

**NORTH WEST MANAGEMENT
TEAM (INNER AREA)**

**PLANNING GROUP
5th September 2007 (9:00 – 10:00)
Civic Hall**

MINUTES

Present:	Cllr M Hamilton (Chair)	Headingley
	Cllr S Bentley	Weetwood
	Cllr J Illingworth	Kirkstall
	David Hall	Far Headingley Resident Rep.
	Freda Matthews	Hyde Park and Woodhouse Resident Rep.
	Ken Torode	Kirkstall Resident Rep.
	Richard Tyler	Headingley Resident Rep.
Officer(s) in Attendance	Richard Brown	North West Area Management Team
	Andrew Crates	Community Planner

ACTION

- 1.0 APOLOGIES
- 1.1 None
- 2.0 MINUTES OF LAST MEETING
- 2.1 Agreed
- 3.0 GLASSWORKS, CARDIGAN ROAD
- 3.1 AC explained that he had been contacted by Simon Grundy, Director of Planning and Development at Colliers CRE, who are acting for Parklane Properties in respect of the Glassworks site, Cardigan Road. AC noted that there is an extant planning permission for 86 ordinary residential apartments on the site. The proposal now being pursued by Parklane Properties is for 60 student cluster flats (256 bed spaces) with 52 parking spaces.
- 3.2 The applicants are wishing to pursue pre-application discussions with the City Council and consult with relevant local community groups and Ward Members. Whilst AC had invited representatives of the applicant to present their proposals to the Planning Group, they were unfortunately unable to attend due to leave commitments, but stressed that they were otherwise happy to attend any other meetings. AC therefore presented the detailed design of the proposals and UDP Review Policy implications to the group.
- 3.3 All expressed disappointment that the market residential scheme and requisite affordable housing element was unlikely to be developed. Furthermore, concern was expressed about the development of purpose built student accommodation in the area, which already contains very high

concentrations of students. It was felt that the proposals would not help to re-balance the demographics of the local community, but would further exacerbate the existing imbalance and erode residential amenity. The group was not convinced by the assertion that the provision of purpose built flats would release houses locally for potential family occupation and it was questioned whether Parklane Properties were able to give any assurances over how many houses would be released.

- 3.4 All agreed that a key message should be sent to Area Committee stating objection to the principle of developing purpose built student accommodation on the site.

A4.0 LEEDS GIRLS HIGH SCHOOL UPDATE

- 4.1 All noted the Executive Board decision to refuse the Draft Planning and Development Brief in August. JI questioned whether protected playing pitches could be transferred to Brudenell Primary School, which currently does not have any such space.
- 4.2 DH questioned how strong the Council's case would be at appeal in trying to resist development on the pitches. AC explained that any developer would need to submit a strong enough justification and meet the requirements of Sport England. JI suggested lobbying Sport England to try and get their support in ensuring that their policies are strictly adhered to at both national and local level within their organisation. SB noted the importance of child health and welfare issues and referred to 'Every Child Matters', produced by Children Leeds. MH made the point that we need to ensure whether such facilities would be well used.

5.0 LETTING BOARDS

- 5.1 AC presented an update on the revised Letting Boards guidance document, including some suggested amendments to the code, based upon the discussions that took place during the review meeting in August 2006. Key issues include the numbers of boards per street, definition of types of properties and increasing the length of the firewall period. In addition, it is proposed to update relevant legislative changes in the guidance document and make it more user friendly by including a gazetteer of streets and contacts for enforcement in the discretionary area.

- 5.2 MH considered the benefits of renewing the Direction Area early, as it expires in 2009. We could also seek an increase in the size of the area. AC commented that this was possible in principle, but we need to think carefully about how we present our justification for continuing or extending the Direction Area. MH considered that it may be helpful to take a paper to Area Committee in the new year.

AC

6.0 NEIGHBOURHOOD DESIGN STATEMENTS UPDATE

- 6.1 RT explained the background to the emerging Headingley and Hyde Park NDS. RT explained that a launch event would take place on 15th September

at St Columba's Church. It is then anticipated that training workshops will be held on 11th October and thereafter flyers will be sent out and local residents will have an opportunity to complete questionnaires.

- 6.2 FM explained that Peter Baker has come forward with a proposal for the Little Woodhouse NDS, looking at character areas, connectivity and Conservation Areas.
- 6.3 JI mentioned the Kirkstall Valley Community Association (KVCA) meeting that is to take place on 6th September, where the potential for an NDS or action plan is to be discussed further. JI stressed that need to consider the relationship between residential and employment uses.
- 7.0 SIGNIFICANT APPLICATIONS AND APPEALS
- 7.1 BHS Site – JI expressed concern about the traffic issues around the centre of Kirkstall and the A65 corridor. JI considered that a worst case assessment of all sites being developed needs to be carried out. MH suggested inviting highways to the next meeting to discuss. **AC**
- 7.2 JI noted the A65 Quality Bus Initiative (QBI) and expressed concern about the decision making process which determined that the proposals do not require an Environmental Impact Assessment (EIA). Without an EIA, the proposals are Permitted Development and do not require planning permission.
- 7.3 AC noted that applications have now been submitted for the residential re-development of the Cookridge Hospital site. Initial discussions have highlighted some concerns with the proposals. It is intended to provide a residents drop-in session as the scheme progresses.
- 7.4 AC noted that an appeal has been dismissed for a multi-level residential re-development of the RSPCA site, off Cavendish Street. The Inspector had concerns regarding the design and environmental qualities of the development.
- 7.5 AC noted that a fresh application has been submitted in relation to No. 35 Springbank Crescent. Initial consideration indicates that the proposals have not overcome this issues of concern to the appeal Inspector regarding over-development of the site.
- 7.6 AC noted that the appeal in relation to the residential re-development of City Church has been dismissed. The Inspector was concerned that insufficient justification had been submitted to demonstrate that there would be no harm to the Listed Building and that this was the only scheme that could safeguard the buildings future.
- 8.0 KEY MESSAGES FOR THE AREA COMMITTEE
- 8.1 **For Action** - The Planning Group requests the support of Area Committee in objecting to the principle of developing purpose built student accommodation on the site of the former Glassworks, Cardigan Road. It is considered that **AC**

such a proposal will exacerbate the problems associated with the high concentrations of students in this locality and fail to redress the demographic imbalance. Furthermore, the group remains to be convinced that the proposals will result in a release of traditional housing stock being made available for families and/or longer term future residents.

9.0 DATE AND TIME OF NEXT MEETING

9.1 10th October 2007 – 9:00 (Civic Hall)