

## Plans Panel (City Centre)

Tuesday, 27th September, 2011

**PRESENT:** Councillor G Driver in the Chair

Councillors J Jarosz, E Nash, C Campbell,  
G Latty, A Blackburn, J Matthews and  
C Macniven

### 16 Election of the Chair

Apologies had been received from the Chair, Councillor Selby who was unwell and nominees were sought to Chair the meeting. Councillor Nash proposed Councillor Driver and this nomination was seconded by Councillor Macniven and supported by the Panel

**RESOLVED** – That Councillor Driver Chair the meeting

### 17 Declarations of Interest

There were no declarations of interest

### 18 Apologies for Absence

Apologies for absence were received from Councillors Castle; M Hamilton; S Hamilton; McKenna and Selby. The Panel welcomed Councillors Macniven and Matthews as substitute members.

### 19 Minutes

**RESOLVED** – That the minutes of the meeting held 4<sup>th</sup> August 2011 be agreed as a correct record

### 20 10/00267/UBAX3 - Appeal against an Enforcement Notice, 2 Claremont Villas, Woodhouse LS2 9NY

The Chief Planning Officer submitted a report on the outcome of an appeal against an Enforcement Notice issued against the installation of UPVC windows to the front and rear of a property at 2 Claremont Villas, Woodhouse which lay within the Woodhouse/Hanover Square Conservation Area.

Photographs of the site and the surrounding streetscene were displayed at the meeting.

The Area Planning Manager provided the planning history of the site and highlighted that, had the property been in single “family” ownership, UPVC windows could have been installed under permitted developments rights, but as the property was divided into flats these works required planning permission. Furthermore, there were a number of properties in the area with UPVC windows already installed.

Members noted the comments from the Inspector that

- The UPVC windows would preserve, rather than enhance, the character of the building.
- The lack of an Article 4 direction for the area made it difficult for the Authority to apply a consistent approach to the use of materials in the Conservation Area

Members also noted the officers' comment that this decision could undermine the Authority's wish to encourage the use of traditional materials in the Conservation Areas and expressed concern that the current situation could lead to a variety of materials being used in the Conservation Area. Members suggested further consideration be given to the use of Article 4 Directions in Conservation Areas by the Joint Member Officer Working Group (Planning)

**RESOLVED** – To note the contents of the report and the comments made by Panel and to refer the issue of the use of Article 4 Directions to the Joint Member Officer Working Group

**21 Pre Application Presentation - Pre-App 11/00336 Proposals for interim uses at former Tetley Brewery, Hunslet Road, Hunslet, Leeds**

The Panel received a presentation on pre-application proposals for the short term use of the former Tetley Brewery site, Hunslet Road, Leeds. Some Members had visited the site prior to the meeting and this presentation would afford them the opportunity to comment on and ask questions about the proposed future uses prior to a formal application being submitted. It was noted that no formal decision would be made at this meeting.

The Panel welcomed Mr R Bickers (Arup) and Miss P Hale (Project Space Leeds) on behalf of the applicant who provided the following general information:

- Demolition had commenced on site, with 7 key buildings to be retained including Tetley House which will be retained for use by Carlsberg staff
- the 4 buildings of historical interest to be retained to the south of Crown Point Road were not included within this application
- the proposals would contribute in the short term to the Leeds South Bank plans which proposed to open up land to the south of Leeds city centre to public use
- the proposed cultural use of the Head Quarters (HQ) Building would generate footfall and encourage creative talent to remain in Leeds

The following specific issues were discussed:

Temporary car park –

- Provision of 900 temporary short stay spaces would support the expected increase of visitors to the city once the Eastgate/Harewood Quarter and Trinity developments were completed
- The car park would be closed from 12:00 midnight until 06:00 hours
- It would be well served by two high volume arterial roads
- The car park would include 3m wide pedestrian walkways, a quality planting scheme, CCTV and 24 hour surveillance

Connectivity

- The site was very close to the city and the proposed pedestrian walkways would provide through routes from the city centre to Clarence Dock and Crown Point

Greenspace

- The greenspace framed the setting of the HQ Building and Salem Church. The space was intended to provide external exhibition space and informal playgrounds as well as general outdoor amenity space

### Integration

- This proposal could integrate the LCC Meadow Lane car parking spaces. If those spaces moved to the Tetley site, the Meadow Lane site could be redeveloped into green space in line with the Leeds South Bank Plan
- ### Head Quarters Building
- The Art Deco style of the building would be retained and enhanced
  - A change of use from employment use to artistic/cultural use was proposed
  - The proposed ground floor café bar restaurant use would support the cultural and office uses to the upper floors
  - PSL intended to relocate from their current base at Whitehall Road in order to expand the service they provided in the not for profit arts sector. Funding for the organisation was decreasing and this new base would afford them the opportunity to provide office space and exhibition space for hire
  - The HQ building provided 4000 sqm over 5 floors as follows:
    - Basement – service area with large room to be available for functions
    - Ground floor – café bar restaurant – where most of the internal renovation works would be undertaken to restore the Art Deco style. The immediate external area would include a children’s play area
    - 1<sup>st</sup> floor – offices to let for creative purposes
    - 2<sup>nd</sup> floor – the high ceiling and roof lights provided a suitable area for exhibitions and displays, and the Boardroom is to be retained for corporate letting
    - Third floor – office use for PSL

Members made the following comments:

- Generally supported the provision of car parking space as this would support existing developments in the south of the city, however it was felt that suitable ways to break up the appearance of the car park should be found as this would be a very large flat open space
- Considered the balance of greenspace provision with the provision of car parking spaces with some Members seeking an increase in the area of greenspace
- Need to ensure quality landscaping and boundary treatment. Members commented that consideration should be given to the treatment of the existing wall and railings which were regarded as being too industrial and new boundary treatment should provide more open vistas which are appropriate to the proposed greenspace use
- Whether it was preferable to extend the greenspace around to the eastern side of the HQ building so that the HQ building became the central focus of the greenspace
- The need to develop a robust management plan to ensure future maintenance of the greenspace
- The re-opened Hunslet Road should be finished in a consistent surface to provide visual continuity for users of this through route
- Although the area was to be fenced for security reasons, this should be balanced with consideration of the proposed public use of the site
- Commented that the buildings to be demolished were extensions of those to be retained and there was some concern that the retained buildings would be

left with blank facades. Consideration should be given to the treatment and appearance of the facades.

- Commented that there was support for the proposed re-use of the HQ building and expressed the view that as part of Leeds heritage, the HQ building should be open to the public. Members noted that PSL had considered participating in Leeds' Heritage Open Days

The Panel broadly supported the proposals and noted that a statement of community consultation would be submitted with the formal application in due course. Members thanked the representatives for their presentation and **RESOLVED** – that the proposals be noted and the comments of the Panel be noted

## **22 Draft Householder Design Guide**

Members considered the report of the Chief Planning Officer outlining the consultation strategy for the Draft Householder Design Guide which was intended to be adopted as a Supplementary Planning Document within the Local Development Framework. The formal consultation had commenced on 19<sup>th</sup> September 2011. A copy of the draft Guide was appended to the report.

Officers reported that the Guide formalised the current approach being used to assess planning applications and encouraged good design in houses, particularly extensions, whether or not planning permission was required. The Guide contained three new policy proposals relating to character, neighbourhood amenity and Green Belt.

The Panel welcomed the document and noted that it was likely to be formally adopted by the end of the year although the draft guide would be referred to in the meantime

Officers reported that Member consultation sessions would take place on Tuesday 18<sup>th</sup> October 2011 with a morning session for west area ward members and an afternoon session for east area ward members

### **RESOLVED**

- a) to note the contents of the Draft Householder Design Guide
- b) that the Panel support officers aspirations for good design as described in the Guide
- c) that the contents of the report and the proposed consultation strategy be noted

## **23 Informal City Centre Commuter Car Parking Policy**

The Panel considered the report of the Chief Planning Officer on the progress made in preparing a policy to permit a number of cleared site commuter car parks in the city centre. The Executive Board on 7<sup>th</sup> September 2011 had approved the proposals to adopt the city centre commuter car parking policy as a material consideration in determining planning matters and a copy of that report was provided.

Officers reported the policy was intended to regularise existing car parking arrangements in return for reasonable physical improvements to the car

parks. The Authority had placed a cap of 3,200 spaces to ensure that car usage for commuting did not increase.

The Panel commented on the scope of the map included in the Policy stating that informal commuter car parking occurred further into the suburbs, and that this would only be properly dealt with once adequate Park and Ride facilities were developed. The Panel broadly supported the Policy and noted that the comments on Park & Ride schemes would be reported back to the relevant officers as it was not within the scope of the Policy

**RESOLVED –**

- a) To note the contents of the report and the City Centre Commuter Car Parking Policy
- b) To note that the three month window for receipt of car park applications closes on 19 December 2011, after which officers will assess the schemes altogether and bring a single report to the Panel in early 2012

**24 Date and time of next meeting**

**RESOLVED –** To note the date and time of the next meeting as Thursday 27<sup>th</sup> October 2011 at 1.30pm