

CITY PLANS PANEL

THURSDAY, 27TH JUNE, 2019

PRESENT: Councillor C Gruen in the Chair

Councillors D Blackburn, C Campbell,
P Carlill, D Cohen, A Garthwaite, C Gruen,
A Khan, E Nash, N Walshaw, G Latty and
P Gruen

A Members site visit was held in connection with the following applications:
PREAPP/19/00153 Citu sites at Sayner Lane and Clarence Road, Leeds,
PREAPP/16/00453 – Former Tetley Brewery Site, Hunslet, Leeds,
PREAPP/19/00240 – Sovereign Square, Sovereign Street, Leeds and
Planning Reference 18/00458/FU – Unite Development, Merrion Way, Leeds
(To view sample material panel on site) and was attended by the following
Councillors: D Blackburn, C Campbell, P Carlill, A Garthwaite, C Gruen, A
Khan, E Nash, N Walshaw, G Latty, P Gruen and K Brookes

12 Appeals Against Refusal of Inspection of Documents

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

13 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.

14 Late Items

There were no late items of business identified.

15 Declarations of Disclosable Pecuniary Interests

Although not a disclosable pecuniary interest, Councillor P Gruen required it to be recorded that he had a personnel interest in Agenda Item No.10 (PREAPP/19/00153) as a Director of the Gorse Academy Trust, which had connections with the proposed Primary School for this development. (Minute No.21 referred)

16 Apologies for Absence

Apologies for absence were received from Councillors; J McKenna and P Wadsworth

Councillors: B Anderson and K Brookes were in attendance as substitute Members.

17 Minutes of the Previous Meeting

The Minutes of the previous meeting held on 6th June 2019 were submitted for comment/ approval.

RESOLVED – That the Minutes of the previous meeting held on 6th June 2019 be agreed as a true and correct record

18 Matters Arising from the Minutes

Application No. 18/00458/FU - Student accommodation building Merrion Way, Tower House Street and Brunswick Terrace, Leeds 2 - With reference to the meeting of 31st May 2018 and the decision to defer and delegate approval of the application to the Chief Planning Officer subject to the conditions specified in the submitted report and the completion of a Section 106 agreement.

At that time, an undertaking was provided to Members that they would be given an opportunity to view the sample cladding panels on site prior to their agreement.

The City Centre Team Leader now confirmed that following a Members site visit earlier today, approval of the sample cladding panels had been given.

19 APPLICATION NO. 18/07929/OT - OUTLINE PLANNING APPLICATION (MEANS OF ACCESS ONLY) FOR A MULTI-LEVEL MIXED USE DEVELOPMENT, INCLUDING DEMOLITION OF EXISTING OFFICE BUILDING, TOTALING UP TO 150,407 SQM (GEA) OF DEVELOPMENT COMPRISING OFFICE FLOOR SPACE (B1(a)) HOTEL (C1) RESIDENTIAL (C3); AND SUPPORTING USES COMPRISING RETAIL, LEISURE, HEALTH AND COMMUNITY USES (A1, A2, A3, A4, A5, D1 & D2); CAR PARKING (BASEMENT AND MULTISTOREY); PUBLIC SPACES; LANDSCAPING; CYCLE PARKING; ACCESS; SERVICING; AND OTHER ASSOCIATED INFRASTRUCTURE AND ENGINEERING WORKS AT WELLINGTON PLACE, LEEDS, LS1 4AP

The Chief Planning Officer submitted a report which sets out details of an outline application (means of access only) for a multi-level mixed use development, including demolition of existing office building, totalling up to 150,407 sqm (GEA) of development comprising office floor space (B1(a)) hotel (C1) residential (C3); and supporting uses (A1,A2, A3, A4, A5, D1, & D2); car parking (basement and multi-storey); public spaces, landscaping; cycle parking; access; servicing; and other associated infrastructure and engineering works at Wellington Place, Leeds, LS1 4AP.

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

The Planning Case Officer reported that, following publication of the report to Panel, a further representation had been received from Quod Planning Consultants representing YP Real Estate, who had an interest in a nearby site. The Planning Case Officer outlined the contents of this representation to Members and officers responses on each point raised. This included a recommendation to add an extra condition requiring that the proposed loop road is managed so that it is only to be used to access the development and is not used by general city centre traffic. In addition, the Planning Case Officer clarified on two points outstanding in the report to Panel – that affordable housing would be provided at a level of 7% in accordance with policy

requirements and the developer had committed to making a £250,000 transport contribution.

Planning Officers addressed the Panel, speaking in detail about the proposal and highlighted the following:

- Site / location/ context
- Revised Masterplan – Phase 2
- Existing buildings
- Access arrangements
- Active frontages: bar/restaurant, hotel, leisure use and back of house
- Basement car parking
- Proposed pedestrian and cycle linkages
- Landscape plan
- Flood risk strategy
- Massing
- Affordable housing obligation of 7%
- Permeability through site to tie in with neighbouring schemes
- The application is seeking to achieve BREEAM excellent for commercial plots
- Use of low carbon building techniques
- Proposed Travel Plan and associated measures to promote sustainable travel

Members were reminded by Planning Officers, reinforced by the Chair, that the developer has submitted this outline application for means of access only – albeit some indicative detail has been provided at this stage for information and background context to the application proposals.

Members raised the following questions:

- Accessing the “Leeds Highline” via the viaduct was a concern, had consideration been given to the provision of a ramp, up onto the viaduct, to enable equality of access (particularly by those with disabilities)
- Car parking provision was raised as a concern
- It was suggested that the loop road surrounds the residential buildings and therefore would undermine sustainable living and good standards of residential amenity for residents
- It was suggested that connectivity between the former Yorkshire Post site and the application site was important
- Vehicles turning right onto Wellington Street may delay buses
- The impact envisaged on the surrounding road network more generally
- How it is envisaged that the out-of-centre Park & Ride facility could interact with the scheme in the long-term

In responding to the issues raised, Planning Officers said:

- Members were informed that access to the top of the viaduct would be through the provision of lifts as space constraints preclude provision of a ramp
- The applicant was currently following car parking guidelines (in the Council's policy and SPD) in terms of its proposed parking provision. It was suggested that, at this time the applicant was unsure of the car parking take up at the hotel and the residential development, but that the parameters established here would be an absolute maximum and act as a 'marker' for the developer of accepted levels.
- Members were informed that the loop road services the development and would not be used for general access, so residential amenity should not be adversely affected.
- Members were informed that enhanced pedestrian connectivity would be delivered between the former Yorkshire Post site and the application site as part of the proposals but it was not considered reasonable or proportionate to insist upon this from the start of the development.
- Conditions in both the outline and reserved matters permissions will be drafted so as to ensure that all necessary infrastructure and connectivity requirements are sought from the developer, and can be suitably enforced (if expedient and proportionate to do so) in the event of default.
- It was reported that network assurance work had been undertaken, there were two access points so any impact would be spread. It was determined that the network could cope with possible increased traffic numbers from the site and was within acceptable parameters.

In offering comments Members raised the following issues:

- The 6 buildings, presented simply as blocks, does not provide enough information, they are "meaningless blocks". These graphics need to be presented in a different format.
- The provision of key views to and from the site would be useful
- The massing of the buildings needs to be exciting and different, with overall design also requiring increased innovation
- Climate change measures – permanent fresh / innovative solutions are required and a need to keep abreast of the Council's developing approach to and requirements from a climate change / sustainability perspective
- The development so far is "brilliant" and the landscaping will be enhanced as further development takes place
- The architectural ambition for this site is very high and we need to keep pressure on the architect to deliver
- Need for the architectural / design approach to be 'at one' with the existing and proposed new developments at Wellington Place
- Concerns remain that the residential blocks are surrounded by the loop road and away from landscaped areas, but care must be taken to ensure an appropriate level of amenity is maintained for future residents of the development.

- Concern that delivery of connections to surrounding areas and the “Leeds Highline” will need to be given clear focus to ensure they are provided to an appropriate standard, actually delivered, and ongoing access for members of the public maintained in perpetuity.

Commenting on the “meaningless blocks” the Chief Planning Officer acknowledged that the blocks had not been presented in an ‘exciting way on the submitted images. However, Members were reminded that the application is at the outline stage and agreement is being sought for access only – which has a very definite legal meaning in terms of what can be considered as part of this. The grey blocks had been shown on the images here to give a general view to Members of the site’s overall layout, but everything else can be considered further (including design) at later stages.

In summing up, the Chair thanked all parties for their attendance and contributions, commenting this was an ambitious and exciting scheme and the majority of Members appeared to be supportive of the application

RESOLVED –

- (i) That the application be deferred and delegated to the Chief Planning Officer for approval subject to the draft conditions included at Appendix 1 of the submitted report with the inclusion of an additional condition concerning the use of the loop road (and any others which he might consider appropriate) and also the completion of a Section 106 Agreement to include the following obligations:
 - Affordable housing to be provided on site at a policy requirement of 7%
 - Provision of pedestrian link to viaduct public open space
 - Public access to open space area to be accessible 24 hours
 - Maintenance of public open space areas
 - Footbridge across the River Aire
 - Contribution to off-site highways works (£250,000)
 - Residential Travel Plan Fund (£250.25 per dwelling)
 - Connection and location points to former Yorkshire Post site
 - £19,000 Car Club Trial Fund
 - Car Park Management Plan
 - Employment and training opportunities

- (ii) In the event of the Section 106 Agreement not having 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.

20 PREAPP/16/00453 - Pre-application proposal for Reserved Matters (Layout, Scale, Appearance and Landscaping) for 2 part six, part eight storey office buildings and phases 1a & 1b of the City Park - pursuant to

Outline Planning Permission ref. 17/02501/OT (all matters reserved except for Access) for a phased mixed use development comprising demolition of existing buildings, up to 850 residential units (C3), business uses (B1), flexible commercial uses (A1, A2, A3, A4, A5, B1, D1, D2), hotel use (C1), public realm including a City Park and vehicular access, at the Former Tetley Brewery, Hunslet Road, Hunslet, Leeds, LS10 1JQ

The Chief Planning Officer submitted a report which set out details of a pre-application proposal for Reserved Matters (Layout, Scale, Appearance and Landscaping) for 2 part six, part eight storey office buildings and phases 1a & 1b of the City Park - pursuant to Outline Planning Permission ref. 17/02501/OT (all matters reserved except for Access) for a phased mixed use development comprising demolition of existing buildings, up to 850 residential units (C3), business uses (B1), flexible commercial uses (A1, A2, A3, A4, A5, B1, D1, D2), hotel use (C1), public realm including a City Park and vehicular access, at the Former Tetley Brewery, Hunslet Road, Hunslet, Leeds, LS10 1JQ.

Members visited the site prior to the meeting. 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
- Masterplan
- Park frontage
- Concept design principles
- Permeability through the site
- Landscape design/ draw the Park into the buildings
- The proposal is for 2 part six, part eight storey office buildings to achieve BREEAM excellent status
- Parking/ motorcycle parking/ cycle parking
- Phases 1a & 1b of the City Park
- 2 hectares of greenspace
- Linkages to wider area
- The new vision for the City Park
- Character of the area, Gateway/ former Tetley training building/ multi use space
- Links between buildings/ tree strategy
- Biodiversity strategy

In offering comments Members raised the following issues:

Buildings

- One Member did not like the design of the buildings, this was a highly visible site and a much improved design was required

- A number of Members were of the view that the detailed design quality of the buildings needed to improve
- A number of Members were supportive of the use of brick as the principle material
- It was suggested that the fenestration needs to change to vertical not horizontal
- The buildings on-site should respond better to the wonderful (particularly historic) buildings that 'frame' the site and take inspiration from these
- There would be a lot of traffic in this area, could some consideration be given to urban health, putting wellbeing at the heart of the design, consider the use of low carbon materials (including low carbon concrete) and the inclusion of green walls

The City Centre Park

- Could more details be provided about the future management of and maintenance responsibility for the park, possibly through the use of a management company (LCC Parks and Countryside Service) and also the legacy of the park – with Members concerned to ensure that LCC Parks and Countryside Service would have sufficient resource for maintenance and management in perpetuity.
- Where would the David Oluwale Memorial Garden be located
- Could further details be provide about children's play facilities (including the provisions intended to ensure ongoing maintenance of the same) and would this be a secure area
- Could consideration also be given to the provision of adult 'play' or exercise facilities
- In terms of landscaping Members emphasised the need to create the necessary ground conditions to allow the trees/ greenery to flourish. Could the species of trees to be planted be identified and included within the formal application
- Thought should be given to ensuring that a positive experience is provided for the public throughout the year, including the autumn and winter seasons
- Could consideration be given to plants and hedgerow species which would assist bee pollination
- Pathways and all facilities provided in the Park should be compliant to ensure equality of access for all, including those with disabilities

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

- Members were supportive of the emerging layout and scale but further work was required on the appearance of plot MU3a Offices
- Members were supportive of the emerging layout and landscape design of the proposed City Park Phase 1a and 1b subject to the inclusion of robust maintenance arrangements and further consideration of the species of trees to be planted.

- There were no issues raised about the proposed car parking and servicing provision at the site

The Chair thanked the developers for their attendance and presentation suggesting that Members appeared to be generally supportive of the scheme but further details were required on the appearance of the buildings and provisions for park management / maintenance.

RESOLVED –

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

21 PREAPP/19/00153 - Pre-application proposal for a multi-generation building comprising a primary school, nursery, 60-bed care home, 62 flats and cafe at Sayner Lane and Clarence Road, Hunslet, Leeds.

The Chief Planning Officer submitted a report which set out details of a pre-application proposal for a multi-generation building comprising a primary school, nursery, 60 bed care home, 62 flats and café at Sayner Lane and Clarence Road, Hunslet, Leeds 10.

Members visited the site prior to the meeting. 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
- Brownfield site
- This is phase 3 out of 4
- Carbon neutral development
- Proposed four storey “multi-generational building” comprising nursery and primary school adjacent to 60 bed care home and 62 flats on floors one to four (35 x one-bed and 27 x two-bed flats: All flats exceeding NDSS)
- 175 cycle spaces provided
- The building would be designed around a central landscaped courtyard space to serve the uses and provide general public access outside school hours
- All amenity space would be opened up and made available to all users
- Strong east/west roots together with good north/south connectivity

In offering comments Members raised the following issues:

- There was general support for the concept of a multi-generational development, with opportunities for young and old people to mix

- The majority of Members were impressed with the design of the flats/houses
- Strong concern was expressed about the noise from the nearby glass factory. The new development could be insulated from noise but use of the outside space would remain a concern
- There was some concern raised about safeguarding issues
- The majority of Members were of the opinion that a school required car parking provision

The Chief Planning Officer commented that the developers had nearby land in their control which could be used for car parking purposes.

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

- Members were supportive of the principle of a mixed use nursery, primary school, flats and a care home facility Members suggested the developer to consider whether there could be any changing of locations or alteration of use topography / site arrangement, to ensure that the noise impact from the neighbouring glass factory was lessened and there could be actual use of the outdoor spaces without any adverse impact from noise – as would otherwise be the case if the submitted scheme is progressed.
- Members were supportive of the emerging appearance, design and scale of the proposed building Members were supportive of the proposed arrangements for public access through the site.
- The proposed arrangements for greenspace on the site were acceptable
- The proposed housing mix for this phase was acceptable but there was a shortfall in 3 bedroom units which will need to be reflected elsewhere on the other phases and acknowledgement that the Council's discretion vis-à-vis the policy requirement for provision of 3-bed units has been applied in this instance.
- The provision of car parking for school staff together with disabled parking facilities, the provision of a pick-up and drop off area and how to address the noise from the nearby glass factory were fundamental issues.

The Chair thanked the developers for their attendance and presentation suggesting that noise from the nearby glass factory and car parking for the school presented some difficult challenges.

RESOLVED –

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

22 PREAPP/19/00240 - Pre-application proposal for full planning permission for a 13-storey building for hotel accommodation (Use Class C1), bar and restaurant (Use Class A3 and A4), landscaping and associated works at Sovereign Square, Sovereign Street, Leeds.

The Chief Planning Officer submitted a report which set out details of a pre-application proposal for full planning permission for a 13 storey building for hotel accommodation (Use Class C1), bar and restaurant (Use Class A3 and A4), landscaping and associated works at Sovereign Square, Sovereign Street, Leeds, LS1 .

Members visited the site prior to the meeting. 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
- New building to be in context with the surrounding area
- 13 storey building for hotel accommodation
- 321 short and long-stay rooms with ground floor bar and restaurant
- Materials – use of two types of brick, terracotta and a light beige, with recessed detailing around the recessed window bays. The ground floor frontages would be behind a colonnade, which would feature recessed detailing around the “arch”- heads and down the columns with fully glazed frontage behind.
- There would be two entrances to the hotel, both accessed from Sovereign Square.
- There would be no dedicated car parking
- Deliveries and refuse collection would be accessed from Swingate, from the existing multi-storey car park access road.
- Provision of urban park space

Members raised the following questions:

- What effect would sunlight have on the arches and architectural shadowing proposed
- The hotel accommodation, could more clarification be provided about short and long stay rooms
- What was the relationship between the building and the rill, particularly whether a walking space is to be retained alongside the rill
- There would be no servicing from the rear of the building
- Height of the building proposed in the context of surrounding buildings
- In terms of the lighting scheme, could some assurance be provided that there would be no “dark areas”

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

- It was suggested that as the sun moves around the building the shadows on the arches would change and highlight the characteristics of the building
- Members were informed that the accommodation arrangements would comprise usual short-term hotel stays, but with some as extended stays of 2-3 nights or more that were similar in nature to a apart-hotel – with studio rooms being available for these extended stays, but with Members being reassured that the only intention was for use as a hotel under Use Class C1.
- Seating was provided in close proximity to the rill so people using that outside space could experience the rill, crossing it and sitting alongside it etc. with walking space and seating to be provided in the Square.
- Members were informed that service vehicles would use the existing route into the proposed service area.
- The intention was to create security by design, so the lighting scheme could be enhanced if considered necessary.

In offering comments Members raised the following issues:

- The majority of Members welcomed the modern design of the building
- Members requested that strong carbon reduction measures be incorporated within the development
- The need to ensure that servicing arrangements do not require vehicles and access over the Square in any way that will interfere with sustained use of this space by the public
- More consideration was required to the external lighting strategy to ensure a safe night time environment
- Sample material should be provided at the reserved matters stage

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

- Members were of the view that the principle of hotel development was acceptable at this site
- There was strong support for the layout, massing and emerging design of the building, sample materials to be provided at the reserved matters stage
- The majority of Members were supportive of the approach to landscaping around the proposed building
- The approach to servicing provision, transport access and pick up and drop off arrangements at the site were considered acceptable

The Chair thanked the developers for their attendance and presentation suggesting that Members appeared to be generally supportive of the scheme and welcomed the submission of a formal application.

RESOLVED –

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

23 Date and Time of Next Meeting

RESOLVED – To note that the next meeting will take place on Thursday, 18th July 2019 at 1.30pm in the Civic Hall, Leeds.