

CITY PLANS PANEL

THURSDAY, 19TH APRIL, 2018

PRESENT: Councillor J McKenna in the Chair

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

A Member's site visit was held in connection with the following proposal:
Application No. 17/06455/FU – Land at Globe Road and Water Lane,
Holbeck, Leeds 1 and was attended by the following Councillors: J McKenna,
E Nash,
T Leadley and D Blackburn.

147 Appeals Against Refusal of Inspection of Documents

There were no appeals against the refusal of inspection of documents.

148 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 transacted.

149 Late Items

There were no late items of business to be considered.

150 Declarations of Disclosable Pecuniary Interests

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

151 Apologies for Absence

There were no apologies for absence.

152 Minutes of the Previous Meeting

With reference to Minute No.140 Councillor Campbell pointed out that the spelling of Westmorland Slate, was incorrect. Councillor Leadley stated that the minutes should state that the request was for a "cupola to be provided"

RESOLVED – That with the inclusion of the above, the minutes of the previous meeting held on 29th March 2018 be accepted as a true and correct record.

153 Matters Arising from the Minutes

Demand for Student Accommodation within the City Centre – With reference to the meeting of 8th December 2017 and the request by Members for a report on the demand for student accommodation (including the views of developers and the impact on businesses) within the city centre. Councillor Khan requested to know when the requested report was likely to be available.

In responding the City Centre Team Leader confirmed that the services of a Planning Consultant had been engaged to undertake the required research and would be the subject of a report back to Members in due course.

154 Application No.17/06455/FU - Hybrid Planning Application for a phased development on land at Globe Road and Water Lane, Holbeck, Leeds 1.

The Chief Planning Officer submitted a report which set out details of a hybrid planning application for a phased development on land at Globe Road and Water Lane, Holbeck, Leeds.

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

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

- Demolition of all existing buildings and structures other than the listed bridge crossing Hol Beck and the main part of the Print Works, and preparatory works;
- Detailed planning permission for erection of two office buildings (use class B1) with ground floor uses comprising any or all of retail, office and leisure (use classes A1, A2, A3, A4, A5, B1 and/or D2) totalling up to 26,100sqm gross external area and associated means of access, parking, landscaping and associated infrastructure works; and
- Outline planning permission with all detailed matters reserved, to be implemented in phases, for mixed use development totalling up to 103,900 sqm gross external area comprising residential use (C3); business floor space (B1 a/b/c); and other uses including all or some of the following; retail, leisure, hotel, health and community uses (use classes A1, A2, A3, A4, A5, B1, C1, D1 and D2); car parking (that may include a multi-storey car park); new public spaces; hard and soft landscaping; cycle parking; access; servicing; and other associated infrastructure and engineering works.
- The scheme contains five development parcels (Globe Point, Globe Square, Globe Arches, Globe Waterside and Beck Court), each of which forms a separate character area. Design principles had been

produced to ensure the design of each building on each site was complementary, and linked by homogenous new public realm. The public realm, providing new public spaces and a series of pedestrian routes through the site would be supplemented by four new footbridges over the Hol Beck, 5 new pedestrian crossings and narrowing of carriageways on both Globe Road and Water Lane, the flow of the Water Lane becoming solely one way from Globe Road to Bath Road.

Members raised the following questions:

- Would there be dedicated cycling provision along Globe Road
- What was the distance between the buildings GP.01 and GP.02
- Could more details be provided about roof top plant for buildings GP.01 and GP.02, also were photo-voltaic cells being considered
- Why was this application submitted as a hybrid application
- Once the whole of the development was completed, approximately how many people would occupy the site.
- Was there sufficient highway capacity given the levels of occupancy and what were the implications for public transport, were other developments in the area contributing to the highway/ transportation network
- Was the listed bridge going to be retained
- Were there any proposals for the cleaning of the viaduct
- Had discussions taken place with Network Rail to negotiate passage through the railway arches
- Could consideration be given to repositioning the tall building (GW.01) into Globe Square
- Could hedges, green walls, benches (not concrete) and a children's play space be included within the landscape proposals
- The proposal included family apartments, was there adequate school provision in the area
- What retail facilities were being proposed for the scheme

In responding to the issues raised, the applicant's representative and council officers said:

- Highway officers confirmed there was no dedicated cycling provision proposed, Globe Road would be narrowed but it would be wide enough to accommodate two way traffic including cycles
- Members were informed that the distance between the buildings GP.01 and GP.02 was 9.5m
- Roof top plant would be screened with tolerances being built into the vertical parameters of the building. Photo-voltaic cells were being considered as part of the projects energy requirements
- The applicant advised that the area of development was the subject of a Masterplan and the submission of the hybrid application was to provide greater assurance to the local planning authority as to what was being brought forward.

- Members were informed that once complete up to 10,000 people may occupy the site (7,500 office workers and 2,500 residents). It was suggested that if a Call Centre was to occupy part of the site, this may increase the level of occupancy and could also include 24 hour working
- Highway officers reported that narrowing the width of Globe Road would accommodate expected traffic movements but further discussions were ongoing. As yet there was no proposals for improved public transport for the area, existing alternative bus stops were considered to be at an acceptable walking distance.
- It was confirmed that the bridge was of great historic interest and importance and would be retained and repaired (for pedestrian use only, not traffic)
- The applicant confirmed that the viaduct would be cleaned as part of a local training initiative subject to the agreement of Network Rail
- In terms of passageway through the viaduct arches it was confirmed that discussions were ongoing with Network Rail who appeared to be willing to support routes through the arches
- It was reported that extensive discussions had taken place as to the location of each of the proposed buildings and it was considered that the tallest building (GW.01) was located in the most suitable location.
- In terms of the landscape proposals it was reported that further details would be provided in the reserved matters application but the points raised by Members would be considered.
- It was understood the nearest primary school was in Holbeck and the nearest secondary school was at Black Bull Street. Discussions were ongoing with the Ruth Gorse Academy with regard further primary provision in the area.
- In terms of retail provision, this would be ancillary to meet the needs of the Holbeck Urban Village and would not be competing with the city centre provision.

In offering comments Members raised the following issues:

- Members welcomed the application commenting that it was an excellent design, quality materials were proposed, the project as a whole was bold and striking and it was apparent a lot of thought and planning had taken place.
- A lot more information was still required in respect of the reserved matters application especially around the public realm provision to create a “soft environment”.
- Members requested that consideration be given to the use of hedges and green walls as part of the landscape proposals
- Members emphasised the importance of connectivity through the development and to link with other pedestrian routes
- Members welcomed the mixed residential use
- A small number of Members expressed a slight concern about the proposed 40 storey building.
- One Member requested if further consideration could be given to the “fluting detail” at the top of the GP.02 building

- Not specific to this application, but a number of Members raised concerns about the Council's vision for Highways and Transportation for the city. Members were of the view that there was a lot of development planned for the south of the city and the cumulative impact on the highway and transport network would be substantial, was there a vision for the highways and transport network and was the necessary oversight being provided

(Concerning the Council's vision for Highways and Transportation the Chief Planning Officer confirmed that there was a significant amount of activity taking place now and in the near future in the city centre including: the South Bank Regeneration, HS2, Highways England junction improvements, Public Transport provision and issues around air quality. It was suggested that at an appropriate time Members would receive a briefing/ training on the city's vision for Highway and Transportation)

Members welcomed the suggestion put forward by the Chief Planning Officer and requested that the necessary arrangements be made when appropriate.

In summing up the Chair thanked all parties for their attendance and contributions commenting that this was a very impressive scheme and once completed would bring substantial regeneration to this area of the city.

RESOLVED – That the application be deferred and delegated to the Chief Planning Officer for approval subject to no objections being raised by the Environment Agency in respect of flooding issues, and the specified conditions identified in Appendix 3 of the submitted report (and any others which he might consider appropriate) and also the completion of a Section 106 agreement to include the following obligations:

- Leeds City Council Travel Plan Review fee of £20,000
- Provision of 3 Leeds City Council Car Club parking spaces
- Business Car Club Contribution = $\text{£}12,600 + (\text{B1 area} - 14000) \times 0.22$ (where B1 area is the area in sqm of B1 use class)
- Residential Travel Plan Fund contribution of £245.50 per dwelling
- Contribution towards operation of the flood gates within the site and along Water Lane fronting the site (amount to be agreed)
- Off-site canalside towpath and biodiversity habitat improvements
- Provision of 5% affordable housing
- Provision for public rights of access to the public access areas across the site
- Contribution for loss of revenue from on-street car parking bays (amount to be agreed)
- Contribution towards Whitehall Road / Globe Road junction improvement works (scope of improvements and amount to be agreed)
- Provision of the easternmost bridge over Holbeck as part of the next phase of development following completion of the detailed office led phase

- Local employment and training initiatives
- Section 106 management fee (£4,500).

In the event of the Section 106 having 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.

155 Clay Pit Lane Public Realm Improvements

The Chief Planning Officer submitted a report which sets out details of the Clay Pit Lane Public Realm Improvements scheme. Members were informed that the works did not require planning permission but were presented for information at the request of the Panel.

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

The Chair introduced Mark Burgess (Design Group Leader) Anna Driver, Senior Asset Management Officer, City Development and Andrew Price (Reform landscape consultants) who spoke in detail about the proposal and highlighted the following:

- The design had been conceived to accommodate the high volume of pedestrian traffic and desire lines. The existing under-utilised green space to the back of Queen Square was encompassed by the design proposals and acted as a backdrop to the new central lawn. The proposed space was designed as a green 'pause' along this key route into the city, providing pedestrians with a reprieve from the busy road environment.
- A central lawn is proposed, framed by bench seating, clipped hedges and tree planting. A 'prunus subhirtella'/ autumn cherry feature tree would sit within the lawn acting as a sculptural focal point and providing year-round seasonal interest.
- The existing cherry trees to the north of the site would be retained and would provide a sense of maturity to the design and also help to create a buffer, reducing the noise and visual impact of the traffic to the surrounding properties.
- A birch tree grove is proposed to the north-west corner of the site that would sit within a metal grille. The retained cherry trees are enhanced by the addition of a feature cherry tree within the lawn, and by the proposed birch grove and street tree planting. Stepping off the main pedestrian thoroughfares onto the narrower path around the southern side of the lawn provides access to seating and a space to rest or pause.
- High quality concrete paving is proposed to the primary pedestrian routes that edge the proposed lawn.

- Access to the benches that sit to the southern edge of the lawn is provided via a resin bound gravel pathway and is of a deliberately different quality from the main pedestrian thoroughfares.
- High quality granite kerbs and metal edging are proposed, and a feature metal grille (beneath the grove of birch trees) anchors the northern corner of the space.
- Cast stone benches with timber tops, back-rests and arm-rests frame the central space and provide ample opportunity for resting at this busy junction.
- Three forms of lighting are proposed – column lighting providing the primary light source, under-bench strip lights and tree uplighters provide accent features, creating a more dynamic environment after dark.
- The two primary desire lines (along Woodhouse Lane – to and from the city centre, and east-west towards Merrion Way and the Arena) are accommodated, with 3m wide footpaths providing space for those in wheelchairs and those with pushchairs.
- The site is fully accessible with all gradients shallower than 1:21, and with primary paths at a suitable width to allow wheelchair access (3m).
- Non-slip paving materials are specified, with a contrast provided between surfaces and kerbs. Benches are fitted with back and arm rests and are located at sensible distances to allow places for resting. These alterations were designed to accommodate the needs of all users.

Members raised the following questions:

- Were there any protection/ security measures (bollard/ barriers) planned for the public realm area.
- One Member suggested that sycamore trees may not be suitable for this location due to their dense canopy, a silver weeping lime tree may be more compatible with an urban environment
- Had a safe separate cycleway through the public realm area been considered
- Who would be responsible for maintenance of the site once completed
- The scheme before Members was just for one corner of the junction, what was happening with the three other schemes
- Who had the responsibility for supervising the junction improvement works as a whole.

In responding to the issues raised, the officers said:

- Tree planting and hedges would provide a natural barrier, the intention was not to add clutter to the street scene
- It was suggested that sycamore trees were a reliable species and adequate spacing would be provided between the trees but alternative species could be considered
- It was reported that a dedicated cycle route would run along Woodhouse Lane, however, in view of the concerns raised by Members about cyclists using a short cut through the site, it was accepted that further details about cycling provision were required
- Members were informed that future maintenance of the site would be the responsibility of the Parks and Countryside Service
- Members were informed that the junction improvement works were the subject of separate applications from different developers and varying timescales
- It was suggested that the Chief Officer, Highways and Transportation had overall responsibility for the scheme

In offering comments Members raised the following issues:

- Members requested that further consideration be given to the species of trees to be planted
- Further consideration be given to providing a safe cycling route through the site
- The overall management of the scheme required greater supervision

In summing up the Chair thanked all parties for their attendance and contributions commenting that Members appeared to be generally supportive of the proposal, but there were some areas where further consideration was required.

RESOLVED – That the contents of the report be noted.

156 Date and Time of Next Meeting

RESOLVED – To note that the next meeting will take place on Thursday, 10th May 2018 at 1.30pm in the Civic Hall, Leeds.

157 Chair's Closing Remarks

The Chair reported that today's meeting would be the final occasion the Plans Panel would meet before the forthcoming Local Elections.

The Chair said that both Councillors: Christine Macniven and Brian Selby were not seeking re-election.

In paying tribute the Chair expressed his thanks and appreciation to both Members for their contribution over the years.

Members joined the Chair in expressing their best wishes to Councillors Macniven and Selby in their future endeavours.