

Plans Panel (City Centre)

Thursday, 10th May, 2012

PRESENT: Councillor B Selby in the Chair

Councillors S Hamilton, J Jarosz,
J McKenna, E Nash, M Hamilton,
C Campbell, G Latty, A Castle, A Blackburn
and J Akhtar

81 Chair's Opening Remarks

The Chair welcomed Councillor J Akhtar to the meeting.

82 Late Items

There were no formal late items of business to consider, however the Chair agreed to accept the following as supplementary information:-

- Minutes of the Previous Meeting – 12th April 2012 (Agenda Item 6) (Minute 85 refers)

The document was not available at the time of the agenda despatch, but made available on the Council's website following the meeting.

In concluding, the Chair also referred to the receipt of a letter received from Dandara Ltd which had been circulated by the company to Members for their attention and consideration (Agenda Item 8) (Minute 87 refers).

83 Declarations of Interest

The following personal declaration of interest was made at the meeting:-

- Councillor A Castle in her capacity as a Member of Leeds Civic Trust (Agenda Item 7 and 9) (Minutes 86 and 88 refer)

84 Apologies for Absence

There were no apologies reported.

85 Minutes of the Previous Meeting

RESOLVED – That the minutes of the meeting held on 12th April 2012 be confirmed as a correct record.

86 Application 11/04582/FU - 178 Bed Hotel with Integral A3 Restaurant, Junction of Portland Way and Calverley Street, Leeds 1

The report of the Chief Planning Officer presented an application for a proposed hotel and restaurant at the junction of Portland Way and Calverley Street, Leeds.

Members had visited the site prior to the meeting and photographs, detailed plans and computer generated images of the proposals were displayed.

Officers briefly outlined the proposals as contained in the submitted report.

The Chair invited questions and comments from Members on the specific proposals of the application.

In summary, specific reference was made to the following issues and officers duly responded:-

- Clarification of proposals relating to No entry signs
- Concern of overshadowing to buildings to the rear resulting from the proposed height of the building
- The need to address the possible relocation of the plant on top of the building
- Clarification of whether the restaurant would be open to the general public and possible disturbance within the vicinity from patrons using the bar facilities
- Concerns around the use of reconstituted stone cladding and the need to impose a condition for the use of Portland Stone
- Concerns over the loss of established mature trees arising from the development
- Clarification of the architects proposals in relation to the North East (End) elevation; concerns relating to potential security of the access route to the universities and lack of walkway space between the two buildings
- The need to have a bicycle ramp to the steps to the north-east of the site to encourage bicycle use
- The need for the developer to pursue a positive training programme for jobs for local people and to impose control measures over noise and congestion
- The need for Condition 21 to be revised to include the provision of a litter bin
- Clarification of Section 106 monies assigned to this application

RESOLVED –

a) That the application be deferred and delegated to the Chief Planning Officer for approval subject to:

- specified conditions, including a requirement to use Portland Stone and to provide a litter bin (Condition 21 refers) (and any others which he might consider appropriate) and the completion of a Section 106 agreement to include the following obligations:- public transport contribution (£43,939); travel plan and monitoring fee (£2,500); employment and training initiatives; Section 106 management fee (£750).

b) That in the circumstances where the Section 106 had 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.

c) That in relation imposing a general condition for emptying and maintaining litter bins, the policy implications be addressed at a future meeting of the Joint Plans Panel.

87 Application 11/05239/FU - Use of Site for Car Park (225 Spaces), Ingram Row, Holbeck, Leeds

Referring to Minute 70 of the meeting held on 15th March 2012, the report of the Chief Planning Officer presented an application for a proposed use of site as car park (225 spaces) at Ingram Row, Holbeck, Leeds.

Appended to the report was a copy of the previous report submitted to the Plans Panel (City Centre) meeting held on 15th March 2012 for the information/comment of the meeting.

The Head of Planning Services also summarised the contents of a letter received from Dandara Ltd dated 3rd May 2012 which had been circulated to Members prior to the meeting.

Officers briefly outlined the proposals as contained in the submitted report.

Following the above introduction, the Chair invited the Chief Legal Officer to outline the legal implications of exceeding the cap (paragraph 4.4 refers) for the information/comment of the meeting.

The Chair then invited questions and comments from Members on the specific proposals of the application.

In summary, specific reference was made to the following issues and officers duly responded:-

- The flexibility given in the National Planning Policy Framework for matters to be decided locally regarding the provision of car parks but the need to consider sustainable transport and improve the quality of car parks
- Clarification of whether or not Members were being asked to overturn the policy should the Panel be minded to approve this application
- Clarification of the highway agency implications should the Panel be minded to approve this application

A full debate ensued and a number of Members expressed a view that the application should have been approved on 15th March 2012 in view of the special circumstances: the temporary arrangements of this car park (i.e. 5 years); attractive car parking rates; creation of a safer environment and the benefits of physical improvements adjacent to flats and offices in a busy city centre location; and that the extra spaces were not a significant increase above the 3200 space policy cap.

Other Members expressed their concerns about voting against Council's planning policy in this regard and were of the opinion that there were no special grounds in accepting this application on the new evidence presented at today's meeting.

Members voted to not accept the officer recommendation to refuse the application and then voted again to approve the application subject to conditions.

RESOLVED – That the application be approved and brought back to the next Panel setting out proposed conditions to approve the application and the reasons for granting permission.

(Councillor A Blackburn left the meeting at 3.40pm at the conclusion of this item)

88 Application 11/05399/FU Six Storey and Four Storey Building Comprising 28 flats with undercroft car parking and Application 11/05448/CA Conservation Area Application to demolish vacant College Building at Leeds College of Technology, East Street, Leeds 9

The report of the Chief Planning Officer presented an application for a proposed six storey and four storey building comprising 28 flats with undercroft car parking and Conservation area application to demolish vacant college building at Leeds College of Technology, East Street, Leeds.

Members had visited the site prior to the meeting and photographs, detailed plans and computer generated images of the proposals were displayed.

Officers briefly outlined the proposals as contained in the submitted report.

The Chair invited questions and comments from Members on the specific proposals of the application.

In summary, specific reference was made to the following issues and officers duly responded:-

- The need for wheelie bins to be kept in a safe and permanent place and to be included as part of Condition 9
- Clarification of the flood prevention measures in place
- Concerns regarding the use of obscure glazed windows and the alternatives in place and the need for letter boxes to be more accessible in all developments of this nature
- Concerns expressed that the quality of the design was not high, that the proposed building looked unattractive and bland with the proposed roof treatment a particular problem
- Concerns expressed that there was no commitment to specific sustainability design measures. It was requested that solar panels or other energy conservation measures were considered
- Concerns expressed that the scale of the proposed building would dominate the adjacent listed building
- Concerns expressed that the car parking was inadequate for three bedroom flats
- Concerns expressed that the building was too large in scale and that a re-drafting of the design was required. However this should not be at the expense of the proposed courtyard area
- The need for the developer to provide a workshop for Members around scale/quality of design issues

RESOLVED – That consideration of this item be deferred to a future meeting to enable the Chief Planning Officer to have further discussions with the applicants on the issues raised above.

(Councillor A Blackburn re-joined the meeting at 4.05pm during discussion of this item)

89 Chair's Closing Remarks

As this was the last meeting within the current Municipal Year, the Chair thanked Members and officers for their contributions during the past year.

He also wished Councillor Castle well as Lord Mayor elect.

90 Date and time of next meeting

Thursday 21st June 2012 at 1.30pm in the Civic Hall, Leeds.

(The meeting concluded at 4.25pm)