prior to the spending of any greenspace contribution.
- Two or three car parking spaces would be lost at the entrance of the development due to the need to achieve a visibility splay. However the existing vehicle access would be closed up so that there would be no net loss of on-street parking spaces

- The applicant had agreed to re-use or recycle materials from the demolition of the existing buildings where possible. This would be covered by a condition.
- With regards to Policy EN1 and EN2, the Climate Change Team had been satisfied with the proposals. The applicant had provided the evidence to satisfy the requirements of the policies.
- There had been briefings with Ward Members and there had been contact between the applicant and Ward Members which had given opportunity to address their concerns. There had been an offer from the applicant to meet Ward Members.
- The walled garden would be accessible to all residents.
- Electric vehicle charging points were required on all residential spaces under policy requirements.
- There were no policy standards in relation to the recycling of materials.
- The applicant plans to make the scheme zero carbon and this had been considered in the design principals. Insulation levels were higher than required levels and orientation of the development would take advantage of sunlight and reduce the energy burden. There was also the use of photo voltaic panels and air source heat pumps.
- The building took up the majority of the site which put constraints on space for landscaping. Wherever the roof did not have photo voltaics, there would be greened spaces. There was some opportunity at the front of the office space for planting.
- Cycle storage would be internal. There was ongoing work with the cycle infrastructure plan but there were no improvements planned as part of this development.

Members were asked for comments on the application. Issues highlighted included the following:

- The proposals were an example of good contemporary design.
- Concern that there wasn't more detail in the elevation drawings.
- Although more detail would have been preferred, the application appeared to be sound and solid and the officer recommendation should be moved.
- The application and presentation did not show the amount of detail that the Panel would usually ask for. Could the application be deferred for a cycle to get further information on materials and design to enable Members to make a clear decision.

The motion to move the officer recommendation was seconded and subsequently voted against.

The motion to defer the application for one cycle was seconded and subsequently voted upon. It was:

RESOLVED – That the application be deferred for one cycle to get further information on materials and design to enable Members to make a clear decision.

(During the discussion of this application, Councillor A Khan advised the Panel that he had been involved in consultation as a Ward Member but would be treating the application with an open mind).

(Councillor J McKenna and Councillor D Cohen left the meeting at the conclusion of this item. Councillor C Gruen assumed the Chair).

49 Applications 23/05228/FU and 23/05229/LI - 4-32 George Street Leeds

The report of the Chief Planning Officer presented a Planning Application and List Building Consent 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 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.

The scheme was presented to Plans Panel in June 2023 as a pre-application presentation and Members visited the site prior to that meeting.

Site plans and photographs were displayed and referred to throughout the discussion of the application.

Further issues highlighted in relation to the application included the following:

- The proposal included a 6 storey building with a hotel on the upper floors and commercial units at the ground floor. A previous application had been approved but this permission had now lapsed.
- At the pre-application stage, Members considered the proposals and massing to be acceptable but stressed the importance of issues surrounding highways, landscaping and sustainability.
- The building would be set back from Leeming House which was a listed building.
- There would be a high quality focal entrance to Kirkgate Market with a glass wall design.
- Historic England had been consulted regarding the design and had not raised any concerns.
- Floor plans were displayed. The ground floor containing 6 commercial units including a council run gym. There would be restrictions on the number of hot food takeaways. There would also be cycle storage for the hotel. Upper floors included hotel reception, bar and restaurant on the first floor.
- There was no proposed car parking for the hotel. There were long stay car parks in the vicinity.
- There were three on street accessible parking spaces on George Street and four on Eastgate.

- There would be amendments to the existing traffic regulation order which would see the loss of three parking spaces but strengthen arrangements for delivery. Markets had been consulted and it was not expected to have an adverse impact.
- Following a feasibility study with Yorkshire Water, it was not possible to place any trees on George Street due to underground water mains. There would be moveable planters and this would be conditioned.
- The footway to the front of the building would be resurfaced.
- The proposals complied with the Council's sustainability targets and energy policies.
- There had been a representation from Leeds Civic Trust who supported the proposals but had suggested more windows to the rear elevation. It was reported that this would cause maintenance problems.
- The applicant had undertaken public consultation with the Kirkgate Market Board and local residents and commercial properties.
- The proposal presented a positive opportunity for the regeneration of this part of the city.
- The application was recommended for approval.

In response to questions from the Panel, discussion included the following:

- The plaque that was currently positioned at the back of Leeming House would be relocated in a prominent position.
- It was acknowledged that there was high demand for parking in the area and it was felt that there would not be an impact on the markets through the introduction of the traffic regulation order. The situation would be monitored. It was not felt that drop offs for the hotel would cause a problem.
- The feasibility study with Yorkshire Water had shown where underground mains were, and it was advised that it would not be possible to plant trees. The Council's landscaping team were aware of this.
- The developer and hotel operator had been confirmed and the capital funding and borrowing was in place for the scheme to commence.
- Other options for trees and landscaping would continue to be explored.
- There would be a level of control regarding hot food takeaways through the planning system which limited the number that could be in one area.
- West Yorkshire Archaeology Service had requested details of the works with regards to potential for human remains relating to a 17th century plague outbreak.
- The approach to the end gable would mirror the adjacent existing building and would have features in the brickwork.

Members were asked to comment on the application. Discussion included the following:

- This was a good development that had the ability to lift the area around the market. The links to Butchers Row would hopefully increase footfall later in the day and on an evening.
- There was still concern about traffic but there currently was in the area.
- The proposals would be uplifting for the area and would be good for the market and local area.
- The proposals were welcomed and it was hoped that the development would commence soon.
- The proposals were really well designed and brought a variety of uses including the gym and hotel.

RESOLVED –

That application 23/05228/FU be deferred and delegated to the Chief Planning Officer for approval subject to the specified conditions set out in paragraph 17 (and any amendments to or addition of others which the Chief Planning Officer might consider appropriate), and a legal agreement to secure a Travel Plan Review Fee of £3,999.

That application 23/05229/LI be deferred and delegated to the Chief Planning Officer for approval, subject to the conditions set out in paragraph 18 (and any amendments to or addition of others which the Chief Planning Officer might consider appropriate).

50 Date and Time of Next Meeting

Thursday, 18 January 2024 at 1.30 p.m.