

CITY PLANS PANEL

THURSDAY, 8TH JULY, 2021

(3.30PM)

PRESENT: Councillor J McKenna in the Chair

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

41 Appeals Against Refusal of Inspection of Documents

There were no appeals against refusal of inspection of documents.

42 Exempt Information - Possible Exclusion of Press and Public

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

43 Late Items

There were no late items of business to be considered.

44 Declarations of Disclosable Pecuniary Interests

There were no declarations of interest made at the meeting.

45 Apologies for Absence

Apologies for absence were received from Councillor K Brooks

46 Application No 21/02844/FU and 21/02845/LI (Listed Building Consent) for the conversion of Leonardo Building and Thoresby House to provide student accommodation at Leonardo Building & Thoresby House 2 Rossington Street, Leeds, LS2 8HD.

With reference to the meeting of 10th June 2021 and the decision to look again at the scale, massing and the treatment of the new building; the design of the proposed roof extensions; and the approach and treatment of the street frontages, the Chief Planning Officer now submitted a report which provided an update on the discussions that had taken place with the developer.

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

The Planning case officer addressed the Panel explaining the revised proposals would retain the 20th century Leonardo Building (which was to be demolished and replaced on the previous planning and listed building consents 18/06365/FU and 18/06366/LI), with this element being re-clad and extended upwards. A further revised extension was proposed to the roofs of the Listed Leonardo Building and Thoresby Building and overall this part of the scheme had been amended as follows:

- A commercial unit of approximately 57.5 m² has been introduced to ground floor of the 20th century Leonardo Building to provide active frontage to the corner addressing Rossington Street and Millennium Square. This unit would have level access to the commercial unit provided along Rossington Street.
- The top floor parapet of the 20th century re-elevated Leonardo Building has been enhanced and detailed to provide a 'lantern' aspect to the corner addressing Millennium Square.
- The brick parapet of the new elevation to the retained 20th century Leonardo Building has been raised, with the effect being the visual reduction of the top floor setback of Leonardo, such that it appears as single storey element from street views.
- The top storey extension cladding to be more reflective by use of look-a-like glazed panels.

Members were informed the revised new building would retain 11 storeys including a ground floor double height lobby, plus a roof top plant level, but has been revised as follows:

- The building height had been reduced by 1.2m
- The top floor masonry parapet had been reduced in height by 0.75m
- The top floor masonry parapet was to be detailed to create a modern relative to the parapet of 2 Great George Street.
- The top storey extension cladding to be more reflective by use of the same look-alike glazed panels as proposed for the Leonardo and Thoresby roof extensions, providing continuity in material expression across the scheme.

Members noted the scheme would still include new publicly accessible open landscaped areas between the Thoresby Building and the new building and between this new block and No.2 Great George Street, on what is currently hard surfaced car parking and open space areas. No car parking is proposed for this development, although secure cycle parking is to be provided. Pick up / drop off and refuse servicing would be likely to be taken from Rossington Street.

Members raised the following questions to officers:

- For anyone standing in Millennium Square, would they be able to see into the halls of residence.
- There still remained a slight concern about the difference between the horizontal emphasis on the existing building (strong horizontal banding) and the strong vertical emphasis of the new building.

In responding to the issues raised, officers said:

- Member were informed that the halls of residence had been repositioned further along with a Commercial Unit now occupying that space so that it is unlikely there will be direct views into the residential accommodation from Millennium Square.
- The LCC Design Officer said the concerns made by Members would be raised with the Architect, and could form part of detailed design considerations at condition discharge stage

In offering comments Members raised the following issues:

- In general Members were supportive of the application suggesting it was a vast improvement on the previous submitted proposals

In drawing the discussion to a conclusion, the Chair suggested there appeared to be a lot of support for this development.

It was moved and seconded that the application be approved in accordance with the report recommendation.

Upon being put to the vote, the motion was passed unanimously.

RESOLVED –

- (i) That Application No. 21/02844/FU be deferred and delegated to the Chief Planning Officer for approval, subject to notification of the application to the Secretary of State for Housing, Communities and Local Government, the conditions set out at Appendix 1 of the submitted report (and any amendment to or addition of others which the Chief Planning Officer considers appropriate) and subject to the completion of a Section 106 Agreement to secure the following:
 - Employment and training of local people
 - Publicly accessible areas
 - Occupation of the residential units by students only
 - The provision and monitoring of an index reviewed travel plan fee of £5,743.00
 - A Traffic Regulation Order contribution of up to £10,000.00.
 - Payment for any required suspension of parking bays for pick-up/drop off at start/end of term at the rate of £320 per year for the lifetime of the student use.
 - A monitoring fee
- (ii) In the event of the Section 106 having not been completed within 3 months of the Panel resolution to grant planning permission, the final determination of the applications shall be delegated to the Chief Planning Officer.

- (iii) To defer and delegate Application No. 21/02845/LI to the Chief Planning Officer for approval, subject to notification of the application to the Secretary of State for Housing, Communities and Local Government and the conditions set out at Appendix 1 of the submitted report (and any amendment to or addition of others which the Chief Planning Officer considers appropriate).

47 Application Nos 21/02996/FU and 21/02845/LI (Listed Building Consent) for the redevelopment of the existing buildings, to include a rooftop extension and the conversion of upper floors to student residential use with a ground floor reception entrance, at the former Debenhams, 115 - 125 Briggate, Leeds, LS1 6LX

Members considered a report by the Chief Planning Officer which set out details of an application which sought the redevelopment of the existing buildings, to include a rooftop extension and the conversion of upper floors to student residential use with a ground floor reception entrance, at the former Debenhams, 115 - 125 Briggate, Leeds, LS1 6LX. Listed Building Consent was also sought (Application 21/02845/LI) for redevelopment of the existing buildings, to include a rooftop extension and the conversion of upper floors to student residential use with a ground floor reception entrance, at the former Debenhams, 115 – 125 Briggate, Leeds, LS1 6LX.

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

The Planning case officer addressed the Panel, speaking in detail about the proposal and highlighted the following:

- Site / location / context
- Site history
- The proposals seek to create basement, ground and first floor E Use Class commercial uses and student accommodation to the second and third upper floors and in a new two storey roof extension (which will replace the existing roof extension).
- The commercial units would have floor areas totalling some 1052m² for the basement unit (Unit B), 1255m² for the ground floor and 1418m² for the first floor.
- The scheme includes a two storey stepped roof extension which will replace the building's existing 1990s roof extension. This will house the student accommodation alongside the second and third floors of the host building
- The student accommodation would be in the form of 124 bedspaces in 107 dwellings, with these being 90 studio flats (ranging from 20 to 36m²) and 17 double sized-duel occupancy studios, termed as "Twodios" (ranging from 32 to 50m²).
- Four student's communal spaces are proposed (754 m² of communal space for the student residents to use (both internal and external)).

- A new courtyard wellness garden would be created in the centre of the department store from the second floor up. This would be approximately 240m² in size. A further external communal space of some 130m² is proposed to the roof area. Internally three communal spaces are proposed, with these being a communal lounge of some 292m² and a study room of some 18m² as well as a sky lounge on level 5, of some 74m².

Members raised the following questions to officers:

- How would vehicles access the development; pick up and drop off
- Could the windows for the commercial use be isolated from the space inside to ensure an acceptable appearance
- The proposed rooflights to the top floor student bedrooms, was this the only source of light to this area
- Could the style and quality of the retail frontages be co-ordinated and retained

In responding to the issues raised, officers said:

- The LCC Highway Officer said a Student Management Plan would be included as a condition to control vehicle use of the pedestrianised area, with the intention to use near-by car parks for pick up and drop off of students at the beginning and end of term. The nearest taxi rank was located at the southern end of Briggate.
- The Planning Case Officer said a condition would be added to control the nature of the window displays
- The Planning Case Officer confirmed this was the only light source and the size of the windows would be controlled to provide acceptable levels of natural lighting
- A Design Code (Condition) would control the appearance of the retail frontages

In offering comments Members raised the following issues:

- In general Members were supportive of the application suggesting this was an impressive design and would bring life back into this very important building
- One Member suggested this was the way of the future and would welcome a visit once completed

In drawing the discussion to a conclusion, the Chair suggested there appeared to be a lot of support for this development.

It was moved and seconded that the application be approved in accordance with the report recommendation.

Upon being put to the vote, the motion was passed unanimously.

RESOLVED –

- (i) That Application No. 21/02996/FU be deferred and delegated to the Chief Planning Officer for approval, subject to the conditions set out at Appendix 1 of the submitted report (and any amendment to or addition of others which the Chief Planning Officer considers appropriate) and subject to the completion of a Section 106 Agreement to secure the following:
- Employment and training of local people
 - Occupation of the residential units by students only
 - A management fee
- (ii) In the event of the Section 106 having not been completed within 3 months of the Panel resolution to grant planning permission, the final determination of the applications shall be delegated to the Chief Planning Officer.
- (iii) To defer and delegate Application No. 21/02845/LI to the Chief Planning Officer for approval, subject to the conditions at Appendix 1

48 Date and Time of Next Meeting

RESOLVED – To note that the next meeting taking place on Thursday 5th August 2021 at 1:30pm in Civic Hall, Leeds.