

CITY PLANS PANEL

THURSDAY, 8TH APRIL, 2021

PRESENT: Councillor J McKenna in the Chair

Councillors D Blackburn, C Campbell,
P Carlill, D Cohen, A Garthwaite, C Gruen,
P Gruen, G Latty, A Khan, E Nash,
P Wadsworth and N Walshaw

112 Appeals Against Refusal of Inspection of Documents

There were no appeals against the refusal of inspection of documents.

113 Exempt Information - Possible Exclusion of Press and Public

There were no items identified where it was considered necessary to exclude the press or public from the meeting due to the confidential nature of the business to be considered.

114 Late Items

There were no late items of business.

115 Declarations of Disclosable Pecuniary Interests

There were no Declarations of Disclosable Pecuniary Interest made at the meeting.

116 Apologies for Absence

Apologies of absence were received from Councillor R Finnigan.

117 Minutes of the Previous Meeting

The minutes of the previous meeting held on 11th March 2021 were submitted for comment/ approval.

Councillor Campbell sought a number of amendments to Minute No.107 - Leeds Bradford Airport Application, to read as follows:

6th bullet point (page 9)

Members were generally satisfied with the extent of landscaping and mature/semi mature tree planting, there was however, a desire to see more trees planted locally. Members also sought details for off-site planting, the

inclusion of a Management plan for the proposed environmental areas together with arrangements for public access

7th Bullet point (page 9)

A number of Members expressed concern that the cycle path should not pass through the car park and requested further discussions take place regarding cycle path implementation. Proposed improvements to the cycle links within the vicinity of the airport including funding cycle links from Victoria Road along the western part of Whitehouse Lane, were accepted.

Changes to Resolution A... (iii) of Minute No.107 - Leeds Bradford Airport Application to read "that further negotiations take place regarding the extent of demolition of the existing terminal building and following the completion of the Section 106 Agreement with the Head of Terms as detailed within paragraph 41 of the submitted report and presented verbally to Members for off-site planting and cycle path implementation"

RESOLVED – That with the inclusion of the above, the minutes of the previous meeting held on 11th March 2021 be accepted as a true and correct record.

118 Matters Arising from the Minutes

(A) With reference to resolution (B) of Minute No.107 - Leeds Bradford Airport Application "That the application be referred to the Secretary of State in relation to inappropriate development within the Green Belt". Members sought clarification on recent media reports which suggested the Secretary of State had put an indefinite hold on the application.

In responding the Planning Case Officer confirmed that the application had been called in by the Secretary of State who had subsequently informed the City Council that more time was necessary to consider the application. Members were informed there was no suggestion of an "indefinite hold" within the letter received from the Secretary of State.

(B) As previously discussed on a number of occasions, Members referred to the length of time taken for Section 106 Agreements to be completed. Members were of the view that it was not right for developers to finalise the agreement long after a resolution to grant planning permission had been made. Members suggested the introductions of sanctions if the outstanding issues could not be satisfactorily addressed and agreement reached on Section 106 Agreements within an appropriate period. Particular reference was made to the Northern Quadrant planning obligations, in light of the significant period of time that the Agreement relating to the site has been under negotiation.

It was agreed that an update report on the Section 106 Agreement for Northern Quadrant would be prepared for the next meeting of City

Plans Panel. Consideration of sanctions against developers in respect of planning obligation agreements not concluded within the allotted period of time could be considered at Joint Plans Panel.

119 Application No.19/05272/FU - Full application for 152 dwellings, Horsforth Campus, Calverley Lane, Horsforth

With reference to the meeting of 25th February 2021 and the decision to defer determination of the application to facilitate the provision of further information regarding House Types (C, E2, & F) along with the design and massing of the apartment block and also information on the following:

- Details on how compliance with Core Strategy Policies EN1 & EN2 would be achieved
- Potential costs to and obligations on residents with regard to Green Space maintenance
- The issue of pavement parking
- Potential lighting of the cycle routes

The Chief Planning Officer submitted a report indicating that following discussions with officers, the developer had made changes to the design of the individual house types with properties now being more bespoke to the site as well as to their local environment, taking on board elements from properties within the Horsforth area. The applicant had also provided further information on specific elements of the proposal as requested by Members.

Members were informed that officers remained satisfied that the proposal was compliant with policy and guidance in relation to the specific elements in light of the further detail provided and continue to consider that the development is acceptable as proposed.

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

The Planning Group Manager reminded Panel of the concerns raised previously and the proposed revisions to the scheme:

- Site / location / context
- The design of certain house types (C, E2, & F) was a concern
- The design and massing of the apartment block gave the appearance of two buildings

Members raised the following questions to officers/ applicants representatives:

- Members queried if all the homes were affordable

In responding to the issues raised, officers confirmed that all 152 houses were affordable dwellings

In offering comments Members raised the following issues:

- Members were of the view that the development was much improved
- Referring to the semi-detached properties, one Members suggested that by locating the two front doors next to each other, this could cause individual privacy issues. Another Member conversely suggested that locating the two front doors adjacent meant that main living spaces were separated and potential noise problems reduced.
- One Member suggested that it was important to get a quality scheme at an early stage.

The Chair suggested that Members appeared to be supportive of the revised proposals.

It was moved and seconded that the application be approved subject to the conditions specified in the submitted report and following the completion of a Section 106 Agreement.

Upon being put to the vote, the motion was passed 11 votes in favour with 2 Abstentions.

RESOLVED –

- (i) That the application be deferred and delegated to the Chief Planning officer for approval subject to referral of the application to the Secretary of State as a Departure from the Development Plan and subject to the Secretary of State not wishing to call in the application for his own determination and subject to the conditions specified in the submitted report (and any others which he might consider appropriate) and following the completion of a Section 106 Agreement within 3 months from the date of resolution, unless otherwise agreed in writing by the Chief Planning Officer, to include the following obligations:
 - 100% Affordable Housing provision
 - Green Space Commuted Sum/management plan
 - Off-site highway improvement works contribution
 - Travel plan measures including Metrocards and real-time bus displays
- (ii) In the event of the Section 106 Agreement having not been completed within 3 months, the final determination of the application shall be delegated to the Chief Planning Officer

120 Pre-Application Presentation (PREAPP/21/00099) - Residential development of 380 dwellings on land at Red Hall Lane, Red Hall, Leeds

To consider a report by the Chief Planning Officer which sets out details of a pre-application presentation for proposed residential development of 380 dwellings on land at Red Hall Lane, Red Hall, Leeds.

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

The applicant's representatives addressed the Panel, speaking in detail about the proposal and highlighted the following:

- Site / location / context
- The site is located immediately to the north of the existing main urban areas and spans between the existing Ring Road (A6120) and Wetherby Road (A58)
- The development is a key component of the East Leeds Extension
- This application is sited on the former LCC Horticultural Nursery which existed at the western side of the site.
- The proposal is for a residential development of 380 dwellings on the Red Hall site, excluding Red Hall House
- Concept Masterplan
- Green infrastructure opportunities plan – Buffer planting, wild flower planting, biodiversity strategy, communal orchard, equipment area for play and fitness trails
- Landscaping and public realm through the site
- Public consultation – 1500 leaflets circulated, engagement with local Parish Council and details of the development are included on the developers website
- Street scene/ house types

Members raised the following questions to officers/ applicant's representatives:

- The proposed house types, would these be taken from the developers existing pattern books or had they been designed bespoke for the site.
- The proposed garages, were these large enough to accommodate a standard family sized vehicle.
- How do you prevent residents from parking on the pavement
- Could acoustic fencing be installed along the boundary with the ELOR
- The proposed scheme suggested there would be through routes throughout the site, were there any proposals to prevent 'rat running'.
- The public right of way through the site, where did that lead to
- Could consideration be given to safe walking and cycling routes, particularly ensuring cyclists and pedestrians were kept separate from the vehicular traffic.

In responding to the issues raised, the applicant's advised as follows:

- Members were informed that the developers had a wide range of house types within their catalogue, but house types could be adapted to fit the local area. It was also reported that the proposed design of the apartments would be unique to this site.
- The applicant's representative confirmed that the garages were large enough to fit a standard family sized vehicle

- Members were informed that there was sufficient space on the driveway to accommodate parking, all of which was in the curtilage of the property. However, whether residents do utilise the parking facilities within the curtilage of their own properties was not something the developer could fully control.
- Members were informed that acoustic modelling report was being prepared as part of the application proposal which may identify that acoustic fencing or similar noise mitigation measures are required.
- The Applicant's representative said consultation with LCC highways was ongoing, a through road would be beneficial for the purposes of accessibility but there was awareness of the potential for this to cause 'rat running'. The applicant intended to work with LCC highways to incorporate necessary design features to try and mitigate this.
- The public right of way ran in a northerly direction from Red Hall Lane towards the village of Shadwell. ELOR has been designed to incorporate and retain the existing public right of way, via a footbridge.
- Members were informed that a detailed lighting scheme would be considered for the footpaths. The footpath routes as currently proposed also benefit from some natural surveillance.
- Detail was provided of the footpaths and cycleways around the site, with reference to the Concept Masterplan. The footpath and cycle links were noted as being completely separate to the vehicular highway.

In offering comments, Members raised the following issues:

- Members were generally supportive of the proposals
- Members acknowledged and welcomed the consultation that had taken place
- Members were of the view that the development needs to be iconic with all house types having a strong contemporary design and exceptional in quality
- High quality greenspace was required, the proposal to wrap the greenspace around the site was welcomed
- Further consideration needs to be given to prevent parking on grass verges and pavement.
- Consideration needs to be given to ensure a strong approach across the development to carbon reduction and sustainability credentials. There was the opportunity for the development to become an 'iconic' site in respect of the LCC's climate change agenda also.
- All Members were of the view that through routes could lead to rat running problems and careful consideration was required to address this issue
- Consideration needs to be given to mitigation measures to reduce traffic noise from the ELOR
- This development forms part of the East Leeds Extension creating up to 5,000 new dwellings. It was important that work was undertaken strategically along the ELOR with all developers, to put in place the necessary health, education and transport provisions.

In offering comments on the officers' questions in the report:

- Members were supportive of the emerging principles in respect of the design and layout, but further information was required on the details.
- The development needs to be iconic with all house types having a strong contemporary design, all units meeting adopted standards, accessible housing units should be included and there should also be 15% affordable housing provision.
- Further details were required in relation to the landscape proposals.
- In relation to transport and connectivity, Members were of the view that through roads should be minimised or incorporated with appropriate speed reduction design features, because they could otherwise lead to 'rat running' problems.
- Work strategically along the ELOR and across the ELE with other developers to put in place the necessary health, education and transport provisions. The overarching, master-planning element should not be missed.

The Chair thanked the developers for their attendance and presentation suggesting that Members appeared to be generally supportive of the development.

RESOLVED –

- (i) To note the details contained in the pre-application presentation
- (ii) That the developers be thanked for their attendance and presentation

121 Date and Time of Next Meeting

RESOLVED - To note that the next meeting will take place on Thursday, 13th May 2021 at 1.30pm, venue to be confirmed.

122 Chair's Closing Remarks

Members joined the Chair in expressing their thanks and appreciation to Councillor Peter Gruen who was not seeking re-election in the forthcoming Local Elections.

In paying tribute, Members from all parties acknowledged the contribution made by Councillor Gruen over the years, commenting that his knowledge, passion and commitment would be greatly missed.