

## CITY PLANS PANEL

THURSDAY, 12TH JANUARY, 2017

**PRESENT:** Councillor J McKenna in the Chair

Councillors P Gruen, R Procter, G Latty,  
T Leadley, C Campbell, A Khan,  
A Garthwaite, J Heselwood, B Selby and  
S McKenna

A Member site visit was held in the morning in connection with the following proposals: Land at East Street/Bow Street/ Ellerby Road, Richmond Hill (PREAPP/16/00150), Land at Globe Road and Water Lane, Holbeck (PREAPP/15/00955) and former St Michael's College site, St Johns Road, Little Woodhouse (To view completed redevelopment of the site) and was attended by the following Councillors: J McKenna, P Gruen, A Garthwaite, S McKenna, C Campbell and T Leadley.

### **108 Appeals Against Refusal of Inspection of Documents**

There were no appeals against the refusal of inspection of documents

### **109 Exempt Information - Possible Exclusion of Press and Public**

That, in accordance with Regulation 4 of The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, the public be excluded from the meeting during consideration of the following parts of the agenda designated as exempt on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present there would be disclosure to them of exempt information so designated as follows:-

Outline Planning Application (No. 16/02583/OT/FU) – Residential development for up to 45 dwellings including access at land north of Weetwood Avenue, Weetwood, Leeds 16 and Outline Planning Application (No. 16/02584/OT) for residential development seeking consent for up to 150 dwellings including access at land south of Thorpe Lane, Tingley, WF3 – Appendix A of the report by the Chief Planning Officer was deemed exempt from publication in accordance with Access to Information Rule 10.4 (5) as it included legally privileged information, and it was considered that it was not in the public interest to disclose this information as the public interest in maintaining the exemption outweighed the public interest in disclosing the information. (Minute No. 114 referred)

### **110 Late Items**

There were no late items of business

### **111 Declarations of Disclosable Pecuniary Interests**

Draft minutes to be approved at the meeting  
to be held on Thursday, 2nd February, 2017

Although not a disclosable pecuniary interest, Councillor S McKenna required it to be recorded that he declared a personal interest in Agenda Item No. 8 (Demolition of existing North/ South stand and the replacement of a new stand at Headingley Carnegie Stadium, St Michaels Lane, Headingley) as a Members of the Leeds Rhino's Foundation Trust (Minute No.115 refers)

## **112 Apologies for Absence**

Apologies for absence were received from Councillors: C Macnivan, D Blackburn and N Walshaw

## **113 Minutes of the Previous Meeting**

With reference to Minute No. 106 of the previous meeting and the second to last bullet point in the final section, Councillor Leadley asked if the following words could be added "and to be secured through the provision of a Section 106 Agreement"

**RESOLVED** – That with the inclusion of the above, the minutes of the meeting held on 8<sup>th</sup> December 2016, were approved as a true and correct record.

(With regard to the morning site visit to view the completed development at the Former St. Michael's College site, Members referred to the developer's assertion that the key worker restriction within the Section 106 agreement was deterring occupation of the units. It was reported that officers had agreed to investigate the reasons for this with the developer and report to Panel on the outcome of the discussions in 3 months - time)

## **114 Outline Planning Application (Application No.16/02583/OT) for Residential Development up to 45 Dwellings including Access at Land North of Weetwood Avenue, Weetwood, Leeds 16. And Application No. 16/02584/OT - Outline Planning Permission for Residential Development seeking consent for up to 150 Dwellings including Access at Land South of Thorpe Lane, Tingley, WF3.**

With reference to the meeting held on 6<sup>th</sup> October 2016 when consideration of the applications was deferred to await the receipt by the Council of legal advice in respect of the cross subsidy proposals.

The Chief Planning Officer submitted a report indicating that the awaited legal advice had been received and following the local planning authority's (LPA's) consideration of that advice, the applicant had subsequently withdrawn both applications. (Appendix A of the submitted report provided a summary of the legal advice received. This information was deemed as legally privileged (Under the Access to Information Procedure Rule 10.4(5) and was heard in closed session)

**RESOLVED –**

Draft minutes to be approved at the meeting  
to be held on Thursday, 2nd February, 2017

- (i) That the contents of the report be noted
- (ii) To note that both applications had been withdrawn by the applicant, the reasons for the withdrawal were set out in appendix A of the submitted report

**115 Application No. 16/02582/FU - Demolition of existing North/South Stand and South Stand and construction of a replacement North/South Stand and South Stand, turnstiles and regularisation of car parking at Headingley Carnegie Stadium, St. Michaels Lane, Headingley**

The Chief Planning Officer submitted a report which set out details of an application which sought the demolition of existing north/south stand and south stand and construction of a replacement north /south stand and south stand, turnstiles and regularisation of car parking at Headingley Carnegie Stadium, St Michaels Lane, Headingley.

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

The Chief Planning Officer together with the applicant's representatives addressed the Panel, speaking in detail about the proposal and highlighted the following:

- Category A venue status for Test Match Cricket
- The principle of development
- Footprint on existing site
- Design, scale and appearance (Elevations 5 levels on cricket side, 4 levels on Rugby League side)
- Use of materials
- Brick built control tower
- Residential amenity, proximity to residential properties
- Highway safety and parking
- Travel Plan
- An intention to begin work on site June 2017

In response to Members comments and questions the following were discussed:

- Employment opportunities for local people
- Provision of turnstiles in southern car park
- Extensive on street/ payment parking on match days, improved travel plan required
- Proposed height of south stand was too high and would tower over properties on St Michael's Lane
- Reduce amount of noise from the stand's sound system
- Light pollution from stadium needs to be reduced
- Noise and disruption from construction traffic needs to be managed

In responding to the issues raised the Chief Planning Officer/ applicant's representatives confirmed: employment opportunities for local people would be addressed through the provision of an additional condition. Turnstiles in southern car park were existing and would be formalised as part of the planning permission. Officers from the Highways Department together with the applicant's representatives would work with the Stadium Liaison Group to address travelling to the stadium and on street parking (Condition No. 9 – Travel Plan to include a requirement to consult with the Stadium Liaison Committee on the travel plan measures prior to submission of details for agreement with the LPA). Suggestions that the south stand was too high, officers reported that the proposed new stand was 5m further away from properties and was not a solid mass. Noise from the sound system and light pollution from the stadium would be controlled through condition. Noise and disruption from construction traffic would be managed by condition.

In drawing the discussion to a conclusion the Chair said Members were supportive of the proposal, there was also a desire to see Test Cricket continue at the ground.

**RESOLVED** – That the application be deferred and referred to the Secretary of State following a request by interested third parties, and should the Secretary of State decide not to call in the application for determination, approval be delegated to the Chief Planning Officer subject to the conditions specified in the submitted report and any revisions or additional conditions required by the Chief Planning Officer (Condition No. 9 – Travel Plan to include a requirement to consult with the Stadium Liaison Committee on the travel plan measures prior to submission of details for agreement with the LPA)

**116 PREAPP/16/00150 Pre-application Presentation for Residential Development at East Street, Bow Street and Ellerby Road, Leeds**

The Chief Planning Officer submitted a report which set out details of a Pre-Application proposal for residential development at East Street, Bow Street and Ellerby Road, Leeds

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

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

- The proposal was for residential development on vacant brownfield land between East Street, Bow Street and Ellerby Road, at the eastern edge of Leeds City Centre
- The site consists of two parcels of vacant land either side of Bow Street. The smaller site is located to the west of Bow Street and bounded by East King Street, and lies within the designated City

Centre. The larger site to the east of Bow Street lies outside the designated City Centre. The total site area is 0.91 hectare.

- The larger site lies partially within the Eastern Riverside Conservation Area, and new development at both sites would be within the setting of the following listed buildings: Grade I St.Saviour's Church, Grade II\* Mount St. Mary's Church, Grade II St. Saviour's Sunday School, Grade II Rose Wharfe and Grade II East Street Mills
- The larger site rises in level by approximately 12 metres between East Street and Ellerby Road
- The north western part of the larger site is designated as greenspace, as part of the adjoining Bow Street Recreation Ground
- The proposal is for a total of 340 flats, made up of 169 one-bedroom flats, 159 two-bedroom flats, and 12 three-bedroom flats
- Scheme would comprise of four blocks split across the two parts of the site ranging in height from 7 to 9 storeys
- Key views would be retained
- 113 car parking spaces were proposed within the courtyard and undercroft, accessed off Bow Street
- Approximately 1300sqm on-site amenity space would be provided as a useable landscaped terrace at the northern part of the site
- The proposed flat sizes would meet the Nationally Described Space Standard
- Gym/ Café use was proposed on the ground floor of block C
- Applicants were seeking a relaxation of the normal planning obligations including for affordable housing for financial viability reasons. Officers advised that the viability information was being considered. Members were not being asked to comment on this aspect at this stage

In response to Members comments and questions, the following issues were discussed:

- Further details about car parking arrangements were required
- There was a desire to see improved connectivity across East Street, consider the possibility of a crossing facility
- Consideration should be given to a possible green link between the proposed landscaped terrace and the Bow Street Recreation Ground
- East Street deserves higher standard of design, the scheme needs to be more imaginative
- Further consideration and information on the inter-relationship between the different blocks was necessary and the relationship of the blocks to the street, with consideration to be given to a landscaped buffer to the street frontages.
- Consideration should be given to widening the pavements along East Street
- Consider the possible use of street trees
- Explore the siting of a mini supermarket on the ground floor of block C
- Consideration needs to be given for employment opportunities for local people

- There was a suggestion that more electric vehicle charging points be provided
- Information was required on the distribution of the different unit types through the site and how air quality and noise matters would be addressed

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

- Members were supportive of the principle of residential use, but more detail was required on the mix and quality of accommodation
- Members were supportive of the proposed scale of the development, however, more information on the detailed design was required and further consideration of the inter-relationship between the different blocks was necessary, together with consideration of green buffers to the street and green links through the site
- Members were supportive of the emerging amenity space, public realm and landscaping design principles
- Further clarification was required in respect of parking; vehicular access and pedestrian connectivity to the city centre and over the river, consider crossing facilities on East Street to bus stops on the south side of East Street.

#### **RESOLVED –**

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

#### **117 PREAPP/15/00955 - Pre-application Presentation of Proposed Mixed-use Development on Land at Globe Road and Water Lane, Holbeck, Leeds**

The Chief Planning Officer submitted a report which set out details of a Pre-Application proposal for mixed – use development on land at Globe Road and Water Lane, Holbeck, Leeds.

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

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

- The site comprises several parcels of land in Holbeck to the south of the Leeds-Liverpool Canal and to the south-west of Granary Wharf. Part of the site lies within the Holbeck Conservation Area and there are several listed and unlisted historic buildings close to the boundaries of the site.
- The proposal is for a mixed use scheme comprising of a combination of residential buildings (4) and office buildings (5) together with two other

buildings which could include: residential/hotel; offices; multi-storey car parking; two form entry primary school; health centre or retail/food and beverages. The majority of the buildings would incorporate ground floor commercial premises (Use classes A1, A3 and A4)

- The new buildings would range in height from single storey up to 40 storeys; three buildings were proposed for the Globe Waterside area, Globe Arches would accommodate a single building and four building were identified for the Globe Square site.

In response to Members comments and questions, the following were discussed:

- Members welcomed the submission of a Master plan for the area
- The phasing of the proposed development was supported but Members noted there was some uncertainty about the proposal for the Print Works area
- There was a desire to understand the total impact of the development on the area
- A wide mix of residential properties should be considered; from affordable single bed apartments to family housing and luxury penthouses
- There was a desire for new public realm linkages to include a public route along the disused railway viaduct
- Further consideration of the highway implications around Globe Point were required together with the provision of more greenery
- If proposals were to come forward for a school in the area, pick up and drop off arrangements would need to be considered

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

- Members took the view that the proposed mixed use development was acceptable in principle
- Members were supportive of the refined Master plan for the site
- The vast majority of Members were supportive of the principle of the taller buildings, however, the use of quality materials and the need for the buildings to be of an iconic design were emphasised
- Maintaining the heritage of the area was an important consideration
- Further details about the emerging proposals for car parking within the development were required
- The proposals should include a wide mix of residential tenure and comply with the Council's planning policies on affordable housing

## **RESOLVED –**

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

**118 PREAPP/16/00680 - Pre-Application Presentation - Reserved Matters for Phase Purple A for an Office Block to the former Doncaster Monkbridge Works Site on Whitehall Road, Leeds 1**

The Chief Planning Officer submitted a report which set out details of a Pre-Application proposal for the reserved matters for phase Purple A for an office block to the former Doncaster Monkbridge Works site on Whitehall Road, Leeds 1.

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

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

- A description of the site and surroundings was provided
- It was reported that the developer now intended to submit a revised reserved matters for Phase 'Purple A', mainly to cover changes to the appearance of the office building.
- The building was proposed at 8 stories tall with a double height entrance. The second to seventh floors were repeat single storey levels. There was also basement car parking. The Gross Internal Floorspace was 13,667m<sup>2</sup> of office accommodation with 2,501m<sup>2</sup> of ancillary basement space (total of 16,168m<sup>2</sup>).
- The new designs now show's a central stair core to the south side which has enabled clear views from the north of the building across the canal and river into Leeds. The designs show a contemporary façade, with a larger amount of glazing than the previous designs.
- Car parking is provided for 85 cars and 7 motorcycles. The basement also provides for 84 long stay covered bicycle spaces. 14 short stay bicycle spaces are also provided external to the building. These are comparable with the previous designs which totalled 83 car parking spaces, 7 motorcycle spaces and 82 long stay bicycle spaces.
- The proposals now also includes wind mitigation measures at the main entrance, which was also recommended in the recent wind study compiled as part of the Phase Yellow reserved matters application. This wind study will be submitted to support the new reserved matters application.
- It was intended that the proposed development would achieve a BREEAM excellent rating in construction

In response to Members comments and questions, the following were discussed:

- Members welcome the intention to achieve a BREEAM excellent rating
- There was a desire for public realm linkages to be extended to the disused railway viaduct

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

- Members were supportive of the revised designs of the emerging development

In summing up the Chair said Members appeared to be supportive of the revised proposal.

**RESOLVED –**

- (i) To note the details contained in the pre-application presentation
- (ii) That following the submission of the formal application, final determination of the application be delegated to the Chief Planning Officer for approval subject to any conditions deemed necessary or required by the Chief Planning Officer
- (iii) That the developers be thanked for their attendance and presentation.

**119 Date and Time of Next Meeting**

**RESOLVED –** To note that the next meeting will take place on Thursday, 2<sup>nd</sup> February 2017 at 1.30pm in the Civic Hall, Leeds.