

Plans Panel (City Centre)

Thursday, 9th December, 2010

PRESENT: Councillor B Selby in the Chair

Councillors D Blackburn, C Campbell,
M Coulson, G Driver, S Hamilton, G Latty,
J Monaghan and E Nash

56 Chair's opening remarks

The Chair welcomed everyone to the meeting, particularly Councillor Wadsworth who had recently been appointed to Plans Panel City Centre and Councillor Coulson who was substituting. Members and Officers were then asked to introduce themselves

The Chair also informed the Panel that the Chief Planning Officer, Mr Crabtree, was currently in hospital and it was agreed that a letter from the Panel be sent wishing him a speedy recovery

57 Declarations of Interest

The following Members declared personal/prejudicial interests for the purposes of Section 81(3) of the Local Government Act 2000 and paragraphs 8 to 12 of the Members Code of Conduct:

Applications 07/07/468/FU and 07/07469/LI – Alf Cooke Printworks Hunslet Road LS10

Councillors Selby, Nash and Campbell declared personal interests through being members of English Heritage which had commented on the scheme (minute 61 refers)

Councillor Monaghan declared a personal interest as a member of Leeds Civic Trust which had commented on the scheme (minute 61 refers)

Application 10/04135/RM – Former Doncaster Works Whitehall Road – Councillor Latty declared a personal interest as a British Waterways License holder as British Waterways had been consulted on the application (minute 62 refers)

58 Apologies for Absence

Apologies for absence were received from Councillor Martin Hamilton and Councillor Taggart who was substituted for by Councillor Coulson

59 Minutes

RESOLVED – That the minutes of the Plans Panel City Centre meeting held on 12th November be approved

60 Matters arising

minutes approved at the meeting
held on Wednesday, 12th January, 2011

The Head of Planning Services who attended the meeting informed the Panel on the latest position regarding the Regional Spatial Strategy (RSS)

Members were informed that there had been a successful challenge by a developer to the Secretary of State's revocation of the RSS. However the Government had affirmed its intention to introduce legislation to abolish the RSS and the Government's Chief Planning Officer had written to Local Planning Authorities advising them of this and that the intention to abolish the RSS was a material planning consideration

This letter had now been challenged and an injunction was in place which meant that the weight to be given to the Government's Chief Planning Officer's letter is now in question and is a matter for Local Planning Authorities to determine

In respect of the two applications before Members, the Head of Planning Services stated he was of the view that the RSS was not critical to either of these applications

61 Application 07/07468/FU and 07/07469/LI - Change of use involving refurbishment and part demolition of printing works to offices and erection of 12 office units in eight 3 storey blocks with ancillary cafe/restaurant, car parking and public realm and Listed Building application for conversion to offices including refurbishment and part demolition of printing works - Alf Cooke Printworks Hunslet Road LS10

Plans, photographs, graphics and samples of proposed materials were displayed at the meeting. A site visit had taken place earlier in the day which some Members had attended

Officers presented the report which sought permission for the redevelopment, including some demolition and some new building at the prestigious Grade 2 Listed former Alf Cooke Printworks on Hunslet Road LS10, close to the city centre. A pre-application presentation had been made to Panel on 16th August 2007 (minute 34 refers)

Members were informed that the proposals would see the retention of the two main print halls and the mill building, with conversion of these elements to offices together with eight 3 storey office buildings, divided into 12 units; 114 car parking spaces, some being undercroft parking; 15 spaces being provided for people with disabilities and both permanent and temporary landscaping being provided

The development would be constructed over 3 phases, the first phase being demolition works, phase two seeing the construction of some new building, some of the car parking and landscaping and the final phase providing the remaining buildings, car parking and tree planting, with hornbeams being considered as the species of trees to be provided

As part of the flood risk assessment it would be necessary to raise the floor level of the existing mill building which would result in some masking of the bottom tread of the spiral stair case and of the base of the columns

A new pedestrian crossing would be provided on Hunslet Road

Public art would be incorporated into the scheme, with this reflecting the history of the building possibly through the use of a folded paper motif, including a piece of artwork to be sited close to the Hunslet Road frontage

Officers recommended to Panel approval of the applications as the scheme would result in the redevelopment of a brownfield site and would preserve and re-

use a unique Listed Building whilst providing new employment opportunities close to the city centre and the provision of new public open space

Members commented on the following matters:

- whether the Listed Building would be made weathertight in the first phase
- the highway implications of the development in view of the busy junction running close to the site and the proximity of Crown Point Retail Park which generated a significant amount of traffic
- pedestrian access; that the footpath along the front of the site was narrow and was further limited by the pedestrian guard rails sited there
- the need for the clock on the corner of the Listed Building to be maintained in working order
- concerns that some of the buildings turned their backs towards Hunslet and in doing so created a barrier of ordinariness
- the view that the quality and stature of the main building would be improved if the proposed adjacent L-block building was one storey lower
- that the cast-iron street nameplate sited on Hunslet Road be retained
- the provision of public art; whether this was being driven by the applicant; mixed views about the appropriateness of public art; that if this was to be provided, the need for it to complement rather than dominate the building; that details should be provided to Panel of the proposals; that the developer should be left to engage artists to design suitable public art and some concerns at the proposed steel structure to the Hunslet Road frontage
- that the openness of the site and the provision of green spaces were welcomed
- the possibility of re-using some of the cast-iron pillars sited in the extension which was to be demolished to replace some of the later additions to the supports in the main hall
- concerns that a single species of tree was being proposed and that a variety of species was more appropriate, with mixed views on this as a single species could provide a balanced effect
- the need to take account of the fact that the site was in a flood risk area and that trees requiring an arid environment were not suitable
- that whilst a pastiche of the original building was not required, the design of the former printworks had not been as well echoed in the proposed adjacent L-block building as it could have been, particularly the details to the windows
- the possibility of using clear material to raise the floor level to the column bases in order to preserve views of the bases
- concerns about the noise levels as the office space would be open plan
- that the cream paint on the rear of the building be removed
- that the pedestrian access on the southern end of the site at Neal Place which was currently overgrown should be opened up
- that the L-shaped building adjacent to the ornate Listed Building appeared plain by comparison and that some further detailing should be considered for this block

- the S106 contribution should be used towards improvements at Hunslet Library

Officers provided the following responses:

- that included in the first phase would be works to make the Listed Building weathertight
- that the impact of the scheme had been fully considered and the view was that the highway network could accommodate the traffic flowing from the development. Furthermore, the bulk of activity would be from Monday – Friday as office use was being proposed, so this would have limited impact on the peak week-end traffic to the Crown Point Retail Park
- that a pedestrian crossing would be delivered in the second phase and whilst a wider footpath had been considered, this was not possible due to the need to provide for 2 lanes of traffic. In terms of pedestrian guardrails, Members' comments could be taken on board when considering the design of minimum width railings
- that the approach taken had been to create modern background buildings which would respect the setting of the Listed Building and would not compete with the height, scale and detailing of the historic building
- the quality of the proposed buildings would be maintained through the design of features such as window, eaves and entrance details and the use of sympathetic materials which would be controlled by condition
- the eaves line of the Listed Building had been used as a guide to the maximum height of the proposed buildings in order to ensure that they remain subordinate within the setting of the Listed Building whilst delivering a viable quantum of development
- the proposed windows to the L-block building reflected the rhythm of the windows to the listed mill although in a modern design
- that the details of the proposed public art were only illustrative at this stage but did appear to be over-dominant as shown on the Hunslet Road frontage and that this would be reconsidered under the conditions to be attached to the approval
- regarding the re-use of the cast iron pillars, this would be raised with the applicant although there could be structural reasons which prohibited their re-use other than as decorative artwork features
- the re-use of the cast iron street name plate, the refurbishment of the clock and treatment of the column bases would be raised with the applicant and controlled by appropriate conditions on the listed building consent
- that Neal Place would be opened up as part of the final phase and would create potential for enhanced links to the adjacent site if this was ever to be considered for redevelopment
- that the proposed layout of the buildings would provide enhanced connections through the site and was not considered to turn its 'back' towards Hunslet to the south
- that the proposed hornbeam tree species had been agreed with the Council's landscape officer and was considered suitable for this relatively harsh city centre environment

- that open plan office space was an established part of modern day office working practices and was not considered to provide an unduly noisy or unsuitable working environment
- that it would not be reasonable to seek S106 contributions for Hunslet Library as the development would not directly impact upon it

Members continued to discuss the appropriateness of the provision of public art

RESOLVED –

i) Application 07/07468/FU

To approve the application in principle and to defer and delegate final approval to the Chief Planning Officer subject to the conditions set out in the submitted report (and any others which he might consider appropriate) and following completion of a Section 106 Agreement to cover the following matters:

- contribution to public transport improvements £137,453.20, split equally prior to commencement of phases 2 and 3
- travel plan implementation and monitoring fee £7140, split equally prior to commencement of phases 2 and 3
- public access throughout the site 7am-7pm Monday to Sunday in accordance with the phasing plan
- employment and training opportunities for local people
- management fee £2400 payable within one month from the date of completion of the S106 Agreement

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

Application 07/07469/LI

To approve the application in principle and to defer and delegate final approval to the Chief Planning Officer, subject to the specified conditions in the submitted report (and any others which he might consider appropriate)

- ii) That details of the proposed public art be provided to Plans Panel for information

62 Application 10/04135/RM - Reserved matters application for the erection of one 8 storey office building with basement car park and rooftop plant room - Former Doncaster Works Whitehall Road Leeds

Plans and photographs were displayed at the meeting. A site visit had taken place earlier in the day which some Members had attended

Officers presented the report which sought approval for a Reserved Matters application for an office development at the former Doncaster Works on Whitehall Road LS1. The outline application for a major mixed use development had been approved in principle by Plans Panel City Centre at its meeting held on 26th April 2007 (minute 153 refers), with final approval being deferred and delegated to the Chief Planning Officer

The outline approval had included 5 office buildings on the site. The first building had been completed some time ago, with the proposals before Members being for a similar building

The siting, access and scale had been agreed in the outline application, however there was one minor change in siting, with a slight clockwise realignment required to this block

Underground car parking comprising 83 car parking spaces, 9 disabled spaces, motor cycle and bicycle spaces together with showers and lockers would be provided

The landscaping proposals would mirror those in the first phase with Yorkstone and tarmac being used for the hard landscaping and trees and raised planters for the soft landscaping

In response to a question relating to Section 106 money, Officers stated that S106 contributions on this development had been agreed at the outline application stage

RESOLVED – To approve the application in principle and defer and delegate final approval to the Chief Planning Officer subject to the conditions set out in the submitted report

63 Appeal decision - West Point Wellington Street LS1

The Panel considered a report of the Chief Planning Officer on a recent appeal decision and an application for costs for a retrospective application for alterations to form a bed-sit flat to the level 14 stairwell to a residential block at West Point Wellington Street LS1

The Central Area Planning Manager presented the report and stated that in 2008 a micro flat, with a floor space of approximately 13 sqm, had been created at level 14 at West Point but that the LPA had only received the retrospective application this year which had been refused on the grounds of lack of internal amenity space

The applicant had appealed against this decision and had submitted a request for costs

The Inspector dismissed the appeal and costs application in a letter dated 9th November 2010

In terms of implications for the Council, the decision indicated that the potential for the internal use of space and the amenity it provided was an important planning consideration

The decision also raised the issue of whether minimum space standards should be adopted by the Council

Members discussed the appeal decision and raised the following points:

- whether the Council had made a cross application for costs
- whether the issue of minimum space standards should be considered

The Head of Planning Services stated that an application for costs had not been made by the Authority as there were no standards relating to space and that some form of guidance on this would be helpful

RESOLVED - To note the report and the comments now made and to request that minimum space standards be considered, with a report on this being brought back to the next appropriate Joint Plans Panel meeting

64 Date and time of next meeting

Wednesday 12th January 2011 at 1.30pm in the Civic Hall, Leeds