

## **CITY PLANS PANEL**

**THURSDAY, 4TH JULY, 2013**

**PRESENT:** Councillor N Taggart in the Chair

Councillors P Gruen, R Procter,  
D Blackburn, M Hamilton, S Hamilton,  
T Leadley, E Nash, N Walshaw, M Ingham,  
J Cummins and J Lewis

### **17 Chair's Opening Remarks**

The Chair welcomed everyone to the July Meeting of City Plans Panel.

It was reported that an additional meeting of the Panel had been arranged for Thursday 19<sup>th</sup> September 2013 for the purpose of considering the East Leeds Extension application. Site visit in the morning, Panel to commence at 1.30pm

Panel Members were asked to note these arrangements

### **18 Late Items**

Although there were no formal late items, the Panel were in receipt of the report dealing with the St Michael's College application and supplementary information concerning City Centre Telephone boxes

### **19 Declarations of Disclosable Pecuniary Interests**

There were no declarations of disclosable pecuniary interests

### **20 Apologies for Absence**

Apologies for absence had been received from Councillor Latty

### **21 Minutes of the Previous Meeting**

**RESOLVED** – That the minutes of the City Plans Panel meeting held on 6<sup>th</sup> June 2013 be accepted as a true and correct record

### **22 PREAPP/12/01142 - Pre-application presentation - Proposal for Anaerobic Digestion Plant at Knostrop Waste Water Treatment Works, Pontefract Lane, Leeds**

Draft minutes to be approved at the meeting  
to be held on Thursday, 1st August, 2013

Plans, photographs and graphics were displayed at the meeting.

A Members site visit had taken place earlier in the day

The Chief Planning Officer submitted a report which set out details of a pre-application proposal for the development of an anaerobic digestion plant facility to process food waste at the Knostrop Waste Water Treatment Works, Pontefract Lane, Leeds.

Members received a presentation on the scheme from the applicant's representative Mr P Kelly (Kelda Water) and Ms J Kaslik (RPS the applicant's agent)

Ms Kaslik highlighted the key issues of the proposal which included:

- The proposed development and site location
- The site context
- The anaerobic digestion plant process
- Intention to process 48,000 tonnes of organic waste per annum
- The generation of renewable/ low carbon energy
- 24 hour operation
- Processing plant to operate under negative pressure (reduced odour emissions)
- Spoil Management programme
- Landscaping and biodiversity
- The need for the development
- The pre-application consultation undertaken
- The technical assessment
- Aspiration of the company to achieve 50% of their own electricity requirements
- Intended target for submission of Planning Application August 2013

Members commented on the following matters:

- In terms of consultation, could it be ensured that Temple Newsam Ward Members were included as part of the consultation process
- Concerns about possible odours from vehicles
- An understanding of the vehicle movements for the whole of the site
- An assurance that the landscaped bund would not be removed in the summer when wildlife is active and that additional planting would be carried out
- What the benefit would be to the local community
- Would waste be received from outside the Leeds Area
- The electricity generated on site, how would this energy be used
- That it would be useful to have a Master plan for the site, together with details of other waste facilities planned in the area which would be beneficial in terms of assessing cumulative impact

- Whether there was an existing facility which could be visited by Panel Members
- That the existing trees on the boundary of the water treatment works needed to be better managed
- Whether there was ability to expand the facility in the future

In responding, the applicant's representative confirmed that Temple Newsam Ward Members would be consulted.

On the issue of possible odour from vehicles Mr Kelly said that materials entering the site arrived in sealed vehicles preventing odour from escaping. Also fast closing doors, negative pressure and bio-filter within the building would help to mitigate any potential odour nuisance. A permit from the Environment Agency was required for emissions released from the stack

Responding to the removal of the bund and additional planting, the details and management of this process could be a condition of the planning application

Commenting on the possibility of receiving waste from outside the Leeds area, Mr Kelly said the site was designed to receive local waste. The facility could be expanded in the future but that would require planning permission

On the issue of electricity generated on site and how would it be used. Mr Kelly said the electricity would power the sewage facility; there were currently no plans to sell power to the National Grid. There would be no direct benefit to the public, but the proposed plant would reduce the operator's costs which could indirectly benefit water rate payers. With regard to the vehicle movements it would be ensured that the hours of operation did not cause a problem in the area

Members were informed that there were two older facilities in the local area – Rochdale and Calderdale – which could be visited, although the current proposal would be bespoke for this site

Regarding a Master Plan for the site and the whole area, Mr Kelly said that such plans would be produced

#### Feedback from Panel Members

- Members were of the opinion that the proposed use of the site was appropriate in principle
- Concerning the issue of cumulative impact, Members requested further information on other proposals in the area
- Members were supportive of improved landscaping and screening, welcomed the potential low carbon energy benefits but required further details of the appearance of the proposed plant
- The form, massing and location of the proposal was acceptable in principle but further details, in particular relating to design quality and to views of the development from the East Leeds Link Road, were required

- The proposed access arrangement appeared to be suitable subject to appropriate screening arrangements
- The proposed landscaping arrangements appeared to be suitable subject to limiting any adverse impact on existing wildlife in connection with the works to the bund and that additional planting including enhancement to the tree boundary be carried out in mitigation
- Impact upon the amenity – Members wanted to ensure that there would be no additional adverse impact in terms of potential odour and noise nuisance and expressed an interest in visiting one of the existing operating facilities

The Chair thanked Mr Kelly and Ms Kaslik for their attendance and presentation commenting that the proposal appeared to be moving in the right direction

**RESOLVED** – To note the report, the presentation and the comments now made

**23 PREAPP/13/00675 - Pre-application presentation - Installation of former BT Telephone Boxes across City Centre (Various locations)**

Plans, photographs and graphics were displayed at the meeting.

The Chief Planning Officer submitted a report which set out details of a proposal to install a number of former BT Kiosks (Coloured blue) at various locations across the City Centre as part of a new telecommunications initiative.

Members were informed that the applicant was seeking to exercise their permitted development rights under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

It was reported that the City Council's Asset Management Section had commented on the proposal which had been circulated to Panel Members as supplementary information.

Members received a presentation on the scheme from the applicant's representative Ms J Wilkinson and Ms Hendry (AQL)

In explaining the proposal Ms Wilkinson said the intention was to site 12 former BT telephone kiosks (Sir Giles Gilbert Scott K6 telephone boxes) around the City Centre at various pedestrian and footpath locations. The size of the box is, as their original 1935 dimensions 2.4m tall x 0.9m wide.

Functions include

- 999 emergency calling
- Free telephony
- Free wi-fi access (high speed, unconnected, unlimited access)

- Disabled accessibility
- Interactive kiosk – way finder & public information
- Video blogging – leave video feedback – the public’s memories of that location
- Technology demonstrator – Bluetooth proximity

Commenting on the role of the Panel for this particular application, the Area Planning Manager said Members’ views were requested on the proposed design and locations of the boxes; it was not for the Panel to question the need for the boxes.

Members provided the following feedback on each of the proposed locations:

- 1) Adjacent to Salem United Reformed Church, Hunslet Road. – Members expressed concern about the narrowness of the footway and requested repositioning of the box to Salem Place
- 2) Adjacent to 9 -11 Hunslet Road – Members expressed concern at the proximity to a Listed Building and the narrowness of the footway, requested officers to look again at proposed location
- 3) Adjacent to 15 Bridge End – Members expressed concern about the proximity of the Listed Leeds Bridge. Requested the box to be repositioned to the north side of the lighting column
- 4) Crown Point Road, Near to junction with Bowman Lane – Conflict with NGT Trolley Bus Scheme, generally acceptable in the vicinity but further discussions required
- 5) Armouries Way – Near to Knights Way Bridge – Supported subject to satisfactory disable access
- 6) Corn Exchange - Members expressed concern at the proximity to a Listed Building, could not support at this location, requested further discussions with a view to relocation on the other side of the road
- 7) Adjacent to 133 – 135 Briggate – Reluctant to support, wish to see precinct area de-cluttered. Request officers to explore an alternative location
- 8a) Headrow – Near to Core Shopping Centre entrance – Concern that there were already a number of existing boxes in the area, possible pedestrian flow issues. Request officers to explore an alternative location
- 8b) Dortmund Square – Adjacent to 28 Headrow - Concern that there are already a number of existing boxes in the area, possible pedestrian flow issues. Request officers to explore an alternative location

- 9) Calverley Street – Adjacent to Nelson Mandela Gardens – Not supported in this location. Request officers to explore an alternative location
- 10) Victoria Gardens opposite 159 Headrow – Not supported in this location. Request officers to explore an alternative location
- 11&12) City Square – Outside former Post Office / Leeds City Station – Outside North entrance – Only 1 box required in City Square area, acceptable in general location but further negotiations required on exact location

**RESOLVED** – To note the report, the presentation and the comments now made

**24 Preapp/13/00354 - Pre-application presentation - Demolition of Extensions to St Michael's College and Police Depot and construction of 335 Student Bedspaces, 302 Keyworkers Studios and 66 Apartments at St Johns Road, Woodhouse, Leeds 3**

Plans, photographs and graphics were displayed at the meeting.

A Members site visit had taken place earlier in the day

The Chief Planning Officer submitted a report which set out details of a pre-application proposal for a residential development at St John's Road and Belle Vue Road, Woodhouse, Leeds 3

It was reported that the proposals were to provide a mixed residential development which would comprise student accommodation; key worker studios and open market apartments on a key site, close to the city centre. Currently the site housed a former school and police depot. The proposal was to retain the 1908 element of St Michael's Catholic College, but to demolish the extensions which had been erected. The adjacent former police depot would also be demolished

Members received a presentation on the scheme from the applicant's representative Mr A Shaw (Watkins Jones Group) and Mr Grimshaw (Stephen Levrant Heritage Architecture)

Mr Shaw highlighted the key issues of the proposal which included:

- The heritage context – Site evolution
- Significance of site components
- Architectural context – Positive contributor to the neighbourhood
- Key design parameters
- Significant consultation undertaken
- Retain the 1908 element of St Michael's Catholic College

- Re-use of the site supporting mixed use residential and student accommodation (Student accommodation element 33%)
- Retention of mature trees on site with additional planting
- The proposed development would bring forward many benefits to the local area and the city e.g. employment opportunities for local people

Members commented on the following matters:

- whether appropriate market research been undertaken to explore the viability of creating student accommodation together with key worker studios apartments on this site
- to welcome the proposal to retain the 1908 element of St Michael's Catholic College
- whether appropriate consultation been undertaken with the local community
- that an objective assessment on the viability of the student market would be welcomed
- that the proposals were trying to squeeze too much on the site and whether larger sized units had been considered, particularly for the key workers
- Desire for a prestigious scheme with quality design and materials, good landscaping and to include a community benefit element
- Concern about the scale and close proximity of the proposed student block to Kelso Gardens
- a preference for pitched roofs on the new blocks
- to welcome proposals for underground car parking

In responding, Mr Shaw, commenting on the viability of the scheme and the market research undertaken said that the Watkins Jones Group was one of the largest producers of student accommodation in the Country with a proven track record. Addressing the issue of including key worker studio apartments within the development, Mr Shaw said feedback from post graduate students suggested there was a market for this type of accommodation. Commenting on the quality of design and use of materials, Mr Shaw confirmed the development was a quality scheme. Responding to the concerns raised about Kelso Gardens and the proximity to the new development, Mr Shaw said that further consideration would be given to this issue

Feedback from Panel Members

- Members were of the opinion that the sensitive redevelopment of the site, including refurbishment of the 1908 college building, in terms of scale and use, should be encouraged and that any development that takes place should provide employment and training opportunities for local people
- That subject to further analysis of the need for additional student accommodation taking place, Members were supportive that additional student development in this area was appropriate having regard to local and national policies relating to the objective of creating balanced

communities and the supply of other consented schemes and pre-application enquires for student accommodation

- Members were of the opinion that the scheme provides an acceptable mix of housing sizes, however, there were questions over the unit sizes for the key workers accommodation
- Members called for further clarification around the definition of 'key workers' including their income levels and the proposed rentals in respect of the provision of affordable housing
- Members requested further consideration of the schemes effect on residents living conditions in houses in Kelso Gardens and Consort View
- It was the general opinion of Members that the location, massing and design quality of the buildings should be of high quality. Members were also concerned about the relationship of some of the proposed buildings adjacent to existing housing
- Members were of the opinion that the development should provide greenspace on site
- Members were of the opinion that it was important that existing trees were appropriately protected from construction work and that new buildings should be arranged so as not to result in their future removal
- Members supported in principle the introduction of community uses into the development

In summing up the Chair said, Members welcomed the relationship between the old college building and the new student accommodation and in general were supportive of what the developers were trying to achieve

**RESOLVED** – To note the report, the presentation and the comments now made

## **25 Date and Time of Next Meeting**

**RESOLVED** – To note that the next meeting will take place on Thursday 1<sup>st</sup> August 2013 at 1.30pm in the Civic Hall, Leeds