

CITY PLANS PANEL

THURSDAY, 14TH MARCH, 2024

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 Khan and A Maloney

SITE VISITS: Councillors C Campbell, K Dye & C Gruen

68 Appeals Against Refusal of Inspection of Documents

There were no declarations.

69 Exempt Information - Possible Exclusion of Press and Public

There was no exempt information.

70 Late Items

There were no late items.

71 Declaration of Interests

There were no declarations.

72 Minutes - 15 February 2024

RESOLVED – That the minutes of the meeting held on 15 February 2024 be confirmed as a correct record.

73 Application 22/04852/FU - Holdforth Court, Brussels Street, Leeds, LS9 8AT

The report of the Chief Planning Officer presented an application for proposed demolition works and erection of 10 storey building to create a co-living residential development.

The application was deferred at the meeting held in February 2024 to allow for further consideration of the space and layout provided for the smaller apartments.

Members visited the site prior to the last meeting and site plans and photographs were displayed and referred to throughout the discussion of the application.

Further issues highlighted in relation to the application included the following:

- There had been changes to the 4 units at the top two floors of the building which had been of concern due to the amount of floor space that was corridor space. To achieve a new layout there had been changes to the glazed walling which moved it closer to the roof parapet. This allowed for the corridor element to be located outside the units and for more internal space inside which would now exceed the minimum 37 square metre space standards.
- Floor plans were displayed which also displayed storage space. The apartments would have sufficient storage space in excess of minimum standards. This was not a strict requirement for co-living but was considered to be positive.
- Space standards did not differentiate between corridor space and other spaces in a unit.
- There had not been any revision to the units on the lower floors where there had been some concern regarding corridor size. More detailed images of the proposed units were shown to show how space could be utilised.
- Samples of materials to be used had been made available for Members' inspection.
- Since the publication of the agenda, a further letter of representation/objection had been received. There was no objection to the use of the site for residential living but concern with regard to how national space standards were being applied and the characteristics of co-living arrangements.
- The application was recommended for approval.

In response to questions and comments from the Panel, the following was discussed:

- Revisions to the apartments on the top floor would move corridor space to the outside of the units but not affect distances for fire safety regulations.
- The applicant was thanked for acting on the comments previously made by the Panel.
- Could there be communal storage areas for larger items such as suitcases?
- It was suggested that the comments in the letter of objection would be more appropriate for discussion at Development Plan Panel.

RESOLVED – That the application be deferred and delegated to the Chief Planning Officer for approval subject to the conditions set out in Appendix A and Section 106 agreement to secure the following:

- Affordable housing off site commuted sum (£742,633 tbc and subject to verification by the District Valuer).
- Offsite highways contribution (£29,400).
- CAVAT compensation amount for loss of trees.
- Mechanism to contribute £20,000 to Traffic Regulation Orders as required.

- Biodiversity Net Gain matters to be agreed.
- Bat survey to be undertaken, outcome assessed and conditions agreed if required.
- Provision of car club space.

In the circumstances where the Section 106 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.

74 Application - 22/04827/OT - Land bounded by Sweet Street, Meadow Road, Jack Lane and Bowling Green Terrace, Leeds, LS11 9BX

The report of the Chief Planning Officer presented an outline application for the demolition of the existing substation and commercial buildings, creation of a mixed-use, multi-level development comprising residential (Build to Rent), commercial (offices and leisure), hotel and a travel hub on land largely bounded by Sweet Street, Meadow Road, Jack Lane and Bowling Green Terrace, Leeds, LS11 9BX.

Members visited the site prior to the meeting and site plans and photographs were displayed and referred to throughout the discussion of the application.

Further issues highlighted in relation to the application included the following:

- All matters were reserved except for access into and around the site.
- Trees to the east of the site formed part of the Holbeck Green Corridor Scheme and had Tree Protection Orders.
- The site was within an area identified in the Tall Buildings SPD as an opportunity area for tall buildings and had been identified for mixed use development.
- There were aspirations for a green route through the site.
- There had been previous outline approvals for the site in 2006 and 2010 though these were not as extensive. Both applications had permissions for buildings of up to 40 storeys.
- A pre-application report had been presented to Panel in February 2022. Discussion had focussed on the spaces within the site being too fragmented and a desire to bring them together. It was now proposed to have a large open square in the centre of the site which would have connections to surrounding streets.
- There were some constraints to development including a number of protected trees and high pressure gas pipelines. There was also a water easement to the west of the site.
- The open space would be of a significant size and would provide a space that was larger than Park Square.
- Diagrams were shown that demonstrated the parameters for building and areas of public realm and also the size of buildings.
- There would be segregated cycle lanes and footpaths around the site.
- Vehicular access points.

- Maximum development space for the different types of uses.
- Masterplan Design Principles – this included proposals for building sizes, appearance and public realm.
- There would be areas for play in the public realm including areas of formal play.
- There was flexibility in the design and usage of the buildings.
- Illustrative sketches and CGI images of how the site may appear when developed were displayed.
- The application was recommended for approval subject to the completion of a Section 106 agreement.

In response to questions and comments from the Panel, the following was discussed:

- There had been a thorough assessment of wind modelling on the development. There were existing issues with wind to the north of Sweet Street and the proposals would improve this situation but there may also be the need for some wind mitigation measures. Further development to the west in the future could also improve the position with regards to wind. There would be further details available at the reserved matters stage.
- There would be a variety of outdoor spaces across the site that could be used for different purposes.
- It was hoped that enabling works could commence before the end of the year if the application was granted.
- The provision of a green corridor had been identified in the Neighbourhood Plan and this would go through this site. The masterplan for the site had multiple routes and a main route would be established from Jack Lane leading up to Sweet Street.
- The design code would set a range of rules for the quality and kinds of materials to be used on site.
- It was estimated that the development would take between 8 to 10 years for completion.
- Completion of the greenspaces was dependant on other areas of development but was hoped it would be developed at the same time alongside the buildings.
- The scheme offered a lot of potential, was well designed and would change that part of the city.

RECOMMENDATION: That the application be deferred and delegated to the Chief Planning Officer for approval subject to the completion of an acceptable Road Safety Audit and specified conditions set out in Appendix 2 (and any amendment to these and addition of others which he might consider appropriate) and the completion of a Section 106 agreement to include the following obligations:

- Affordable housing provision – Build to Rent residential buildings either 7% of dwellings at benchmark rates, or 20% of dwellings at 80% of local market rent, or commuted sum;

- Compliance with agreed Travel Plan measures and travel plan review fee of £27,012 (indexed);
- Residential travel plan fund £492,312.75 (indexed);
- Provision of 2 Leeds City Council Car Club provider parking spaces;
- Contribution of £6,000 (indexed) per parking space lost towards loss of pay and display revenue;
- Works to improve pedestrian and cycling routes to the City Centre £927,700 (indexed)
- City Centre highway package £761,614 (indexed)
- City Bikes docking station £32,000 (indexed)
- Alterations to Traffic Regulation Orders £10,000
- Air quality damage cost mitigation (contribution calculated with reference to number of vehicular trips and mitigation by sustainable travel measures)
- Biodiversity net gain contribution £51,250 (indexed)
- 24-hour public access through the open areas of the site and a scheme for public access through enclosed routes
- Local employment and training initiatives; and
- Section 106 monitoring fee.

In the circumstances where the Section 106 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.

75 Application 23/05271/FU - The Core Shopping Centre, The Headrow, King Charles Street and Lands Lane, Leeds, LS1 6LT

The report of the Chief Planning Officer presented an application for the demolition of the existing building and the erection of new buildings to accommodate retail and community uses at ground floor and purpose built student accommodation at upper floors together with associated access, accessible parking, cycle parking, landscaping, drainage and reinstatement works to boundary of adjoining multi-storey car park.

The report 'Subject' contained a typing error regarding the planning application reference number. The application reference was correct elsewhere on the meeting agenda and elsewhere within the report.

Members visited the site prior to the meeting and site plans and photographs were displayed and referred to throughout the discussion.

Further issues highlighted in relation to the application included the following:

- There had been an in-depth pre-application process with a presentation at Panel in May 2023. There had also been pre-application discussions with Leeds Civic Trust, Historic England and a wider public consultation.

- The site was in the heart of the city centre in the primary shopping quarter and also in the conservation area in the vicinity of a number of listed buildings.
- The Core Shopping Centre was constructed in the 1980s and has been impacted by changing retail habits and there were currently high levels of vacant units.
- The proposal was to replace The Core with three separate buildings which would be separated by two new pedestrian streets.
- There would be the following three buildings. Building A would be 9 storeys, Building B, 8 storeys and Building, C 7 storeys. The buildings would be linked at first floor level via a footbridge crossing.
- Elevation drawings and CGI images of the proposed buildings were shown which displayed further detail and the types of materials proposed.
- Buildings A and B would have roof terraces which would include planting, seating and communal areas. Building C would have a green courtyard space at ground floor level.
- There would be landscaping on Victoria Arcade between Buildings A and B.
- There would be a net loss in retail space but a net gain active shopping frontages.
- There would be a potential community/3rd sector use at ground floor level.
- The accommodation would be a mix of studios and cluster flats.
- Due to high floor to ceiling heights it had not been viable to convert the existing building. The proposals could be adapted to other uses in future should there be a change in demand.
- There had been an objection from Yorkshire Water due to proposed trees on Lands Lane that could impact on water mains. This was due to be withdrawn.
- An objection due to the loss of the changing places toilet facility within The Core Shopping Centre. The applicant had offered this for re-location elsewhere.
- An objection from the landlord of the adjoining buildings on Lands Lane regarding potential disruption during construction.
- There were outstanding highways matters and these would be resolved before determining the application.
- It was recommended that the application be deferred and delegated to the Chief Planning Officer for approval subject to resolving the highways matters and a Section 106 agreement.

In response to questions and comments from the Panel, discussion included the following:

- The use and colour of materials would be controlled by condition. This could be re-visited and looked at on site.
- It was unlikely that there would be planters on King Charles Street as there were space constraints and there needed to be space to accommodate pedestrians and service vehicles.

- There would be use of root barriers for the proposed trees on Lands Lane to protect Yorkshire Water assets.
- The changing places toilet facility would need to be relocated in a publicly accessible location and there were potential locations within Council buildings.
- A unit had been identified for community use. It was intended to be offered to a community organisation or third sector organisation in the first instance.
- The proposed development was sensible and innovative and reflected the conservation area. It was a positive set of proposals.
- The proposals would lift that part of the city.
- The design and appearance would fit in with the Headrow.
- There was some concern regarding the protection of adjacent buildings during the construction process.
- There was reassurance regarding potential flexibility of use for the future of the proposed buildings.
- It was hoped that the community space could be accessible for all.

RESOLVED – That the application be deferred and delegated to the Chief Planning Officer for approval subject to the resolution of technical highways matters identified at paragraphs 10.10.18 to 10.10.20 of the report, the specified conditions set out in Appendix A (and any amendments to these and addition of others which he might consider appropriate) and the completion of a Section 106 agreement to include the following obligations:

- Leeds City Council Travel Plan Review fee of £8,888
- On site green space provision
- Contribution for green space commuted sum £106,284.56
- Contribution towards:
 - The proposed Woodhouse Lane Gateway Scheme (£405,114)
 - Altering/creating new Traffic Regulation Orders (TROs) (£20,000)
 - Upgrade wayfinding signage (£22,000)
 - Traffic enforcement camera (£60,000)
- Control of student occupancy
- Section 106 monitoring fee

In the circumstances where the Section 106 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.

76 Date and Time of Next Meeting

Thursday, 11 April 2024 at 1.30 p.m.