

## CITY PLANS PANEL

THURSDAY, 29TH AUGUST, 2013

**PRESENT:** Councillor D Congreve in the Chair

Councillors P Gruen, D Blackburn,  
M Hamilton, S Hamilton, G Latty,  
T Leadley, N Walshaw, J Cummins,  
J Lewis, J McKenna and A McKenna

### 40 Election of Chair

In the absence of Councillor Taggart, nominations to chair the meeting were sought

**RESOLVED** - That Councillor Congreve be asked to Chair the meeting

Councillor Congreve in the Chair

### 41 Chair's opening remarks

The Chair welcomed everyone to the meeting and asked Members and Officers to introduce themselves

The Chair also stated that the pre-application presentations in respect of Merrion House (Preapp/11/00700) and Bridgewater Place (Preapp/13/00693) had been withdrawn from the agenda and would be presented to Panel at a future date

### 42 Late Items

Although there were no formal late items, the Panel was in receipt of the following supplementary information which had been circulated prior to the meeting:

Application 13/02861/FU – educational campus at former Yorkshire Chemicals site, Black Bull Street LS10 – an addendum to the submitted report and a plan showing the extent of the s.278 Highway works (minute 46 refers)

Pre-application 13/00656 – student accommodation at City Campus Calverley Street LS1 – a revised site location plan (minute 48 refers)

### 43 Declarations of Disclosable Pecuniary Interests

There were no declarations of disclosable pecuniary interests

#### **44 Apologies for Absence**

Apologies for absence had been received from Councillor Taggart; Councillor Nash and Councillor Ingham, who were substituted for respectively by Councillor Congreve; Councillor J McKenna and Councillor A McKenna

#### **45 Minutes**

**RESOLVED** - That the minutes of the City Plans Panel meeting held on 1st August 2013 be approved

#### **46 Application 13/02861/FU - 3 storey educational campus, external amenity spaces, car parking, servicing facilities and associated landscaping - Former Yorkshire Chemicals, Black Bull Street, Hunslet**

Further to minute 10 of the City Plans Panel meeting held on 6<sup>th</sup> June 2013, where Panel considered a pre-application presentation on proposals for a new educational campus for Leeds College of Building, Members considered the formal application. The Panel was also in receipt of an additional report which provided further information on several matters, including the provision of off-site highway works; public transport improvements, including the comments of Metro; details of the Section 106 obligations and further proposed conditions which had been circulated prior to the meeting

Plans, graphics, drawings and sample materials were displayed at the meeting

Officers presented the report and outlined the revisions to the scheme since it was last presented to Members, with more animation to the north gable being provided; additional windows to increase natural surveillance to the cycleway/footpath and the additional of parapet coping detail to the south block and increased planting within the scheme

Reference and respect was paid to the adjacent Alf Cooke building, with the use of brick to the elevation facing that building. Further historic references to the industrial heritage of the area were provided through the saw-tooth design of the workshop roofs and a further industrial reference point would be provided by the provision of a metal clad chimney – required for the biomass boiler - rising out of the two storey block

Regarding landscaping, together with the creation of a small public space, green routes would be provided along Hunslet Lane and a boulevard effect would be created through tree planting along Black Bull Street with Members being informed that any further schemes along Black Bull Street would add to the tree planting along this route

In relation to off-site highway works, Members were referred to the information contained in the additional report which set out a range of measures to support the development and achieve the wider regeneration objectives which had been identified in the South Bank Planning Statement and which included the provision of additional controlled crossings; upgrading of an existing crossing; amendment to waiting restrictions in the area and

minutes approved at the meeting held on 26<sup>th</sup> September 2013

widening of the footway at Cudbear Street along the site's frontage. Members were informed that the estimated cost of these works was approximately £150,000 and the works would be controlled by a Grampian condition to be delivered prior to the occupation of the college building

In terms of the S106 package, less than the standard amount of public realm was being delivered, this being 12% of the site area, whereas the policy requirement would be 20%. However, taking into account the additional wider pedestrian and cycle connectivity the scheme would bring, it was proposed that a commuted sum of £30,000 in-lieu of on-site provision be accepted, with this funding to be spent on feasibility and design work on the City Centre Park

Members welcomed the proposals and the alterations made to the scheme to address some of the Panel's previous concerns

Members commented on the following matters:

- the green cladding to one element of the scheme with some concerns that the sample material was brighter; more acidic and less suitable than the shade shown on the graphics. The suggestion of using myrtle green, a colour adopted by Hunslet Football Club, was also made
- the need for further detail on the materials proposed for the chimney
- the possibility of providing a green roof
- whether the development would increase employment at the site
- the proposed public transport contribution and the need for this to be clarified
- the importance of providing apprenticeships during the construction of the building and the need for this to be better defined
- if approved when work would commence on site

The following responses were provided

- that the shade of green cladding had been discussed and that it was necessary to consider the shade in relation to the proposed planting. Large panels of the proposed materials would be erected on site to see how these worked and to ensure they did not clash
- that a metal clad chimney with a black top was proposed, which would match that on the Alf Cooke building. Whilst a brick chimney had been considered this would have required a bigger diameter, which had not been considered appropriate
- that discussions could take place about providing a green roof but these would require potentially significant changes to the roof structure
- that in terms of public transport contributions, Metro had requested a new shelter with real-time display to bus stop 10621 on Hunslet Road, which had been agreed. However, Metro's request for a real-time display within the college's communal area costing £5,000 had not been agreed to by the applicant, as free Wi-Fi was being provided and computer terminals around the college could be used to access the Metro website for public

transport information. Concerns were raised by Members that a permanent display was not being provided and that staff and students would need to look for this information, rather than it being readily available. The Deputy Area Planning Manager suggested that a computer terminal be made readily accessible with the Metro web-site displayed, with Members finding this proposal acceptable

- regarding jobs and skills, that the scheme provided the possibility to gain specific experience on a range of disciplines and that the possibility of this would be discussed with the applicant to see how this unique opportunity could be factored in with jobs and skills initiatives

- that if approved, work would commence on site in October 2013

**RESOLVED** - To defer and delegate approval to the Chief Planning Officer subject to the specified conditions set out in the submitted report and those in the additional report (and any others which he might consider appropriate) and following the completion of a Section 106 Agreement to cover the following matters:

- bus stop improvement contribution of £20,000 and the requirement to provide a readily accessible terminal within the communal area of the college which would display the Metro web-site
- public realm contribution of £30,000 towards public realm improvements in lieu of meeting the requirements of UDPR Policy CC10
- travel plan monitoring fee in accordance with the Travel Plans SPD £2500 prior to first occupation
- public access to the route along the northern edge of the site and to an area by the building entrance at the south west corner of the site
- employment and training opportunities for local people in City and Hunslet Ward or any adjoining Ward
- management fee of £2250 payable within one month of commencement of development
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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

**47 Preapp/13/00578 - Pre-application presentation of proposals for 10 storey hotel building and associated public realm works on land at Greek Street**

Plans, photographs and graphics were displayed at the meeting. A Members site visit had taken place earlier in the day

The Panel considered a report of the Chief Planning Officer on pre-application proposals for a 10 storey hotel and public realm works on land at Greek Street and received a presentation on behalf of the developers

minutes approved at the meeting held on 26<sup>th</sup> September 2013

Members were informed that Bond Court was a strategic location, was surrounded by several major quarters in the City Centre, as well as being a main thoroughfare and close to the railway station. The proposals for a four star-plus boutique hotel in this location would also enhance the mixed offer which currently existed along Greek Street and would form a catalyst for regeneration of this area. This would also include the regeneration of Bond Court which, despite benefitting from high levels of footfall, suffered from conflicting servicing and traffic arrangements, making it currently an unattractive location for pedestrians. The overhang from Akbar's restaurant to Minerva House would also be demolished to open up pedestrian links into the wider area. No servicing would be permitted through Bond Court to further enhance the pedestrian nature of this area

In terms of land ownership in this area, the site and the adjacent buildings of Minerva House and Capitol House were in the same ownership, with refurbishments planned for both of these, which would complement the proposed new hotel

The design of the hotel would provide active frontages on all sides, with a bar on Greek Street and outside areas, partially undercover. The hotel entrance would be off Bond Court. No car parking would be provided on the site

Generous sized bedrooms were proposed for the hotel, with the standard room size being 24sqm; 30sqm for family rooms and suites with the largest suite being 45sqm

On the Greek Street elevation large areas of glazing were proposed at ground and first floor level, with other materials being reconstituted granite; reconstituted stone panelling and zinc panelling to the top floor. To Bond Court a dramatic curve would be created which would encourage pedestrians into this area and would also avoid the creation of a blank gable end to Minerva House

In terms of operator, this would be a world-wide operator of boutique hotels which saw Leeds as a location to develop its brand and bring a new hotel offer to the city, along with restaurants and bars

Members commented on the following matters:

- the location of the hotel entrance in Bond Court in view of the taxi rank being located in Greek Street and how visitors would manage with luggage in view of there being no on-site car parking
- whether the top floor of the building would have a public use
- the opportunity to close Russell Street to traffic and pedestrianise it
- the entrance to the hotel and how this would look
- how Bond Court would work once the alterations, new development and public realm were in place
- the need for a public transport contribution towards the proposed nearby NGT stop
- the large areas of glazing on the corner of the Greek Street elevation, with concerns that this was too extensive; detracted from the building; did not relate to the rest of the scheme and weakened this focal point

- the view of the building from East Parade, particularly the expanse of dark cladding which was reminiscent of a media screen and the need for this element to be improved
- the orientation of the hotel, with the bar terraces overlooking Greek Street, with the view that these features would be better sited to overlook Bond Court
- whether the proposals, particularly for the Greek Street frontage were out of character
- the need for the developers to discuss with Officers the issue of the location of the taxi rank and how the hotel would be accessed
- the lighting proposals and the need to see night time images of the hotel and the internal lighting relationship, including lighting proposals for Minerva House
- the need for greater details of the elevational treatments to be provided, to enable Members to see the level of detail being proposed
- the need to consider the relationship between the hotel use and the adjacent Pennine House which had recently been granted planning permission for use as student accommodation
- to welcome the proposals; the changes to Bond Court and for a good, extensive scheme of pedestrianisation through and beyond the site to be provided
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The following responses were provided:

- that a drop off point would be situated in Bond Court, where the hotel entrance was sited. The proposed operator for the hotel was of the view that most visitors would arrive either by train or taxi and for those patrons using their own car, they would be greeted at the hotel and the car taken and parked off-site
- that the top floor of the building would be habitable hotel rooms but that a terrace was proposed at this location
- regarding closing Russell Street to vehicles, that several buildings used Russell Street for servicing for their premises
- the use of shared surfaces was proposed, together with dropped kerbs, so there would not be a sense of separation in respect of the hotel entrance and drop off point
- on the design issues, it was accepted that better quality, more detailed graphics would better illustrate particular aspects of the scheme, which had prompted comments

In response to the specific points raised in the report, Members provided the following comments:

- that the proposed use of the site as a hotel was appropriate
- that the majority view was that in principle, the appearance of the building in the various street views was acceptable but that much greater detail was required when the scheme was next presented to Panel

- that in this particular situation, the 7m distance between the proposed hotel and the existing Minerva House was considered to be acceptable. The Head of Planning Services stated that the exposed gable of Capitol House would need to be appropriately dealt with
- that there would be a need for contributions towards the NGT and public transport improvements
- that Panel was agreeable on this scheme for no car parking to be provided but that Members' comments about the taxi rank access should be noted

**RESOLVED** - To note the report, the presentation and the comments now made

**48 Preapp/13/00656 - Pre-application presentation of proposal for new student accommodation buildings - City Campus, Woodhouse Lane and Calverley Street LS1**

Plans, including a revised location plan circulated prior to the meeting, together with graphics and a model were displayed at the meeting. A Members site visit had taken place earlier in the day

The Panel considered a report of the Chief Planning Officer on pre-application proposals for two new student accommodation buildings at the former Leeds Metropolitan University's City Campus site; the proposals representing the third and final phase of the developer's masterplan. Members received a presentation on the scheme on behalf of the developer

Members were informed that the proposals were for blocks, partly linked at ground floor level and providing student accommodation in a mix of studios and cluster flats, study and common room area and a small ancillary retail unit. A total of 410 bedspaces were proposed with 20 of these being DDA accessible

Areas of hard and soft landscaping would be provided which would include undulating lawns to address the changing levels on the site and new tree and shrub planting would enhance this publicly accessible space

The proposed materials were high quality pre-cast concrete and glazing with the use of some lighter colour materials to reflect the Portland Stone of the Civic Hall

After hearing the presentation and viewing the model, Members commented on the following matters:

- the need for connectivity between the two buildings and the Rose Bowl and for improved access across Portland Way. Members were informed there was a new crossing approximately halfway along Portland Way, although it was accepted that this did not exactly align with the proposed pedestrian route through the development
- the design of the proposals, with mixed views on this; that the design was sympathetic to the surrounding campus environment and the view that what was proposed was a continuation of the established grid pattern, whereas some slight move away from the existing buildings might be an improvement

- concern about how the public space would work and whether it would receive any sun
- whether there was a need for further student accommodation and that a cross-party Working Group had been established to look into this matter, had taken advice from a range of sources including Unipol and Renew; and was soon to report its recommendations to Executive Board and that the applicant would need to demonstrate to Panel there was a need for this development
- that there was unlikely to be another site more suitable for student accommodation and if approved, this could return some large houses in Headingley currently used for student housing, back into family homes
- the difficulties in assessing need as it could be that if this scheme was approved and developed, then other student schemes either in the pipeline or approved but not yet implemented, might not proceed
- whether some of the student accommodation schemes built 10 – 12 years ago and which were not full could be converted to residential accommodation and if so, the implications in terms of the loss of S106 contributions which would have been part of a residential scheme but not a student accommodation scheme

In response to the specific points raised in the report, Members provided the following comments:

- concerning the appropriateness of additional student accommodation in this area, having regard to local and national policies, the supply of other consented schemes and the proximity to the universities, Members questioned the need for further student accommodation and was of the view that the applicant would need to outline the argument for this development and produce evidence in support of it
- regarding the proposed layout and overall massing of the development, the majority view was that this was acceptable
- in respect of the proposed use of materials and the overall architectural approach, this was considered to be acceptable as it fitted in with the design of other buildings on site, but that if approved, a high quality appearance must be delivered
- on landscaping, the general approach to this was considered to be acceptable and that new trees should be planted in suitable ground conditions to ensure that the trees would thrive and be positive additions to the landscape
- that in general terms the Panel considered that the development produced an acceptable and appropriate response to issues of connectivity and accessibility, although concerns remained about access over Portland Way and that there would be a need for contributions for public transport

**RESOLVED** - To note the report, the presentation and the comments now made



**49 Date and Time of Next Meetings**

Thursday 19<sup>th</sup> September 2013 at 1.30pm in the Civic Hall, Leeds  
(additional meeting)

Thursday 26<sup>th</sup> September 2013 at 1.30pm in the Civic Hall, Leeds