

CITY PLANS PANEL

THURSDAY, 2ND NOVEMBER, 2023

PRESENT: Councillor J McKenna in the Chair

Councillors C Campbell, B Anderson,
D Blackburn, K Brooks, P Carlill, D Cohen,
K Dye, C Gruen, A Maloney and R Jones

34 Appeals Against Refusal of Inspection of Documents

There were no appeals.

35 Exempt Information - Possible Exclusion of Press and Public

There was no exempt information.

36 Late Items

There were no late items.

37 Declaration of Interests

There were no declarations.

38 Apologies for Absence

Apologies for absence were submitted on behalf of Councillor A Khan.

Councillor R Jones was in attendance as substitute.

39 Minutes - 5 October 2023

RESOLVED – That the minutes of the meeting held on 5 October 2023 be confirmed as a correct record.

40 Application 23/02335/FU - Land including 16-22 Burley Street, Leeds

The report of the Chief Planning Officer presented an application for the demolition of existing buildings and the erection of a purpose built student accommodation development of between 6 and 8 storeys in height, with associated amenity space, roof terraces, servicing, cycle parking and hard and soft landscaping.

The application had been deferred at the meeting held on 25th October 2023 to allow further consideration to the following:

- Design
- Health provision
- Burley Street/Park Lane Junction
- Landscaping
- Re-use of the York stone setts currently on site.

Members had visited the site prior to the meeting in October. Site plans, photographs and CGI images were displayed and referred to throughout discussion of the application.

Issues highlighted in relation to the application included the following:

- Health Provision – There were three GP Practices within a 900 metre walk and another that was 1.6 kilometres and well served by public transport. All these were accepting new patients. There had been further contact with health partners and it was considered that policy requirements were being met.
- Burley Street/Park Lane Junction – There were six options that had been summarised in the report. The preferred option would include the building out of the pavement and the introduction of a pedestrian refuge. This had been approved by highways subject to a road safety audit.
- Landscaping – levels of landscaping had been maximised due to the constraints of the site. It was intended to salvage the York stone setts and integrate these into the perimeter of the site. The roof terrace would have seating areas with planters, shrubs and small trees and there would be planters and small trees to the front of the site. There were proposals for a green roof with photovoltaic panels. There would be a biodiversity net gain of 7.31% and an additional off site financial contribution towards tree planting.
- It was not possible to close the gap between the neighbouring building due to the need to leave space for an escape route.
- Design – The design and scale was considered acceptable in the context of surrounding buildings. The detail of the elevation on Burley Street would use red brick with features including green tiles and art work. There would be lighter brick used towards the middle of the building. Detailing to the entrance, sills and windows was highlighted in the images. It was felt that the change in colour of brick broke down the massing and the revised design gave a positive and engaging proposal. Samples of the materials to be used were made available for Members to inspect. Members expressed a preference for the lighter “rustic brick”.
- The applicant had made various changes following the previous meeting and it was recommended that the application be deferred and delegated to the Chief Planning Officer for approval.

It was reported that the mural on the Burley Street side of the existing building could not be saved due to the proposed demolition, but the applicant was committed to recording it and including in future displays within the building.

There would also be opportunity for community engagement with community led artwork incorporated along the Burley Street frontage.

Members thanked officers and the applicant for their response to the Panel's comments and concerns following the previous meeting although there was still some concern regarding greenspace provision in the area.

RESOLVED – That the application be deferred and delegated to the Chief Planning Officer for approval subject to the completion of a Stage 1 Road Safety Audit, the specified conditions set out in Appendix 2 (including those noted at section 7 of the report and any amendment to those and addition of others which might be considered appropriate) and the completion of a Section 111 agreement under the Local Government Act 1972 and a Section 106 agreement to include the following obligations:

- Leeds City Council Travel Plan Review fee of £4,293.00
- Contribution for offsite tree planting commuted sum £41,421.90
- Contribution towards the proposed Burley Street cycle scheme £74,000
- Control of student occupancy
- Retention and management of communal spaces for the lifetime of the development
- Section 106/111 management fee

In the circumstances where the Section 111 Agreement has not been completed within 3 months of the resolution to grant planning permission, the final determination of the application shall be delegated to the Chief Planning Officer.

41 Date and Time of Next Meeting

Thursday, 30 November at 1.30 p.m.