

CITY PLANS PANEL

THURSDAY, 21ST JUNE, 2018

PRESENT: Councillor C Gruen in the Chair

Councillors D Blackburn, T Leadley,
N Walshaw, C Campbell, A Khan, E Nash,
P Carlill, B Anderson, D Cohen,
P Wadsworth, S Hamilton, D Ragan and
K Ritchie

A Member's site visit was held in connection with the following proposal:
Preapplication presentation – Amendment to approved scheme at 17
Wellington Street, Leeds1 and was attended by the following Councillors: B
Anderson, D Blackburn, C Campbell, C Gruen, S Hamilton, A Khan, T
Leadley and E Nash.

13 Appeals Against Refusal of Inspection of Documents

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

14 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.

15 Late Items

There were no late items of business to be considered.

16 Declarations of Disclosable Pecuniary Interests

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

17 Apologies for Absence

Apologies for absence were received from Councillors: A Garthwaite, J
Goddard and J McKenna.

Councillors: S Hamilton D Ragan and K Ritchie were in attendance as
substitute Members.

18 Minutes of the Previous Meeting

The Minutes of the previous meeting held on 31st May 2018 were submitted
for comment / approval.

Draft minutes to be approved at the meeting
to be held on Thursday, 12th July, 2018

RESOLVED – That the minutes of the previous meeting held on 31st May 2018 be accepted as a true and correct record.

19 Matter Arising from the Minutes

There were no issues raised under Matter Arising.

20 Pre-Application Presentation for Leeds Flood Alleviation Scheme Phase 2 (PREAPP/18/00332) at River Aire through the areas of Leeds City Centre, Kirkstall Valley and Newlay

The Chief Planning Officer submitted a report which sets out details of a pre-application proposal for the Leeds Flood Alleviation Scheme (Phase 2) at River Aire through the areas of Leeds City Centre, Kirkstall Valley and Newlay.

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

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

- Members were informed of the emerging proposals for the Leeds Flood Alleviation Scheme Phase 2 (LFAS2). Following construction and completion on site of Phase 1 (City Centre, Hol Beck, Knostrop, Woodlesford), the applicant has submitted an Outline Business Case to Central Government for funding purposes to assist in part financing of the £112.1m scheme.
- The scheme covers a stretch of waterway totalling 8km in length. It is mainly centred on the River Aire and extends from the City Centre (south of Whitehall Road) through the Kirkstall Road corridor, along to Armley Mills, onto St Ann's Mill, passing Kirkstall Bridge / Kirkstall Retail Park, south of Kirkstall Abbey, onto Calverley where an attenuation storage area is proposed and finally reaching just into the Bradford Metropolitan District boundary at Appleley Bridge. Additional Natural Flood Management proposals, including a substantial tree planting programme in upper catchments of the Aire (contributing to the creation of the Government backed initiative The Northern Forest), but although part of the wider LFAS2 project, these measures are being undertaken separate to the pending planning application.
- The scheme proposal aligns with the Upper Flood Risk Management Strategy which promotes a 1 in 200 year (0.5%) standard of protection (SoP) + climate change to reduce the risk of flooding in developed areas of Leeds.

Members raised the following questions:

- What consultation had taken place with Ward Members
- What measures were proposed up stream beyond Leeds
- What measures were been considered to reduce silting
- Had the necessary funding been obtained
- Why was the storage shelf proposal omitted along the Kirkstall Road corridor
- Could the Goits be reused
- Why was the Redcote Lane bridge being removed

In responding to the issues raised, the applicant's representatives said:

- The proposed scheme had been ongoing for some time. Some consultation had taken place around the Rodley attenuation measures and as a consequence the scheme amended but further updating/ consultation was required
- The scheme before Members was limited to the Leeds boundary but works were ongoing up stream to tackle the problem including the creation of large scale water storage areas to be used in times of peak flow. Further smaller schemes were also in place including tree planting to slow down/ reduce water flow.
- It was suggested that silting could be reduced if the river could be kept at a "steady flow" but regular maintenance was required if this was to be achieved.
- It was reported that funding had not been obtained. The Business Case was currently the subject of ongoing political discussions
- Members were informed that the storage shelf was not compatible with committed development schemes and further assessment revealed that it had the potential to increase flooding in the city centre
- Officers suggested that it would prove difficult to reuse the Goits and they would not provide the required level of protection
- Officers reported that the Redcote Lane bridge would be retained with only the redundant substructure to the bridge being removed.

In offering comments Members raised the following issues:

- To ensure that full consultation was undertaken with Ward Members
- Updated details about the scheme be circulated to Ward Members as they become available.
- It would be useful to know what measures were being implemented up stream
- What was being proposed was the basis for a reasonable scheme to tackle flooding issues.

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

- To support in principle the continued development of Phase 2 of the Leeds Flood Alleviation Scheme
- To ensure that full consultation is undertaken with Ward Members

The Chair thanked the developers for their attendance and presentation and emphasised the need that full Ward Member consultation be undertaken

RESOLVED –

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

21 PRE- APPLICATION Presentation - Amendment to determined applications 16/06877/FU and 16/06878/LI for the partial demolition of 17 Wellington Street and total demolition of 49 Aire Street, to extend and change the use of the existing building to form a 54 bed boutique hotel (Use Class C1) with a new basement for back of house areas and a ground floor reception and restaurant with bar (Use Class A3/A4) at 17 Wellington Street, Leeds, LS1 4DL

With reference to the meeting of 27th April 2017 and the decision to grant consent for demolitions and an extension of the host listed building at 17 Wellington Street to allow it to be brought into use as a residential scheme with a ground floor restaurant.

The Chief Planning Officer now submitted a report which set out details of a pre-application proposal which sought to amend the consented scheme as follows:

- Reducing the level of demolitions to the existing building at 17 Wellington Street with the retention of the west wing of the building apart from breaking through sections of brick work to the wing's east facing wall.
- The use of the existing listed building and its new extension as a 54 bed hotel with formerly approved residential use falling away.
- The creation of an enlarged basement to house a staff room, restaurant toilets, a kitchen area, a bin store and service lift
- The reconfiguration of the ground floor to allow the existing west wing detailed stone doorway to become an entrance to the restaurant, rather than to a bin store as was previously proposed.
- Minor changes to the window arrangement in the south facing façade of the new build extension to accommodate the requirements of the hotel use.

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

Members raised the following questions:

- The main entrance to the hotel was to be located on Wellington Street but where would the taxi drop off and pick up area be located.
- Where would the loading area be located
- Would there be a second entrance on Aire Street as a convenience for guests arriving from the train station

In responding to the issues raised, the applicant's representatives said:

- The applicant suggested that there was a pavement build out located in close proximity to the proposed main entrance which could provide an opportunity to create as a taxi drop off/ pick up point. Highway Officers suggested that further discussions would be required with all parties and that a bus stop may requiring moving in order to achieve the space required.
- Highway Officers said that loading would be allowed on Aire Street on an evening and subject to the provision of a service management plan
- It was indicated that the main entrance on Wellington Street including pick up and drop arrangements were very important to the operator. The suggestion that a second guest entrance be located on Aire Street would require further discussions with the operator, however this was considered unlikely to be agreed by the operator.

In offering comments Members raised the following issues:

- Members welcomed the proposal for a hotel development at this location.
- The new proposal was an improvement on the original scheme
- The retention and bringing back into use of this Victorian Building was welcome
- The setting back of the dormer elevations was a positive design feature
- Relocating the bus stop would require careful consideration
- A review of waiting restrictions along Aire Street may be required

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

- Members were supportive of the principle of the uses
- Members were supportive of the proposed demolitions and design of the proposals
- Further information and details were required on the approach to servicing and access

The Chair thanked the developers for their attendance and presentation suggesting that Members appeared to be supportive of the revised scheme

RESOLVED –

- (i) To note the details contained in the pre-application presentation
- (ii) That the developers be thanked for their attendance and presentation
- (iii) That following the submission of a formal application, determination be delegated to the Chief Planning Officer subject to the satisfactory resolution of the pick-up and drop off arrangements

22 Date and Time of Next Meeting

RESOLVED – To note that the next meeting will take place on Thursday 12th July 2018 at 1.30pm in the Civic Hall, Leeds.