

CITY PLANS PANEL

THURSDAY, 2ND FEBRUARY, 2017

PRESENT: Councillor J McKenna in the Chair

Councillors P Gruen, R Procter, T Leadley,
N Walshaw, C Campbell, A Khan,
A Garthwaite, J Heselwood, B Selby and
C Macniven

A Member site visit was held in the morning in connection with the following proposals: Land at 23 Clarendon Road, Leeds, LS2 9NZ, PREAPP/1600083 – Phase 2 of Leeds College of Building, Cudbear Street, Leeds, LS10 1EF, Land at 17 Wellington Street, Leeds, LS1 4DL and Plots 7 & 8 Wellington Place/ Whitehall Road, Leeds, LS1 4AL and was attended by the following Councillors: J McKenna, C Campbell C Macniven and T Leadley.

120 Appeals Against Refusal of Inspection of Documents

There were no appeals against the refusal of inspection of documents

121 Exempt Information - Possible Exclusion of Press and Public

There were no items identified where it was considered necessary to exclude the press or public from the meeting due to the confidential nature of the business to be considered

122 Late Items

There were no late items of business

123 Declarations of Disclosable Pecuniary Interests

Although not a disclosable pecuniary interest, Councillor B Selby required it to be recorded that he declared a personal interest in Agenda Item No. 12 (Pre-Application presentation for New College Campus Building at Leeds College of Building Cudbear Street, Hunslet, Leeds, LS10 1EF) due to the fact that his son is employed by the college (Minute No. 131 refers)

124 Apologies for Absence

Apologies for absence were received from Councillors: D Blackburn and G Latty.

125 Minutes of the Previous Meeting

minutes approved at the meeting
held on Thursday, 16th March, 2017

With reference to Minute No. 117 of the previous meeting and the section dealing with Members comments and questions; third to last bullet point, Councillor Leadley asked if the sentence could read as follows “There was a desire for a new public realm linkages to include a public route along and through the arch of the disused railway viaduct”

RESOLVED – That with the inclusion of the above, the minutes of the meeting held on 12th January 2017, were approved as a true and correct record.

126 Matter Arising from the Minutes

There were no issues raised under matters arising.

127 Application No.16/07088/RM - Reserved Matters application for the first phase residential building pursuant to outline permission (14/05976/OT - mixed use offices and residential/hotel building) at the eastern end of the site bounded by Wellington Street and Wellington Bridge Street (formerly Yorkshire Post).

The Chief Planning Officer submitted a report which sets out details of a reserved matters application for the first phase residential building (pursuant to outline permission (14/05976/OT – mixed use offices and residential/ hotel building) at the eastern end of the site bounded by Wellington Street and Wellington Bridge Street (formerly Yorkshire Post).

Site photographs and plans were displayed and referred to throughout the discussion of the application.

The Chief Planning Officer together with the applicant’s representatives addressed the Panel, speaking in detail about the proposal and highlighted the following:

- The first phase of the site is approximately half of the total 1.87 hectare of the former Yorkshire Post site
- In addition to the building, an area of temporary landscaping fronting Wellington Street had been included, together with a temporary site access road to the Inner Ring Road to the west.
- The site is bound by Wellington Street to the north, the low rise car park of the Crowne Plaza hotel and the Wellington Place multi-storey car park to the east, the River Aire to the south, and the remainder of the site which gives way to the Inner Ring Road slip road (Wellington Bridge Street) to the west.
- The proposal is for 242 Private Rented Sector (PRS) units, 111 one bedroom apartments, and 131 two bedroom apartments

- 72 car parking spaces, bicycle parking and electric vehicle charging points
- The building would range in height 18 storeys down to 11 storeys.
- Elevation Treatment would consist of 3 elements: a vertical tower at the northern end of the building, an 11 storey, horizontal oriented brick section fronting the river and located between the two brick elements would be a link element, slightly recessed from the plane of the two brick elements.
- Affordable Housing obligation
- Highway Access and Pedestrian Linkage
- Landscaping/ the Riverside/ the Connector/ the Plaza/ temporary grassed area/ other works.
- Wind Assessment – 4m high screen to be located on the north west and south west corners of the development and smaller wind screens to be fitted adjacent to the commercial unit entrances and on balconies
- Flood defences

In response to Members comments and questions the following were discussed:

- The need for an affordable housing obligation/ commuted sum
- Landscaping and lighting scheme
- Access / mobility inside and out
- Assurances around the wind assessment
- Clarification around the provision and nature of the wind screens
- Employment opportunities for local people
- Potential flooding issues

In responding to the issues raised, the Chief Planning Officer/ applicant's representatives confirmed: a satisfactory landscaping scheme had been provided together with a lighting scheme which included high level /low level and lighting in trees. Access/ mobility was achievable to all units and all areas. The wind assessment were the responsibility of the developer and their wind consultants. Assurances on the acceptability of the impact was achieved through a peer review of the assessment by an independent wind consultant appointed by the Council. Full details of the wind screens would be controlled by planning condition. Employment opportunities for local people would be addressed through the existing section 106 obligation for the development. Flood plans were in line with LCC flood standards.

On the issue affordable housing/ commuted sum, the Chief Planning officer suggested the inclusion of the following wording into the Section 106 Agreement

“That the commuted sum be used to deliver affordable housing within the city centre and immediate surrounding area (Map to be included as part of the Section 106 Agreement)”

In drawing the discussion to a conclusion Members provided the following feedback:

- This was a prominent site and a high quality design was required
- The Developers had amended the scheme to reflect Members comments
- The removal of corridors within the units was a good use of space
- Assurances around the wind assessment was required. Officers confirmed that the application would not be determined until the wind impact assessment had been agreed as acceptable by the Council's wind consultant
- The use of a commuted sum to deliver affordable housing was required

In drawing the discussion to a conclusion the Chair thanked the developer for their attendance and presentation commenting it was a very high quality scheme which occupied an important gateway into the city

RESOLVED – To approve the reserved matters application subject to a deed of variation to the existing Section 106 Agreement attached to the outline Planning Permission Reference No. 14/05976/OT to make the following provisions:

- (i) To accept a commuted sum of £716,643 towards off site affordable housing provision in lieu of on-site affordable housing provision to be paid on occupation of the first residential unit
- (ii) That the commuted sum be used to deliver affordable housing within the city centre and immediate surrounding area (Map to be included as part of the Section 106 Agreement)
- (iii) The retention of the building as a Private Rented Scheme for a minimum period of 10 years from first occupation
- (iv) To secure payment of an additional sum of £468,989 on the sale of the first of any unit to be sold within 10 years of the occupation of the building

128 Application No. 16/06523/RM/C - Reserved Matters Application for 7/9 Storey Office Building with Basement Car Park and Landscaping at Wellington Place (Buildings 7 and 8) - Whitehall Road, Leeds, LS1 4AL

The Chief Planning Officer submitted a report which sets out details of a reserved matters application for 7/9 Storey Office Building with Basement Car Park and Landscaping at Wellington Place (Buildings 7 and 8) – Whitehall Road, Leeds, LS1 4AL

Site photographs and plans were displayed and referred to throughout the discussion of the application.

The Chief Planning Officer addressed the Panel, speaking in detail about the proposal and highlighted the following:

- The site is located on the southern side of Wellington Place fronting Whitehall Road and is currently occupied by a temporary surface car park. It is the site immediately to the west of the recently completed pair of buildings at 5 and 6 Wellington Place. To the north is Building 10 and to the east is Building 3 which is currently under construction.
- This application is for reserved matters approval for Buildings 7 and 8 Wellington Place. The detailed matters sought for approval are appearance, landscaping and scale, with the outline planning permission having approved details on layout (13 buildings) and means of access (two vehicular access points onto Whitehall Road and a third access point to the north off Wellington Street utilising the existing junction).
- The application proposes a building providing 35,044m.sq of B1 office floor space and 2,055m.sq of ancillary A1 retail A3/4 food and drink and A5 takeaway uses.
- The building is proposed to be 9 storeys in height fronting Whitehall Road reducing to 7 storeys facing northwards into the main body of Wellington Place.
- Appearance of the Development
- Mixed uses at ground level
- 240 car parking spaces, 18 electric vehicle charging points
- High quality landscaping treatment
- Access and Servicing considerations
- Wind Study
- Sustainability - The design has focussed on reducing energy use and carbon dioxide emissions through the inclusion of large areas of glazing to maximise natural daylight, energy efficient plant including heat recovery systems, LED lighting, photo-voltaic arrays, and reduced CO2 emissions. The applicant has advised that the building will achieve a minimum BREEAM rating of 'Excellent' and has an aspiration of 'Outstanding'.

In response to Members comments and questions the following were discussed:

- Members were supportive of the development
- The developers intention for the building to achieve a minimum BREEAM rating of "Excellent" with an aspiration to achieve outstanding was welcomed
- Clarification around the flood resilience was required

In summing up the Chair said Members appeared to be supportive of the development

129 RESOLVED – That the reserved matters application be approved Application Nos. 16/06877/FU & 16/06878/LI for the Partial Demolition of 17 Wellington Street and Total Demolition of 49 Aire Street, a change of

use and Seven Storey Extension with a New Basement to the remaining Building to form a Restaurant and Cafe use (A3) to the Ground and First Floors and 22 Apartments above at 17 Wellington Street, Leeds, LS1 4DL

The Chief Planning Officer submitted a report which sets out details of an application which sought the partial demolition of 17 Wellington Street and total demolition of 49 Aire Street, a change of use and seven storey extension with a new basement to the remaining building to form a restaurant and cafe use (A3) to the ground and first floors and 22 apartments above at 17 Wellington Street, Leeds, LS1 4DL

Site photographs and plans were displayed and referred to throughout the discussion of the application.

The Chief Planning Officer together with the applicant's representatives addressed the Panel, speaking in detail about the proposal and highlighted the following:

- The site is located between Wellington Street and Aire Street in Leeds City Centre and comprises two properties, 17 Wellington Street, as the principal building facing Wellington Street and to the rear an annexe building, 49 Aire Street.
- 17 Wellington Street is a 6 storey L shaped former warehouse converted for office use in the late 1980's and 49 Aire Street, is a small detached three storey property in the south eastern corner of the site.
- 17 Wellington Street is a Grade II listed building and is within the boundary of the City Centre Conservation Area.
- The proposed development seeks to provide 22 apartments, of which 8 would be duplex two bedroomed apartments in the listed building and 9 would be two bedroomed and 5 one bedroomed apartments in the new building
- Principle of the proposed demolitions and the proposed mix of uses
- The impact on the character and visual amenity of the host site and surrounding area
- Residential Amenity
- Vehicle Parking, Sustainable Transport and Travel Planning
- Sustainability Measures
- Section 106 Legal Agreement

In response to Members comments and questions the following were discussed:

- Objections from local residents
- Clarification around the party wall
- The suitability and marketing for the existing and alternative uses
- Why further A3 was being sought when there was already a significant amount of A3 usage in the area
- The justification for the extent of demolition works

- The quality and architectural merit of the proposed new building to Aire Street

In drawing the discussion to a conclusion Members provided the following feedback

- Members were supportive of the proposals for the frontage of 17 Wellington Street. However, mixed views were expressed about the proposal for 49 Aire Street and the rear wing of 17 Wellington Street, some Members were supportive of the demolition and its replacement with a modern quality building, some Members were opposed to the demolition of the building
- It was suggested that the proposals for Aire Street be amended to create a building similar in appearance and quality to Wellington Street, incorporating a treatment more in keeping with the historic character of the Conservation Area (the brick colour to be lighter, more decorative string courses and greater detailing to the windowsills)
- The cladding to the courtyard area should be lighter to provide better light conditions to residential windows

In summing up the Chair there were mixed views about the proposals for Aire Street and a deferral of the applications to allow further discussions with the developers and officers would be beneficial

RESOLVED – That determination of the applications be deferred to allow further discussions with the developers and officers on the Aire Street proposal

130 Application No. 16/01801/FU - Conversion of Offices to form either 13 Serviced Apartments (sui generis) or 13 Flats (C3) including internal and external alterations, and Listed Building Consent, Application No. 16/01802/LI for internal and external alterations to form 13 Flats or Serviced Apartments, at Claremont, 23 Clarendon Road, Woodhouse, Leeds LS2 9NZ

The Chief Planning Officer submitted a report which sets out details of an application which sought the conversion of offices to form either 13 serviced apartments (sui generis) or 13 flats (C3) including internal and external alterations, and Listed Building Consent, for internal and external alterations to form 13 flats or serviced apartments, at “Claremont”, 23 Clarendon Road, Woodhouse, Leeds LS2 9NZ

Site photographs and plans were displayed and referred to throughout the discussion of the application.

The Chief Planning Officer together with the applicant’s representatives addressed the Panel, speaking in detail about the proposal and highlighted the following:

- The application site is Claremont (No. 23 Clarendon Road), a Grade II listed building, within the Woodhouse-Hanover Square-Woodhouse Square Conservation Area, and adjacent to the Woodhouse-Clarendon Road Conservation Area. The garden wall to Clarendon Road and Kendal Lane is also Grade II listed
- The proposal is for the conversion of the existing Yorkshire Archaeological Society (YAS) and Thoresby Society offices to 13 serviced apartments (sui generis) or 13 flats (C3 residential).
- The revised proposal consists of 2 two-bed flats, 7 one-bed flats and 4 studio flats or serviced apartments, arranged in a configuration that would preserve the existing room layout of the building. The scheme would operate for either use without further works to the building being necessary.
- Interior features of interests
- Principle of the use
- Impact on the special character of the Listed Building and the character and appearance of the Conservation Area (Planning (Listed Buildings and Conservation Areas) Act 1990)
- Amenity of future residents
- Use of obscure glazing

In response to Members comments and questions the following were discussed:

- It was noted by Members that the Leeds Civic Trust had withdrawn an earlier objection
- Members took the view that many of the proposed alterations were necessary.

In drawing the discussion to a conclusion Members provided the following feedback;

- Members were supportive of the development, commenting that it was an interesting and exciting building which contained many historic features and that sensitive restoration was required
- The management of the building should be retained as a whole
- There was slight concern about the bathroom pods and how they interacted with the rest of the building

In responding to the issues raised; the Chief Planning Officer/ applicant's representative confirmed that whether used as serviced apartments or as general flats, the building would be managed as a whole and this requirement would be incorporated within the approved management plan (Condition No.4 refers). Referring to the bathroom pods these were set below the ceiling heights and existing detailing were placed to avoid windows

In summing up the Chair said, what was being proposed was a sensitive restoration of the building and Members were supportive of the proposals.

RESOLVED –

- (i) That Application No. 16/01801/FU be deferred and delegated to the Chief Planning Officer for approval in principle, subject to the conditions specified in the submitted report (and any others which he might consider appropriate) and following the expiry of statutory advertisement period terminating on 2nd February 2017.
- (ii) That application No. 16/01802/LI be deferred and delegated to the Chief Planning Officer for approval in principle, subject to the conditions specified in the submitted report (and any others which he might consider appropriate) and following the expiry of statutory advertisement period terminating on 2nd February 2017.

131 PREAPP/16/00083 - Pre-Application Presentation for New College Campus Building at Leeds College of Building, Cudbear Street, Hunslet, Leeds LS10 1EF

The Chief Planning Officer submitted a report which sets out details of a pre application proposal for new college campus building at Leeds College of Building, Cudbear Street, Hunslet, Leeds LS10 1EF

Site photographs and plans were displayed and referred to throughout the discussion of the application.

The applicant's representative addressed the Panel, speaking in detail about the proposal and highlighted the following:

- The proposal site is on vacant brownfield land between Cudbear Street and Black Bull Street, in the South Bank of Leeds City Centre.
- The new facility (Phase 2) would be a standalone building sited next to phase one. The building would feature a traditional north-lit roof profile with red-brick and metal cladding to echo the area's industrial heritage.
- Phase two is arranged over 3 and 4 storeys and has been designed to have a strong presence to the prominent Black Bull Street frontage.
- The proposed use of phase two is to be a combination of workshop, classroom and shared, communal facilities, similar in nature to phase one. The building is primarily to accommodate students studying courses related to Mechanical Services (Plumbing, Heating and Ventilation) plus other courses relating to infrastructure.
- The two blocks are arranged around a central atrium space that houses communal facilities and acts as the main vertical and horizontal circulation zone within the building. Students, staff and other visitors to the building would enter the building at its south-west corner, at the base the atrium. Classrooms would project above the entrance to create a covered space, and the entrance is located so as to be visible to the phase one building entrance

- The new building would share the same vehicular entrance from Cudbear Street as phase one, with an additional 33 car parking spaces (including electrical charging points) and service zone facing its north (workshop side) elevation.
- Subject to planning permission it is intended the new facility would be completed by July 2018

In response to Members comments and questions, the following were discussed:

- Members took the view that the Phase 1 development was impressive and Phase 2 appeared to be equally impressive
- Did the College liaise with other colleges within the area to collectively address issues of pedestrian connectivity, bus services and safeguarding arrangements.

In responding to the issues raised, the applicant's representatives confirmed that discussions were ongoing with other colleges in the area to address transportation arrangements and CCTV coverage within the car park areas. Links had also been established with the Ruth Gorse Academy to look at safeguarding issues

In drawing the discussion to a conclusion Members provided the following feedback;

- Members supported the principle of phase 2 of the Leeds College of Building campus at this site
- The emerging layout, scale and detailed design were supported
- In respect to parking, vehicular access and pedestrian connectivity, Members took the view that a Management Plan was required with all education provision

In summing up the Chair said Members were delighted with the Phase 1 development and appeared to be equally supportive of the phase 2 development.

RESOLVED –

- (i) To note the details contained in the pre-application presentation
- (ii) That following the submission of the formal application, final determination of the application be delegated to the Chief Planning Officer for approval subject to any conditions deemed necessary or required by the Chief Planning Officer
- (iii) That the developers be thanked for their attendance and presentation

132 PREAPP/1600661 - Residential Development of 271 Dwellings at Thorpe Park, Leeds, LS15 8ZB

The Chief Planning Officer submitted a report which sets out details of a pre application proposal in respect of reserve matters details for a residential development of 271 dwellings on the northern development plots at Thorpe Park, Leeds 15, on land south of the railway line.

Site photographs and plans were displayed and referred to throughout the discussion of the application.

The applicant's representative addressed the Panel, speaking in detail about the proposal and highlighted the following:

- The pre-application enquiry relates to the northern half of the employment allocation at Thorpe Park that totalled approximately 65 hectares.
- The site is located to the south of the Leeds -York railway line, and Manston Lane, west of the M1 (junction 46), north of the A63 Selby Road and the existing Thorpe Park buildings. Austhorpe Lane is to the west.
- The site covers Zone B of the Thorpe Park masterplan but excludes what it termed 'Central Park', which is an important landscaping and open space feature running east to west across the site and which contains the SUDS attenuation/balancing ponds.
- The proposal is for 271 dwellings, traditional detached, semi-detached , terraces and apartments 2-3 story's in height
- An existing Section 106 Agreement covers: affordable housing, education, greenspace, transport, employment policy requirements and expansion land for the link road
- Extensive greenspace provision in the form of central park and green park as part of the wider development

In response to Members comments and questions, the following were discussed:

- Members made reference to the outline Design Code Addendum for the site, earlier Member consultation on the proposals, and the expectation for a contemporary design of house types
- The design of the proposed house types was not inspiring
- This was a unique location, and traditional house types was unacceptable in this context, and "incredibly disappointing", members wish to see a contemporary, highly sustainable design to complement the design features of the wider Thorpe Park development
- Members queried if there were any ongoing discussions about transport links
- The easternmost green finger was weak and needed to be enhanced to connect into the site and the adjacent park in line with the approved masterplan
- There were concerns about the small size and northern orientation of the gardens to the railway line

In responding to the issue of transport links officers clarified that there was a £300,000 contribution by the development under the S106 Agreement to enable a 30 minute frequency bus service, and the applicant's representative said that the delivery of the link road would bring forward accessibility benefits.

In drawing the discussion to a conclusion Members provided the following feedback;

- Members expressed the view that the house types be of a modern/contemporary design to complement the design features of the wider Thorpe Park development
- Subject to addressing the aural amenity concerns affecting the gardens to the railway line, to the north, there were no adverse comments / concerns in respect of this aspect of the layout of the development
- The development should have active frontages at ground floor and the development should follow the approved masterplan facing central park in this regard
- Members were "relaxed" at the scale (height) and amount of development (number of dwellings) however, highway capacity was an important consideration and would be a determining factor for any amount in excess of the 300 figure approved as conditioned at outline stage
- It was noted that little additional detail was provided of landscaping and that green infrastructure and greenspace provision required improved "green finger" connectivity between the different phases and also to Central Park, in respect of the easternmost 'green finger'

In summing up the Chair said having heard the views of the Panel, it was clear that traditional house types were not acceptable on this site, Members were seeking a modern/ contemporary and sustainable design that would fit in the context of Thorpe Park..

RESOLVED –

- (i) To note the details contained in the pre-application presentation
- (ii) That the developers be thanked for their attendance and presentation.

133 Date and Time of Next Meeting

RESOLVED - To note that the next meeting will take place on Thursday, 23rd February 2017 at 1.30pm in the Civic Hall, Leeds.