

CITY PLANS PANEL

THURSDAY, 21ST APRIL, 2022

PRESENT: Councillor J McKenna in the Chair

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

CHAIRS OPENING COMMENTS

The Chair announced the retirement of Cllr Graham Latty, the Ward Councillor for Guiseley and Rawdon, who was a long-standing member of City Plans Panel.

In paying tribute, the Chair said Cllr Latty had been part of Plans Panels since 2007, he had at one point been the Chair. He was well known for his love of roofscapes and particularly chimneys, suggesting that a chimney should be named after him. He said that Cllr Latty had always approached planning in a common sense and non-political way always wanting to achieve the best for the city and he would be missed.

Other Members joined the Chair in sharing their own experiences in working with Cllr Latty, his knowledge, willingness to assist new members, his commitment to quality and design, non-political approach and his need to achieve the best for the city was constantly referred to.

The Head of Development Management, on behalf of officers thanked Cllr Latty. He acknowledged that there had not always been agreement but appreciated the comments provided. He said that Cllr Latty had made a big contribution on the design of the city and hoped that someone would be able to pick up the mantle.

Cllr Latty in responding to the comments said that his time as a student of sculpture had given him a strong feeling in terms of design. As a member of planning, he wanted to achieve the best for the city and leave people thinking that councillors had made a good job. He went on to say that City Plans Panel had been one of his favourite meetings and politics had nothing to do with design or being a councillor, he just want to do the best for the people of the city. He finished off by saying that he would miss everyone.

Members and Officers joined the Chair in expressing their thanks and best wishes to Cllr Latty in his future retirement.

136 Appeals Against Refusal of Inspection of Documents

There were no appeals against refusal of inspection of documents.
137 Exempt Information - Possible Exclusion of Press and Public

There were no exempt items.
138 Late Items

There were no late items.
139 Declaration of Interests

No declarations of interests were made at the meeting.
140 Apologies for Absence

There were no apologies for absence.
141 Minutes - 24 March 2022

RESOLVED – To approve the minutes of the meeting held on 24th March 2022, as a correct record.
142 Application 21/08190/FU - 10-81 Kirkstall Road, Leeds, LS3 1LH

The Chief Planning Officer submitted a report for a hybrid planning application for a phased development; full permission for demolition of existing buildings and structures, site remediation, regrading and preparatory works, erection of four residential buildings (use class C3), townhouses (use class C3) and student accommodation (sui generis) with ground floor and other uses comprising any or all of retail, commercial, community, health, cultural and leisure (use classes E, F1 and/or F2) and associated means of access, parking, landscaping, associated infrastructure works and construction of a new river wall and bridge crossing; outline permission, to be implemented in phases, for mixed use development comprising residential use (use class C3); and other uses including all or some of the following: retail, leisure, commercial, health, cultural and community uses (use classes E, F1 and / or F2); car parking, new public spaces; hard and soft landscaping; cycle parking; access; servicing; and other associated infrastructure and engineering works at 10 - 81, Kirkstall Road, Leeds LS3 1LH.

Slides, photographs and CGI's were shown throughout the presentation. Members had attended a site visit the previous year at the pre application stage. It was noted that this proposal reflected those presented at pre-application stage.

The Panel were provided with the following information:

- The proposal comprises of up to 1,437 new residential units and 362 student rooms, located across 11 buildings, with up to 4,367sqm of flexible ground floor commercial, leisure, cultural and community floorspace (use classes E, F1 and / or F2). The application includes landscaping, green space and car parking, along with the provision of a new pedestrian and cycle bridge across the River Aire and a riverside walkway. The application is split into a Full (Detailed) element and an Outline element.

- This is a brownfield site with some buildings to be demolished as part of this application and remediation works to be carried out.
- As with the previous City Reach scheme the site would be split into east and west. There would be 11 blocks in total with building heights ranging from 8 to 17 storeys. The student accommodation will be located in the north-eastern corner of the site, extending to 15 storeys. Mid-rise development will be provided in the western part of the site with building heights ranging from 11 to 15 storeys. The taller elements of the scheme to be located along the River Aire.
- Inside the site there would lower rise buildings and open spaces.
- The colour palette had been chosen to reflect the industrial heritage of the city. Each block would have its own character in different materials and design.
- Commercial use was proposed at ground level and flexibility had been requested, to limit the amount of retail.
- A public square is proposed in the north area of the site with a play area to the south, there would also be more formal areas of open space provided.
- There would be two access points from Kirkstall Road for local vehicles and service access.
- A cycle hub was proposed for the storage and rental of bikes.
- Wind had been assessed and it was proposed to use wind impact canopies and screening. It was noted that the full design of these element could be looked at under condition prior to construction.
- The applicant is a subsidiary of Clarion Housing Group which provides social housing. It was noted that the applicant had secured grant funding from Homes England for 402 affordable homes with the applicant committing to secure within the Section 106 legal agreement provision of 7% 101 affordable homes, bringing the overall affordable housing provision to 35% of the total residential units. Within the Section 106 only one bedroom properties would be affordable units.
- Leeds City Council's Flood Alleviation Scheme Phase 2 is underway and by the end of 2022 will provide the site and surrounding city area with a high level of flood protection in the form of robust river side flood defence walls. It was noted that the Environment Agency had outstanding concerns with regard to the flood risk assessment modelling and their objection to the development remains in place.

Present at the meeting to answer questions were:

- Richard Cook
- Mike Briffett
- Luke Walters
- Suzanne Yates

In response to questions posed by Members the Panel were provided with the following information:

Townhouses

- The location of the townhouses was to break up the tall and dense development, allowing an engagement at street level. There are only 4

townhouses proposed in this phase with more to be provided along this route in the second phase.

Low rise buildings likened to 'sheds' by Panel Members

- These would be located within the central route of the scheme to work and engage at a lower level. It was hoped that these buildings would have multiple uses over time.
- The design was to reflect the industrial history of the site
- Commercial space would not only be for residents but for use by the wider community.
- It was acknowledged that the former Imperial Picture House within the site fronting Kirkstall Road had an interesting façade. The applicants said that as requested by members, they would look at trying to incorporate aspects of the facade into the design of the 'sheds'
- It was suggested that rather than the 'sheds' the applicant could look at creating something 'quirky' which would be adaptable for creating a community feel and a destination site.

Parking

- Access to the development would be via two access points off Kirkstall Road. Roads within the development were not to be adopted by the Council. Parking would be controlled by the management company.

Housing Mix and Affordable Housing

- There would be 503 affordable homes across the site with the Homes England grant funding. Overall there would be 26 x 3 bedroom affordable units, all of which are to be provided in the Outline part of the site.
- The applicant's housing need assessment for the area had shown demand for 1 and 2 bedroom units. It was noted that overall (including affordable and non-affordable units), there would 73, 3 bedroom units, equating to 5% of the total number of units on site. There is a commitment to uplift this to a minimum of 98 units overall, equating to 10% of the provision at Reserved Matters stage and 6.8% overall. It was noted that this is a high-density site with significant costs attached to infrastructure, open space provision and with the amount of funding it was trying to achieve the best number of properties as possible. It was noted that the development did not meet the targets set out in Policy H4. However, on balance and taking into account the positive regenerations aspects of the scheme and significant contribution towards meeting affordable housing needs officers were satisfied with the scheme in this case but recognised the need for more 3 bedroom properties in or close to the city centre. The catchment area for this development was based on the Strategic Housing Market Assessment (SHMA 2017) which is wider than the immediate local area and takes in the city centre. It was acknowledged that the approach to implementing Policy H4 needed revising and it was noted that the SHMA was due for updating in autumn.
- Members were assured that although the location of the affordable rental units would be in separate blocks to the general market housing there would be no difference in the affordable units to any other units. Management of the affordable units would be with a management company but ultimately overseen by Clarion Homes. This design model

created management efficiencies and had been found to be successful elsewhere.

Flood Protection

- The Environment Agency require further modelling work to be carried out before they can lift their objection. It is not considered likely that the additional modelling will result in a significantly different scheme in terms of layout and design but may involve different or additional mitigation measures in order to protect 3rd party properties.
- The applicant had worked with the Environment Agency, which had changed some aspects in the planning of the site. It was noted that all living space would be on the first floor not at ground floor level.

Members Comments included:

- Excellent scheme
- Some liked the 'sheds' and appreciated the look was to reflect the heritage of the site.
- Liked the use of different materials giving character to each block
- Liked the idea of a cycle hub
- Would like to see more in relation to efficient energy as scheme moves forward.
- Encouraged by the interplay of tall and lower buildings, excellent use of brownfield site.
- To make stable communities there was a need for more 3 bed units this would attract more families into the city centre.
- There is a good amount of green space proposed with formal and informal play areas.
- Liked the flexible space in the low-rise buildings. The scheme needed to be inclusive to all communities in Leeds.
- The landscaping in this area would provide open space for walking.
- This scheme had a lot of positives and a good community feel.
- Although, open spaces were lovely, there would be a lot of tower blocks along the riverside. The buildings need to look right.
- There was a need for rented accommodation in this area.
- The townhouses and the 'sheds' needed to have the right look and feel in this scheme.
- There was concern that the many tall buildings were looking down on blank and boring roof spaces. It was suggested the low-rise buildings could be made greener with planted roofs.
- There was a need to be more robust about policy in relation to 3 bed units in developments.
- There was concern in relation to the security aspect of the townhouses which open directly out on to pathways. It was suggested that railings might be used.
- The use of balconies on the blocks was good, as it provided private open space for residents.
- The additional crossing over the river was welcomed and good for riverside walks.
- There was a need for more townhouses in phase 2.

Chair's Comments

The Chair was of the view that the presentation had been informative, and Members had sent a clear message that (whilst accepting this particular scheme) generally more 3 bedroom properties were required in the city centre area, with 10% of schemes not being enough.

He thanked the applicants for their helpful input.

He also said that he liked the idea that Cllr Nash had suggested to incorporate the facades of the Imperial Cinema into the design of the scheme.

RESOLVED – To approve the application in principle and defer and delegate the final decision to the Chief Planning Officer as set out in the submitted report.

143 Date and Time of Next Meeting

RESOLVED - To note that the next meeting of City Plans Panel will be on Thursday 19th May 2022 at 1:30pm in Civic Hall.

The meeting concluded at 15:33