

CITY PLANS PANEL

THURSDAY, 10TH AUGUST, 2017

PRESENT: Councillor J McKenna in the Chair

Councillors P Gruen, D Blackburn, G Latty,
T Leadley, A Khan, A Garthwaite, B Selby,
C Macniven and E Nash

21 Appeals Against Refusal of Inspection of Documents

There were no appeals against the refusal of inspection of documents

22 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 nature of the business to be considered.

23 Late Items

There were no late items of business.

24 Declarations of Disclosable Pecuniary Interests

There were no declarations of any disclosable pecuniary interests made at the meeting.

25 Apologies for Absence

Apologies for absence were received from Councillors: C Campbell, R Procter, B Selby and N Walshaw

Councillors: B Anderson, B Cleasby, S Hamilton and C Towler were in attendance as substitutes.

26 Minutes of the Previous Meeting

With reference to Minute No.17 Councillor T Leadley requested a minor amendment to the wording of the final sentence to read:

“The appeal site would account for the equivalent of 18% of the total housing site allocations for the Outer South West HMCA

In respect of Minute No. 19 the Chief Planning Officer requested a minor amendment to the third bullet point to read as follows:

- Thorp Arch Estate was partly allocated for employment on the Site Allocation Plan

RESOLVED - With the inclusion of the above, the minutes of the previous meeting held on 20th July 2017, were accepted as a true and correct record.

27 Matters Arising

There were no matters arising from the minutes of the previous meeting.

28 Application No. 17/02677/FU : Proposed New Creative Arts Building for Leeds Beckett University, Portland Way and Calverley Street, Leeds 1

The Chief Planning Officer submitted a report which sets out details of an application for a proposed new creative arts building for Leeds Beckett University at Portland Way and Calverley Street, Leeds 1.

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 building would be situated parallel to the recently completed student accommodation buildings 13.5m to the north-west and at a right angle to the Leeds Beckett University Portland Building 7.5m to the north east.
- The north eastern end of the building would abut the recently opened footway linking Portland Way and the centre of the campus on the same alignment as the most recently constructed student accommodation buildings to the north-west.
- At ground floor the south western face of the building would be set back approximately 5 metres from Calverley Street at its closest point whilst the most easterly elevation would follow the same building line established by the university's Woodhouse Building on Portland Way.
- The building would comprise a series of interlocking volumes situated above a part two, part three, storey basement.
- The element of the building closest to Portland Way, the "slip block", would rise to 5-6 storeys above ground, slightly lower than the height of the glazed hub of the Rose Bowl to the east.
- The main body of the building would rise to 9 storeys, a similar height to the closest new student building to the west and 10m lower than the Portland Building. The south-eastern facade of this taller element would be aligned with the gable end of the Portland Building. The front 15m of this part of the building, the "Calverley Cube", would step down to equivalent to 6 storeys, the same height as the front section of the neighbouring buildings facing Calverley Street. This part of the building, facing Calverley Street, would be cantilevered above the lower and upper ground floors.

- The building would contain: TV studio, acoustic testing lab, two theatres, prop stores and workshops, black box studio, recording studios, fashion studios, performance studios and film studios, ensemble rooms and production offices, Social learning and café, 216 seat cinema, teaching space, academic and staff offices and computer labs

In response to Members questions, the following were discussed:

- Clarification was sought on the location of the TV studio within the complex
- Did the building include energy efficiency measures
- Was there satisfactory egress arrangements given the fact that there was a 216 seat cinema located within the complex
- Would there be public use of the cinema complex
- Would the external materials discolour over time
- Was the rainscreen system fire resistant
- More refinement to the landscaping scheme was required, a suggestion that hedges be incorporated within the scheme was also made
- It was suggested that the financial obligations contained within the Section 106 Agreement appeared to be low
- Could the new facility contribute to the wider cultural links with the city in its preparation for the European Capital of Culture 2023 Bid

In responding to the issues raised, the Chief Planning Officer together with the applicant's representatives responded as follows: The TV studio was located within the basement of the complex, it was intended the development would achieve a BREEAM Excellent rating to ensure energy efficiency, there were no proposals for electric car charging points due to the fact there was no car parking associated with the development, there were 3 entrances/ exists locations, the existing pedestrian footway would also be widened, the cinema was primarily used as a teaching space, but it could also be used for public performances, it was suggested that the external materials may discolour over time, but not in a way that would be unattractive, it was confirmed that the anodised aluminium rainscreen panel system was made from materials that were non-combustible, replacement tree planting would be carried out with further trees being planted off site following discussions with local Ward Members, the financial obligations quoted in the Section 106 Agreement were accurate and policy compliant and an undertaking was provided that the matter of wider cultural links with the city would be raised with the University.

In offering comments, Members were supportive of the proposal suggesting it was an attractive building, a good design and would complete the Leeds Beckett University complex.

In summing up the Chair said he was delighted with the proposal, it was close to the Civic Quarter and would provide first class facilities for students and also the city.

RESOLVED – That the application be deferred and delegated to the Chief Planning Officer for approval subject to the conditions specified in Appendix 1 of the submitted report (and any others which he might consider appropriate) and following the completion of a Section 106 agreement to include the following obligations:

- A travel plan monitoring fee of £2,750
- Contribution of £7,500 for a Traffic Regulation Order in relation to revisions to highway arrangements on Calverley Street
- Contribution of £3,000 towards trial membership and usage of the car club
- Contribution of £4,800 towards off-site tree planting
- Employment and training plan
- Section 106 management fee of £1500

In the event of the Section 106 having not been completed within 3 months of the resolution to grant planning permission, final determination of the application shall be delegated to the Chief Planning Officer.

29 PREAPP/17/00261 - Pre-application Presentation for the erection of 515 apartments in two buildings between 8 and 17 storeys with associated landscaping, open space areas, public routes and basement car parking, to be located on the northern side of Quarry Hill, Leeds

The Chief Planning Officer submitted a report which sets out details of a Pre-application proposal for the erection of 515 apartments in two buildings between 8 and 17 storeys with associated landscaping, open space areas, public routes and basement car parking to be located on the northern side of Quarry Hill, Leeds 1.

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 proposed development runs through the centre of the Quarry Hill site, linking Eastgate roundabout to Quarry House. It currently consists of a mix of hard and soft landscaped areas with a central pathway containing steps and ramps with vacant and cleared sites to either side. The sites have vehicular access from the A64 York Rd/Inner Ring Road to the north and from York Street to the south. The sites are currently used as surface car parking with approximately 417 car parking spaces available.
- To the west is the West Yorkshire Play House (WYPH) and to the south are the Leeds College of Music (LCM) and its associated student residential tower and the Northern Ballet HQ. Pedestrian access is gained from the west using the existing set of pedestrian steps and

ramp arrangement to Eastgate roundabout which is outside the application site. A pedestrian bridge across the A64 to Mabgate is accessed from the north-eastern corner of Quarry Hill.

- This proposed design amendment relates to a part of the wider Quarry Hill outline planning application site, and is located on the northern side of the east/west route from Eastgate to Quarry House. As part of the outline proposal this was to be occupied by 2 buildings (Building E to the east and Building F to the west) both of 8 storeys fronting the main route and rising to 14 storeys at the rear, to the north. They were proposed to contain approximately 428 no. residential units. These buildings, which were both U-shaped in plan, created a central courtyard space with a route running north/south between them. The current proposal retains this basic format but with the following amendments:

- An increase in the width of the space between building E and F from 10.6m to 13m
- An increase in the height of the northern part of both buildings from 14 storeys, in the case of Building F to 16 storeys and in the case of Building E to 17 storeys – an increase of between 6m and 9m. Also an increase in the height of the side wings by up to 2m
- An increase in the number of residential units from 428 to 515.
- A rationalisation of the ground floor plan to remove original corner recesses and reveals
- Modification of the colonnade height frontage to the east/west route, from 7m down to 6m
- Redesigned landscape to the central route to integrate all changes of levels into a fully accessible design, including soft landscaping, pedestrian routes and space in front of the units to be used for seating and dining. In addition, because it is no longer to be constructed above a basement car park, a more robust planting regime can be pursued.
- A reduction in the basement car parking numbers to 73 for the Phase 1 residential (including 4 disabled bays and 8 Electric Vehicle bays)
- 234 cycle spaces in 2 dedicated secure locations accessible at ground level
- It is also proposed that Building D, closest to the WYPH, would have the potential to be used as a hotel, as an option to the office use already agreed in principle.
- The residential units would be available on the rental market as part of a Private Rented Sector (PRS) scheme. This would mean that some of the ground floor uses would be dedicated to the occupiers of the apartments rather than being available to the general public, although this would only be for a proportion of the space and not all of it.

In response to Members questions, the following were raised:

- Affordable Housing Provision (5%)
- Car Parking Provision and provision of the public multi-storey car park
- Did the apartment size comply with national standards

- Education provision within the area
- Had a wind impact assessment been undertaken
- Further details were required about the lighting of the public realm area
- Further details of the landscaping scheme were required
- Could there be a contribution towards cultural activities/ projects within the area and how the scheme could contribute to the European Capital of Culture 2023 Bid

In responding to the issues raised, the Chief Planning Officer/ applicant's representatives said: That for the phase 1 PRS scheme, it was proposed to make a payment of £1.84m in lieu of on-site provision of affordable housing for the reasons set out in the submitted report. For future phases comprising residential development the affordable housing provision would be on site in accordance with the Council's adopted policy; it was suggested that a condition requiring a review of the car parking provision and need for the delivery of the multi-storey car park at each phase of the scheme be included; it was confirmed that apartment sizes were compliant with National Standards; on the issue of education provision, officers confirmed that this had not been a site identified as requiring education provision, but the development would generate a CIL payment which could be spent on such infrastructure costs; it was confirmed that a wind impact assessment had been submitted, but this would require a review following amendments to the outline consent; details of the lighting scheme for the public realms would be subject to condition; details of the landscaping scheme would be subject to condition; addressing the issues of cultural activities in the area and contributing to the European Capital of Culture 2023 Bid, the developers representative confirmed that significant financial support would be provided.

Referring to the issue of Affordable Housing Needs, the Chief Planning Officer said that changes to the Leeds Core Strategy may be required. National Planning Policy Guidance was awaited and following its receipt would be the subject of a Members Workshop/ Seminar.

In offering comments Members raised the following issues:

- Car parking in the area was an important consideration and required to be kept under review
- Access to the site from the Victoria Gate development remained a difficulty.

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

- Members were of the view that the increased height and the elevational treatment of Buildings E and F were acceptable
- Members considered the mix of unit types to be acceptable
- The majority of Members were supportive of the provision of a commuted sum in lieu of affordable housing provision on the Phase 1 development, on the understanding that the money would be used to

fund affordable housing provision in the local area (Councillor Leadley was not supportive of this proposal)

- Members considered that the closure of the route between the buildings over-night was acceptable
- Members were supportive of the proposed amendments to the outline consent and were satisfied with the Reserved Matters Scheme subject to consultation on the full details of the landscaping scheme at the condition discharge stage.

In summing up the Chair said this was an impressive scheme and Members were supportive of the proposal

RESOLVED – That determination of Application No. 14/06543/OT and Phase 1 of the Reserved Matters Application be deferred and delegated to the Chief Planning Officer for final determination subject to the inclusion of a condition requiring a review of the multi-storey car parking provision at each phase of the scheme

30 Date and Time of Next Meeting

RESOLVED – To note that the next meeting will take place on Thursday 31st August 2017 at 1.30pm in the Civic Hall, Leeds.