

## CITY PLANS PANEL

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Meeting to be held in Civic Hall, Leeds on  
Thursday, 3rd November, 2022  
at 1.30 pm

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### MEMBERSHIP

#### Councillors

D Blackburn  
K Brooks  
C Campbell  
P Carlill  
D Cohen  
R Finnigan  
A Garthwaite  
C Gruen  
J McKenna (Chair)  
P Wadsworth  
A Khan  
A Maloney

Please do not attend the meeting in person if you have symptoms of Covid 19 and please follow current public health advice to avoid passing the virus onto other people.

Note to observers of the meeting. To remotely observe this meeting, please click on the 'View the Meeting Recording' link which will feature on the meeting's webpage (link below) ahead of the meeting. The webcast will become available at the commencement of the meeting:

[Council and democracy \(leeds.gov.uk\)](https://leeds.gov.uk)

'We strive to ensure our public committee meetings are inclusive and accessible for all. If you are intending to observe a public meeting in-person, please advise us in advance of any specific access requirements that we need to take into account by email ([FacilitiesManagement@leeds.gov.uk](mailto:FacilitiesManagement@leeds.gov.uk)). Please state the name, date and start time of the committee meeting you will be observing and include your full name and contact details'

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**Agenda compiled by:**  
**Andy Booth**  
**Governance Services**  
**Civic Hall**  
**Tel: 0113 37 88665**

## **CONFIDENTIAL AND EXEMPT ITEMS**

The reason for confidentiality or exemption is stated on the agenda and on each of the reports in terms of Access to Information Procedure Rules 9.2 or 10.4(1) to (7). The number or numbers stated in the agenda and reports correspond to the reasons for exemption / confidentiality below:

### **9.0 Confidential information – requirement to exclude public access**

9.1 The public must be excluded from meetings whenever it is likely in view of the nature of the business to be transacted or the nature of the proceedings that confidential information would be disclosed. Likewise, public access to reports, background papers, and minutes will also be excluded.

### **9.2 Confidential information means**

- (a) information given to the Council by a Government Department on terms which forbid its public disclosure or
- (b) information the disclosure of which to the public is prohibited by or under another Act or by Court Order. Generally personal information which identifies an individual, must not be disclosed under the data protection and human rights rules.

### **10.0 Exempt information – discretion to exclude public access**

10.1 The public may be excluded from meetings whenever it is likely in view of the nature of the business to be transacted or the nature of the proceedings that exempt information would be disclosed provided:

- (a) the meeting resolves so to exclude the public, and that resolution identifies the proceedings or part of the proceedings to which it applies, and
- (b) that resolution states by reference to the descriptions in Schedule 12A to the Local Government Act 1972 (paragraph 10.4 below) the description of the exempt information giving rise to the exclusion of the public.
- (c) that resolution states, by reference to reasons given in a relevant report or otherwise, in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

10.2 In these circumstances, public access to reports, background papers and minutes will also be excluded.

10.3 Where the meeting will determine any person's civil rights or obligations, or adversely affect their possessions, Article 6 of the Human Rights Act 1998 establishes a presumption that the meeting will be held in public unless a private hearing is necessary for one of the reasons specified in Article 6.

10.4 Exempt information means information falling within the following categories (subject to any condition):

- 1 Information relating to any individual
- 2 Information which is likely to reveal the identity of an individual.
- 3 Information relating to the financial or business affairs of any particular person (including the authority holding that information).
- 4 Information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or officer-holders under the authority.
- 5 Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
- 6 Information which reveals that the authority proposes –
  - (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
  - (b) to make an order or direction under any enactment
- 7 Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime

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## A G E N D A

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1			<p><b>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</b></p> <p>To consider any appeals in accordance with Procedure Rule 15.2 of the Access to Information Rules (in the event of an Appeal the press and public will be excluded)</p> <p>(*In accordance with Procedure Rule 15.2, written notice of an appeal must be received by the Head of Governance Services at least 24 hours before the meeting)</p>	

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2			<p><b>EXEMPT INFORMATION - POSSIBLE EXCLUSION OF PRESS AND PUBLIC</b></p> <p>1 To highlight reports or appendices which officers have identified as containing exempt information, and where officers consider that the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons outlined in the report.</p> <p>2 To consider whether or not to accept the officers recommendation in respect of the above information.</p> <p>3 If so, to formally pass the following resolution:-</p> <p><b>RESOLVED</b> – That the press and public be excluded from the meeting during consideration of the following parts of the agenda designated as containing exempt information on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the press and public were present there would be disclosure to them of exempt information, as follows:-</p> <p>Agenda Item 7 – Application 22/01889/FU – Site of Yorkshire Bank, Merrion Way and land fronting Leeds Arena, Claypit Lane, Leeds – Appendix 6</p>	
3			<p><b>LATE ITEMS</b></p> <p>To identify items which have been admitted to the agenda by the Chair for consideration</p> <p>(The special circumstances shall be specified in the minutes)</p>	
4			<p><b>DECLARATION OF INTERESTS</b></p> <p>To disclose or draw attention to any interests in accordance with Leeds City Council’s ‘Councillor Code of Conduct’.</p>	

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5			<b>APOLOGIES FOR ABSENCE</b>	
6			<b>MINUTES - 6 OCTOBER 2022</b>  To confirm as a correct record, the minutes of the meeting held on 6 October 2022	9 - 12
7	Little London and Woodhouse	10.4(3) (Appendix 6)	<b>APPLICATION 22/01889/FU - SITE OF YORKSHIRE BANK, MERRION WAY AND LAND FRONTING LEEDS ARENA, CLAY PIT LANE, LEEDS</b>  To receive and consider the attached report of the Chief Planning Officer regarding a hybrid planning application for the demolition of Yorkshire Bank, Merrion Way and the construction of two student residential accommodation buildings and a multi-use events' building.	13 - 120
8	Hunslet and Riverside		<b>APPLICATION 22/02521/FU - SITE TO THE SOUTH OF WHITEHALL ROAD, LEEDS.</b>  To receive and consider the attached report of the Chief Polanning Officer regarding an application for a multi-level residential development (Class C3) with ground floor commercial units (Class E) and associated hard and soft landscaping; associated parking, bin and bike stores	121 - 224
9	Little London and Woodhouse		<b>APPLICATION 22/02505/FU - FORMER ARLA FOODS SITE, 87-91 KIRKSTALL ROAD, BURLEY, LEEDS, LS3 1HS</b>  To receive and consider the attached report of the Chief Planning Officer regarding an application for Demolition of existing buildings and structures; construction of 618 residential dwellings (C3) and flexible commercial space (E and F1); associated refuse and plant infrastructure, landscaping, new public realm and open space.	225 - 316

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10	Little London and Woodhouse		<p><b>APPLICATION 22/02970/FU - LAND BETWEEN WESTGATE AND CROPPER GATE, LEEDS, LS1 4ND</b></p> <p>To receive and consider the attached report of the Chief Planning Officer regarding an application for the construction of a 31 storey building providing 399 build to rent dwellings (Use Class C3) incorporating ancillary amenity space, landscaping and other associated works.</p>	317 - 356
11	Hunslet and Riverside		<p><b>PREAPP 20/00412 - LAND AT THE GATEWAY, EAST STREET, LEEDS, LS9 8DZ</b></p> <p>To receive and consider the attached report of the Chief Planning Officer regarding a pre-application presentation for a residential development with car parking and landscaping.</p>	357 - 370
12	Hunslet and Riverside		<p><b>PREAPP 22/00216 - SOYO, BLOCK D, QUARRY HILL, LEEDS</b></p> <p>To receive and consider the attached report of the Chief Planning Officer regarding a pre-application presentation for a student residential development.</p>	371 - 388
13			<p><b>DATE AND TIME OF NEXT MEETING</b></p> <p>Thursday, 1 December 2022 at 1.30 p.m.</p>	

**Third Party Recording**

Recording of this meeting is allowed to enable those not present to see or hear the proceedings either as they take place (or later) and to enable the reporting of those proceedings. A copy of the recording protocol is available from the contacts named on the front of this agenda.

Use of Recordings by Third Parties– code of practice

- a) Any published recording should be accompanied by a statement of when and where the recording was made, the context of the discussion that took place, and a clear identification of the main speakers and their role or title.
- b) Those making recordings must not edit the recording in a way that could lead to misinterpretation or misrepresentation of the proceedings or comments made by attendees. In particular there should be no internal editing of published extracts; recordings may start at any point and end at any point but the material between those points must be complete.