

CITY PLANS PANEL

THURSDAY, 5TH AUGUST, 2021

PRESENT: Councillor J McKenna in the Chair

Councillors D Blackburn, K Brooks,
C Campbell, P Carlill, C Gruen, G Latty,
E Nash, P Wadsworth, N Walshaw,
S Hamilton and R. Stephenson

49 Appeals Against Refusal of Inspection of Documents

There were no appeals against refusal of inspection of documents.

50 Exempt Information - Possible Exclusion of Press and Public

There were no items which required the exclusion of the press or public.

51 Late Items

There were no late items of business to be considered.

52 Declaration of Interests

There were no declarations of interest made at the meeting.

53 Apologies for Absence

Apologies for absence were received from Councillors: D Cohen, R Finnigan and A Garthwaite

Councillors S Hamilton and R Stephenson were in attendance as substitute Members

54 Minutes of the Previous Meeting

Members considered the minutes of the previous meeting(s) held on 8th July 2021 (10.30am, 1.00pm and 3.30pm)

With reference to Minute No. 39 – Application No.19/01988/RM – Application for 450 new homes to land off Lane Side Farm, Victoria Road, Churwell, Morley. Members requested if an additional bullet point could be included within the comments section to read:

“Should a school be developed, could concerns around: the position of the school, safe access requirements, pick up and drop off measures and road safety concerns be considered further”.

RESOLVED – That with the inclusion of the above, the minutes of the meetings held on 8th July 2021(10.30am, 1.00pm and 3.30pm) be accepted as a true and correct record.

55 Matters Arising from the Minutes

Establishment of a Members Design Panel – Members sought an update on the establishment of a Members Design Panel.

The Head of Development Management said the officer originally tasked with setting up the panel had recently retired, but it was hoped that the first would take place in early autumn.

56 PREAPP/21/00121 - Two residential blocks at 26 and 31 storey's high, comprising of 498 flats with car parking, landscaping and associated facilities to land at the former Doncaster Monk Bridge Works, Whitehall Road, Leeds, LS12 1BE (Latitude Phase Purple A (formerly Blue)).

The Chief Planning Officer submitted a report which set out detail of a pre-application presentation for two residential blocks at 26 and 31 storey's high, comprising of 498 flats with car parking, landscaping and associated facilities to land at the former Doncaster Monk Bridge Works, Whitehall Road, Leeds, LS12 1BE (Latitude Phase Purple A (formerly Blue)).

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 within the defined City Centre boundary
- Former Doncaster Monk Bridge Works
- Brownfield location (0.38 hectares)
- The site is relatively flat, however there is a gentle slope down to the Leeds / Liverpool Canal
- Maintain key views
- Emerging Masterplan
- The proposal – Two residential blocks 26 and 31 storey's in height comprising 498 flats with car parking, landscaping and associated facilities
- Residential mix – 60 x Studio apartments, 175 x 1 bed flats, 225 x 2 bed flats and 38 3 bed flats (All space standard compliant)
- Parking for 22 cars and 372 cycles located in basement
- Ground floor active frontages
- Terraced levels/ roof terrace
- Connectivity through the site/ public realm, landscaping
- Level change down to the canal

- Pedestrian walkway along the canal
- Materials – Horizontal and vertical brick elements, pallet of materials to reflect existing buildings within the area
- Consultation – Five events in total, two public events, Council Officers and local Councillors, the Leeds Civic Trust also consulted

The Planning Case Officer reported the receipt of correspondence from the Directors of City Island Management Ltd representing a nearby residential development expressing concern at the lack of consultation, the proposed height of the buildings would be overbearing to neighbouring properties and would detract from the setting of nearby heritage assets. There was also insufficient greenspace proposed and no additional facilities such as GP surgeries, shops, childcare facilities to serve the increased residential population, the proposed development would result in further traffic generation and there would also be noise/ nuisance during the construction period.

Members raised the following questions to the developer's representatives:

- What was the provision of affordable housing
- Was 38 x 3 bed flats considered sufficient
- The provision of 22 car parking spaces, was this sufficient
- What will be the approach to finishing materials
- Were there any play areas proposed and what would be the nature of the play space – formal or informal design?
- How was access gained to the cycle storage
- What was the size of the studio apartments
- Could a list of the tree species be provided to ensure they would have appropriate site planting conditions
- The 1 and 2 bed flats, was the demand still there for this type of accommodation without outdoor space
- The proximity of the canal to any proposed play areas, were there any safety proposals i.e. barriers

In responding to the issues raised the developer's representatives said:

- Members were informed that the applicant proposed to meet the requirements for affordable housing in line with the Core Strategy Policy H5 and noting that a number of options were available to the developer for a Build to Rent proposal
- It was reported that following consultation the proportion of 3 bed flats had been increased to 7.5% to cater for family / sharing provision and based on the developer's market research this was considered a sufficient level to meet anticipated need
- Members were informed that this was a sustainable location and cycling would be encouraged. The developers did not want to end up with a large empty car park.
- It was proposed to use a predominantly brick facing material
- The Architect said that informal play areas would be provided and incorporated within the landscape scheme

- The Architect said that although there was a change in levels the cycle storage was fully accessible with any stairs designed with a gulley access
- The Architect reported that a studio apartment was the same size as a one bed flat (less a wall) and provided more flexible space
- Officers confirmed that a list of the tree species would be appropriate for the site conditions and the planting and root system details could be considered at the planning application stage
- Members were informed that there was always demand for good quality purpose built rental accommodation
- Members were informed that the intention was to make outdoor space available to all and to not enclose any areas.

In offering comments, Members raised the following issues:

- Members were generally supportive of the proposals
- Members welcomed the creation of a community with no barriers
- The proposal for small windows in some of the apartments, could the justification for this be explained when the application returns
- Members were keen to see more details of the materials to be used
- More details were required around the carbon reduction measures
- There was a desire to see the inclusion of more 3 bed flats
- Members welcomed the provision of play areas but were mindful to the proximity of the canal and the need to ensure the safety of children
- Could further consideration be given to increasing the greenspace provision

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

- Members considered the proposed use of the site for residential accommodation with the resulting loss of potential office space to be acceptable in principle
- Members considered the proposal to have more 1 bed and 2 bed units was acceptable in principle, but there was a desire to see more 3-bed flats and less studio apartments
- Subject to confirmation of detailed proposals Members were supportive of the emerging approach to residential amenity
- Members were supportive of the emerging proposals in respect of design, scale, form and detailing – Members requested to view sample panels when available and there was also a request to undertake a site visit when appropriate.
- Members were generally supportive of the proposed approach to landscaping, transportation and pedestrian connectivity subject to further consideration of increasing the open space provision for residents.

On the issue of site visits, the Chair suggested that it was envisaged that site visits would resume in the near future

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

57 Position Statement: Emerging Planning Brief for the Temple District, South Bank, Leeds.

Members considered a report by the Chief Planning Officer which provided a position statement on the emerging Planning Brief for the Temple District, South Bank, Leeds.

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

The Planning case officer addressed the Panel, speaking in detail about the Planning Brief, it's purpose:

- To provide a consolidated framework for the Temple District which facilitates, supports and directs comprehensive regeneration within this part of Leeds.
- To establish development guidance for the area based on existing planning policy and guidance.
- To highlight key considerations for development within the wider area (beyond the Planning Brief boundary)
- To support re-development proposals linked to the repair and stabilisation of Temple Works in an enhanced setting
- To set out a strategy for regeneration of the whole area, linked to wider Council ambitions.
- To provide clarity for developers on future planning applications and to support the Council's consideration of those applications

Next Steps

- Proceed to consultation
- Bring the full draft planning brief to City Plans Panel in September 2021 as part of the consultation
- Final Temple District Planning Brief would be presented as a Member Training/ Informative Note once approved

Members raised the following issues

- There was some important local routes running through the site, would there be a rationalisation of the road network.
- The Temple Works building, was it likely to be used, had any broad interest been received.
- The importance of the Temple Works building, were any height restrictions being considered around it.
- Had consideration been given to a Phasing Plan (to create viability) we would not like to see the scheme that only half delivered
- Members queried if there were any plans for the future development of the Commercial Public House

In responding to the issues raised, Officers said:

- The Planning Brief acts as stepping-stone into future master planning work for the Temple District, which would include detailed consideration of the highway network within the area.
- Members were informed that the British Library had expressed an interest in the Temple Works building and other expressions of interest had been received for other sites within the area
- It was suggested that tall buildings and how they related to the Temple Works building was a critical issue, there was a need to create vibrancy but this may be achieved by other ways.
- It was suggested that there was already in place a long-term solution for the Temple Works Building but further support was required for the further regeneration of the area.
- The Commercial Public House was identified as a non-designated heritage asset within the Holbeck Neighbourhood Plan (Made in 2018) and the intention was to retain this within any regeneration proposals if possible

RESOLVED -

- (i) To note the continued work on the draft Temple District Planning Brief
- (ii) To note that the draft Planning Brief would be presented to City Plans Panel in September to receive detailed comments as part of the consultation process
- (iii) To note that the published Planning Brief would be presented to City Plans Panel after it has been approved.

58 Date and Time of Next Meeting

RESOLVED - To note that the next meeting would take place on Thursday, 2nd September 2021 at 1.30pm in the Civic Hall, Leeds.

