

CITY PLANS PANEL

THURSDAY, 26TH SEPTEMBER, 2013

PRESENT: Councillor D Congreve in the Chair

Councillors P Gruen, R Procter,
D Blackburn, S Hamilton, G Latty,
T Leadley, E Nash, N Walshaw, M Ingham,
J Cummins and D Congreve

59 Election of Chair

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

RESOLVED – That Councillor Congreve be elected Chair for the duration of the meeting

Councillor Congreve assumed the Chair

60 Request to Record the Meeting

The Chair reported that he had received a request for the meeting to be audio recorded.

RESOLVED – That permission be granted for the meeting to be audio recorded

61 Meeting Called at Short Notice

The Chair reported that today's meeting had been called at short notice due to the urgency of the business to be transacted. (Paragraph 4.1 of the Access to Information Procedure Rules refers)

The Chair sought confirmation from Panel Members that they were agreeable to proceed with the meeting in view of the short notice provided

RESOLVED – It was the decision of the Panel to proceed with the business as detailed within the published agenda

62 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 commencement of the meeting:

- Report of the Chief Planning Officer providing the suggested conditions concerning retail uses/ restrictions and details about the proposed Public Transport Contribution
- A letter from Hammerson (UK) Properties Plc, an interested party/ stakeholder requesting deferment of the application for further discussions

63 Declarations of Disclosable Pecuniary Interests

There were no declarations of disclosable pecuniary interests.

64 Apologies for Absence

Apologies for absence were received from Councillor N Taggart

65 APPLICATION 12/03886/OT - OUTLINE APPLICATION FOR MIXED USE DEVELOPMENT COMPRISING OFFICES (BUSINESS PARK) (B1A), (B) AND (C), RETAIL AND BAR/RESTAURANT (A1, A2, A3, A4, AND A5), HOTEL (C1), LEISURE FACILITIES (D1, D2), MULTI-STOREY CAR PARK, TOGETHER WITH INTERNAL ROADS, CAR PARKING AND DRAINAGE AT LAND BETWEEN BARROWBY LANE AND MANSTON LANE, THORPE PARK, LEEDS.

With reference to the meeting of 19th September 2013, when the application was previously considered by Members. The Chief Planning Officer submitted a further report which provided an update on the activity which had taken place since the last meeting.

Mr David Jones, Deputy Area Planning Manager, Development Department reported that contact had been made with a number of planning agents who represent the interested third parties and requested a coordinated response to the suggested retail conditions be provided. It was reported that a formal response had been provided which formed Appendix B of the submitted report. .

Mr Jones said that since having received the response, planning officers had considered the comments made and taken further advice from the Council's appointed advisors in respect of retail and viability issues. A further meeting with the applicant and his representatives had also taken place, the outcome of which was reported in the appraisal section of the report.

It was also reported that concurrent to the work undertaken in respect of the suggested retail conditions, a round table meeting regarding the Public Transport Contribution for the development had been held with Council officers, METRO, the applicant and the applicant's highway advisors. The outcome of this meeting and all further discussions was reported in the appraisal section of this report.

Mr Jones said that, having carefully considered the points made, agreement had been reached on many issues but not all suggestions had been adopted

as they were not considered to be reasonable, justified or necessary. Where suggestions had not been adopted a clear explanation as to the reason why had been provided.

With respect to the Public Transport Strategy for the development, further detail had been provided and advice had been sought from both highway officers and Metro in terms of its acceptability. Although both highways and Metro held the view the full requirements as set out in the Public Transport SPD and Core Strategy would be appropriate, officers were of the opinion the detailed scheme as advanced in paragraph 5.6 of the submitted report would provide good public transport penetration into the site and that the absence of a 15 minute service into Leeds City Centre (since only a 30 min is secured) was compensated by the connections available at Crossgates where the high frequency service would pass. The Public Transport Strategy for the site including the associated commitments towards infrastructure was supported.

The Chief Planning Officer addressed in detail the contents of the letter from Hammerson (UK) Properties Plc dated, 25th September 2013 and circulated prior to the commencement of the meeting

In passing comment, the Chair said it did appear that a good deal of discussions had taken place since the Panel last met.

Other Members echoed the Chair's comments

RESOLVED -

- (i) That the application be approved subject to the updated conditions as specified in appendix A of the submitted report together with others which may be consider appropriate and following the completion of a Section 106 Agreement to cover the following matters:
 - No non-B1 development, nor any B1 office development of 37,000sqm or greater shall be first brought into use until all land (currently identified for indicative purposes in the Expansion Layout) reasonably necessary to deliver the best strategic route through the development to accommodate both strategic (ELOR) traffic while also serving the development including the associated junction alterations has been dedicated as public highway.
 - Delivery of the playing pitches and changing rooms at Green Park prior to first occupation of any development and further phased (index linked) contributions for the delivery of the remainder of Green Park.

- Ecological mitigation contribution of £5,000 at first occupation of any development and every subsequent year for 9 years (total of £50,000 index linked).
 - Delivery of agreed Public Transport Strategy (including provision of 2 x bus shelters with associated Real Time Information)
 - Public Access to Thorpe Park and the provision of 50 parking spaces within Thorpe Park to be utilised by visitors to the playing pitches within Green Park.
 - Compliance with the Local Employment Strategy.
 - At first occupation of any retail development and for two subsequent years a contribution of £20,000 that can be used to mitigate against any adverse retail impact in designated local centres.
 - Ensure compliance with the Travel Plan and secure a Travel Plan Review Fee of £20,000.
- (ii) That the application be referred to the Secretary of State for the Department of Communities and Local Government as a Departure from the Statutory Development Plan and for consultation under the Town and Country Planning (Consultation) (England) Direction 2009, should the Secretary of State decide not to call the application, final approval be delegated to the Chief Planning Officer.

66 Date and Time of Next Meeting

RESOLVED - To note, that the next meeting will take place on Thursday 26th September 2013 at 1.30pm in the Civic Hall, Leeds.