

CITY PLANS PANEL

THURSDAY, 25TH OCTOBER, 2018

PRESENT: Councillor J McKenna in the Chair

Councillors D Blackburn, T Leadley,
C Campbell, A Khan, P Carlill, C Gruen,
J Goddard, B Anderson, D Cohen and
P Wadsworth

73 Appeals Against Refusal of Inspection of Documents

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

74 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.

75 Late Items

Although there were no formal late items, the Chair did accept the inclusion of supplementary information in respect of Agenda Item No.8 – Proposed residential development at Lisbon Square, Lisbon Street, Leeds 1. (Minute No. 80 referred)

76 Declarations of Disclosable Pecuniary Interests

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

77 Apologies for Absence

Apologies for absence were received from Councillors: A Garthwaite, E Nash and N Walshaw.

Councillors: R Grahame, S Hamilton and J Heselwood were in attendance as substitutes.

78 Minutes of the Previous Meeting

The Minutes of the previous meeting held on 4th October 2018 were submitted for comment/ approval.

RESOLVED – That the minutes of the previous meeting held on 4th October 2018 be accepted as a true and correct record.

79 Matters Arising from the Minutes

There were no issues raised under Matters Arising.

80 PREAPP/18/00239 - Pre-application presentation of proposed residential development at Lisbon Square, Lisbon Street, Leeds LS1 4LY

The Chief Planning Officer submitted a report which set out details of a Pre-application proposal for residential development at Lisbon Square, Lisbon Street, Leeds, LS1 4LY.

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:

- Site location/ context
- Proximity to Inner Ring Road
- Development to consist of two buildings 24 and 15 storey's in height at their highest points
- 155 apartments, 1,2 and 3 bedroom apartments all meet national space standards
- Co Living concept
- Access arrangements
- Car parking
- Connectivity
- 5% Affordable housing provision (On site)

Members raised the following questions:

- Could an explanation be provided as to the concept of Co Living
- Would the affordable housing provision be provided on site and would all tenants have access to the shared facilities
- The proposed roof gardens, would one be located on each building
- Would a noise impact assessment be undertaken
- Would all apartments have acceptable levels of daylight penetration
- Had balconies been considered
- Was there any proposals to include energy efficient measures within the development
- Could more 3 bedroomed apartments be included within the development
- The disabled access arrangements appeared to be too convoluted, could access be simplified

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

- Members were informed that Co Living was rented accommodation, usually apartments aimed at young professionals. Typically the utility

bills would be included within the rent. The block would also include work spaces and communal lounges, roof top gardens and gyms to promote community style living.

- The applicant confirmed that the affordable housing would be “pepper potted” throughout the development and all residents would have access to the shared facilities
- It was confirmed that roof gardens would be included on each building
- The applicant confirmed that a noise quality assessment would be undertaken
- The applicant confirmed that each apartment would have floor to ceiling windows to provide maximum daylight penetration
- It was confirmed that balconies had been considered but proved too costly and the floor to ceiling windows was the preferred option
- It was suggested by the applicant that energy efficient proposals would be addressed at the reserved matters stage
- The applicant suggested that the Co Living model was aimed at young professionals, however, there was a degree of flexibility within the Core Strategy around the provision of 3 bedroom apartments and further consideration would be given to this issue
- The applicant confirmed that there was full disabled access to both buildings but in view of the comments made by Members consideration would be given to simplifying those arrangements, with the possible inclusion of platform lifts to provide improved access to the building.

In offering comments Members raised the following issues:

- This building, in this location would be a significant presence and a high quality design would be required
- Could sample materials be supplied
- The front of the building was only accessible by steps. The pedestrian access should be looked at again to include access for people with disabilities
- Could further consideration be given to the provision of public realm and on/ off site amenity space
- Some of the windows arrangements appeared to be “too blocky”
- Could the provision of balconies be reconsidered (It was suggested that if balconies were to be included they should be recessed)
- A small number of Members requested the provision of more 3 bedroom apartments
- One Member suggested the proposed development was not suitable for family accommodation
- Could a Masterplan for the City Centre be provided

(In responding to the later point, the Chief Planning Officer said that the tall buildings strategy covered this part of the city and in the not too distant future 3D modelling may become available. However the proposals could be shown in the emerging context)

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

- Members were of the view that the proposed scale of the development and its relationship with the surrounding context was acceptable, however a quality design was required
- Members were supportive of a mix of apartments in the development but requested consideration be given to increasing the number of 3 bed apartments
- Members requested that further consideration be given to the arrangements for disabled access
- Members were of the view that the development should deliver amenity space improvements beyond the immediate site boundary.

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

RESOLVED –

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

81 PREAPP/17/00700 – Pre-application presentation for a new masterplan for the Leeds General Infirmary with the demolition of the former nurse's home and other buildings and creation of a new adult and children's services health facility building, a multi storey car parking, new access and egress points into the hospital grounds and a landscape scheme, at Great George Street, Leeds, LS1 3EX

The Chief Planning Officer submitted a report which set out details of a pre-application proposal for a new masterplan for the Leeds General Infirmary including the demolition of the former nurse's home and other buildings and the creation of a new adult and children's services health facility building, a multi storey car park, new access and egress points into the hospital ground and a landscape scheme at Great George Street, Leeds, LS1 3EX.

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:

- Site/ location
- Redevelopment of a large part of the Leeds General Infirmary site
- The setting of the site parameters and development constraints
- Listed Buildings within the site
- Better use of land

- Innovation District
- Improvements in the delivery of service
- The construction of two new buildings, 13 and 14 storey's in height, interconnected with links to other buildings
- Creation of new roads, new routes throughout the site
- New multi-storey car park
- Façade treatment
- Strategic Masterplan
- Redevelopment phasing
- Completion 2024/25

Members raised the following questions:

- Would a traffic impact assessment been undertaken to understand the possible effect on the road network as a result of the proposed development
- Part of the former Nurses Home appeared to be located within the City Centre Conservation Area. Would the whole of this building be demolished
- Were there any proposals for improved public transport to the site
- What was proposed for the existing Listed Buildings on site
- In terms of vehicle movements to and from the site , would patients/visitors be able to get in and out easily

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

- The applicant confirmed that significant highway modelling had been undertaken, including all additional trips. Currently working with LCC Highways to mitigate potential issues
- The applicant confirmed the former Nurses Home building was not formally listed and had no architectural merit. The City Centre Team Leader confirmed that this issue was addressed within the report, which accepted there would be less than substantial harm to the character of the conservation area as a result of the demolition of the former Nurses Home building but that the public benefits of the improved health facility were considered to outweigh this harm
- It was reported that the new car parking would create an additional 200 spaces for the site. In terms of public transport it was suggested that "City Free Bus" ran to the site and a number of other bus routes did run in close proximity to the site. Discussions with bus companies/ the Combined Authorities was also ongoing
- It was reported that the existing Listed Buildings would be repurposed to support the Innovation District
- The applicant suggested that expansion of critical services would be modest, the intention was to reduce volumes to the site. Drop off areas would also reduce movement around the site and it was anticipated that the multi storey car park would corral access and egress to the site.

In offering comments Members raised the following issues:

- All Members were supportive of providing the best health facilities
- The architectural treatment of the development needs to be visionary
- The intention to have a design competition to realise the final design was supported and the Council should be involved in preparation of the competition brief and setting clear design parameters
- A greater set back should be provided between the new buildings and Calverley Street
- The design of the car park should reflect the quality of other recent examples at the Leeds University and John Lewis developments
- The Brotherton Wing frames Millennium Square, Members did not wish to see it disappear
- A traffic impact assessment for the whole of the NHS owned site was required
- Increase car park capacity if considered necessary, 24 hour access also required
- Consideration should be given to providing improved public transport such as increased bus services to the site
- Any proposed residential development should consider providing accommodation for the use of hospital staff

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

- The majority of Members were supportive of the principle of the demolitions, one Member expressed reservations about the demolition of the whole of the former Nurses Home
- Members were supportive of the emerging scale, massing and design of the proposals and emphasised the need for a quality/ innovative/ visionary design
- Members were supportive of the emerging landscape scheme and approach to connectivity
- That a traffic impact assessment for the whole of the NHS owned site based on the wider masterplan proposals be addressed within the application

The Chair thanked the developers for their attendance and presentation commenting that all Members were supportive of the scheme and the benefits it would bring to the city.

RESOLVED –

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

82 Date and Time of Next Meeting

RESOLVED – To note that the next meeting will take place on Thursday, 15th November 2018 at 1.30pm in the Civic Hall, Leeds.