

CITY PLANS PANEL

THURSDAY, 13TH SEPTEMBER, 2018

PRESENT: Councillor J McKenna in the Chair

Councillors D Blackburn, T Leadley,
N Walshaw, C Campbell, A Garthwaite,
E Nash, P Carlill, C Gruen, J Goddard,
D Cohen, P Wadsworth, D Ragan and
R. Stephenson

A Member's site visit was held in connection with the following applications:
PREAPP/1800239 – Lisbon Street, Leeds, Application No.18/02481/FU –
Former Doncaster Monkbridge Site, Whitehall Road, Leeds, Application No.
18/03033/FU – 123 -125 Hunslet Road, Leeds, Application No. 18/02577/FU
– York Street, Leeds, Application No. 18/03164/FU & 18/03168/LI – 4-32
George Street, Leeds, PREAPP/17/00242 – Saxton Lane, Leeds and
PREAPP/18/00357 – Shannon Street, Leeds and was attended by the
following Councillors: J McKenna, E Nash, C Campbell, P Wadsworth, D
Blackburn, P Carlill, C Gruen, A Garthwaite, T Leadley and D Ragan

45 Appeals Against Refusal of Inspection of Documents

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

46 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.

47 Late Items

The Chair accepted the inclusion of an additional item onto the agenda
“Minutes of the previous meeting held on 23rd August 2018. These minutes were not available at the time of agenda publication and it was considered in the best interests of the Council that they be considered without delay (Minute No.50 refers)

48 Declarations of Disclosable Pecuniary Interests

Although not a disclosable pecuniary interest, the Chair (Councillor J McKenna) required it to be recorded that he had an “other interest” in Agenda Item No.10 (Apart – Hotel with 9 Ground Floor Commercial Units at 4 – 32 George Street, Leeds, LS2 7HY) as a Member of the Leeds Kirkgate Market Board (Minute No. 54)

49 Apologies for Absence

Apologies for absence were received from Councillors B Anderson and A Khan.

Councillors: D Ragan and R Stephenson were in attendance as substitute Members.

50 Minutes of the previous Meeting

The Minutes of the previous meeting held on 23rd August 2018 were submitted for comment / approval.

RESOLVED – That the minutes of the previous meeting held on 23rd August 2018 be accepted as a true and correct record.

51 Matters Arising from the Minutes

There were no issues raised under Matters Arising.

52 APPLICATION NO. 18/03033/FU - DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF A MIXED-USE RESIDENTIAL SCHEME COMPRISING OF UP TO 928 APARTMENTS, ANCILLARY GROUND FLOOR COMMERCIAL USES, CAR PARKING AND PUBLIC REALM SET OVER 5 BUILDINGS OF 6-20 STOREYS 123-125 HUNSLET ROAD HUNSLET LEEDS LS10 1LD

The Chief Planning Officer submitted a report which set out details of an application which sought the demolition of existing buildings and construction of a mixed-use residential scheme comprising up to 928 apartments, ancillary ground floor commercial uses, car parking and public realm set over 5 buildings of 6-20 storeys at 123-125 Hunslet Road, Hunslet, Leeds LS10 1LD.

Members visited the site prior to the meeting. Site photographs and plans were displayed and referred to throughout the discussion of the application.

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

- Site location/ context
- Site layout
- Massing of the building
- Balconies/ terraces
- Materials – Red brick/ ceramic cladding/analysed aluminium
- Vehicular access
- Servicing strategy
- Public realm/ landscaping

Members raised the following questions:

- Why was the affordable housing provision located in Block No.3

- The end elevation facing the Print Works Tower appeared to be a little bland, would it be possible to create a feature within the brickwork
- What species of trees were proposed, shallow rooted trees would not be suitable
- Was it intended the development would connect to the District Heat Network
- Could a sample of the red brick be provided

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

- The applicant confirmed that the affordable housing would be delivered in a range of unit types within Block No.3
- The Environment & Design Officer said there was a proposal to include glazing in the area referred to, the glazing would be set back creating a subtle feature. The design would not detract from the Print Works Tower
- Members were informed that a full landscape plan had been submitted to meet soil volume requirement / colour/ and structural definition. Although the tree species currently included Cherry and Purple Beach the exact species will be controlled by condition.
- The applicant confirmed that it was intended the development would be designed so that it could connect to the District Heat Network when that was available. The Network would not be available for phases 1 & 2 but would be ready for phases 3, 4 & 5.
- The applicant confirmed that a sample panel of the materials would be provided on site prior to commencement of the development.

In offering comments Members raised the following issues:

- Members expressed the view that it was important that a sample of the red brick was agreed on site
- Members considered this to be an excellent application with many fine features
- Members welcome the level of family accommodation at 23%
- One Member commented that it should be noted that the scheme in his view was not in line with the Council's Development Plan which required a mix use development on the site. Going forward the Council needs to ensure that sufficient capacity is retained for meeting the needs of employment uses.

In summing up the Chair thanked all parties for their attendance and contributions, he said this was an excellent scheme and Members appeared to be supportive of the application.

RESOLVED – That the application be deferred and delegated to the Chief Planning Officer for approval subject to the lifting of Highways England's holding direction regarding the impact of the proposed development on the strategic highway network, the conclusion of discussions with the

Environment Agency regarding flood modelling, and the conditions specified in Appendix 1 of the submitted report (and any others which he might consider appropriate) and following the completion of a Section 106 agreement to include the following obligations:

- 5% Affordable housing provision pro-rata mix split 60:40 lower decile:lower quartile in accordance with the adopted policy for the area
- Residential travel fund for Travel Plan measures £229,680
- Travel plan monitoring fee £6,640
- Public access to and maintenance of routes and spaces within the site
- Cooperation with local jobs and skills initiatives

In the event of the Section 106 Agreement having not 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.

53 APPLICATION NO. 18/02577/FU EIGHT STOREY BUILDING COMPRISING 56 FLATS WITH FLEXIBLE COMMERCIAL UNITS (A1, A2, A3, A4, B1 OR D1) AT GROUND FLOOR AND PART FIRST FLOOR LAND ADJ TO MUNRO HOUSE YORK STREET LEEDS

The Chief Planning Officer submitted a report which set out details of an application which sought the construction of an eight storey building comprising 56 flats with flexible commercial units (A1, A2, A3, A4, B1 or D1) at ground floor and part first floor at land adjacent to Munro House, York Street, Leeds.

Members visited the site prior to the meeting. Site photographs and plans were displayed and referred to throughout the discussion of the application.

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

- Site location/ context
- Commercial/ residential use
- Massing of the building
- Floor levels
- Stepping back of roof form
- Residents only roof terrace
- Materials – Red brick/ aluminium cladding
- Servicing arrangements

Members raised the following questions:

- Members raised concerns about noise from neighbouring properties
- Concern was expressed about the amount of natural light penetration in some of the flats, would light levels achieve minimum standards

- At the site visit earlier today Members were made aware of unsafe structures within the adjoining properties, would these hazards be made safe
- Was the level of cycle parking provision adequate for the development (Paragraph 10.4 of the submitted report referred)

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

- The applicant confirmed noise mitigation measures would be incorporated, including the use double glazing and extra cladding. Council officers confirmed that measures were in place to control the level of noise from the adjacent premises and that the full details of noise insulation for the proposed development would be the subject of a planning condition.
- Council officers stated that due to the size of the proposed windows and their position in relation to the roof slope of the neighbouring premises, it was considered there would be sufficient daylight within the living rooms to these flats. In addition the bedrooms would have daylight from windows to the adjacent courtyard.
- The applicant confirmed that all hazards would be removed during construction of the building
- The City Council's Highway Officer confirmed that cycle parking provision was adequate at one cycle space per flat

In offering comments Members raised the following issues:

- This was a good scheme with some clever features
- A good development, welcomed the agreements made with the neighbouring properties
- Although stone sills were not a feature of the application, could consideration be given to their inclusion
- Really pleased with the development, however, the York Street elevation appeared to be slightly bland

In summing up the Chair thanked all parties for their attendance and contributions suggesting Members appeared to be supportive of the application.

RESOLVED – That the application be deferred and delegated to the Chief Planning Officer for approval subject to the conditions specified in Appendix 1 of the submitted report (and any others which he might consider appropriate) and following the completion of a Section 106 agreement to include the following obligations:

- 5% affordable housing on site provision in a pro-rate mix split 60:40 lower decile:lower quartile in accordance with the policy for the area.
- Residential travel fund £13,860 including car club contribution £5,000 to support Travel Plan measures at the site

- Travel plan monitoring fee £2,500
- Cooperation with local jobs and skills initiatives

In the event of the Section 106 Agreement having not 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.

54 APPLICATION NOS. 18/03164/FU & 18/03168/LI 126 UNIT APART-HOTEL WITH 9 GROUND FLOOR COMMERCIAL UNITS 4-32 GEORGE STREET LEEDS LS2 7HY

The Chief Planning Officer submitted a report which set out details of an application which sought full planning consent and Listed Building consent for the demolition of existing buildings and construction of a 126 unit Apart-Hotel with 9 ground floor commercial units and access points to Leeds Kirkgate Market – Site at George Street, adjacent to Leeds Kirkgate Market.

Members visited the site prior to the meeting today. Site photographs and plans were displayed and referred to throughout the discussion of the application.

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

- Site location/ context
- Commercial/ hotel use
- Connectivity through the site/ pedestrian flow/ public realm
- Retain existing Market Entrance
- Elevations/ massing of the building
- Internal treatment
- Double height glass atrium

There were no questions raised by Members

In offering comments Members raised the following issues:

- Members expressed the view that this was an excellent scheme and a great attraction to the area
- Members welcomed the positive response following comments made at the pre-application stage
- Welcome the use of glazed bricks to Buchers Row
- The reveals in the façade would bring the building to life
- The Blue Historic Plaque, could this be cleaned and repositioned at a slightly lower level

In summing up the Chair thanked all parties for their attendance and contributions suggesting Members appeared to be supportive of the application.

RESOLVED –

- (i) That Application No. 18/03164/FU be granted planning permission subject to the conditions specified in Appendix No. 1 of the submitted report (and any others that the Chief Planning Officer considers necessary).
- (ii) That Application No.18/03168/LI Listed Building Consent be granted subject to the conditions specified in Appendix No. 2 of the submitted report (and any other conditions that the Chief Planning Officer considers necessary).

55 POSITION STATEMENT - APPLICATION NO. 18/02523/FU THE CONSTRUCTION OF A NEW TEACHING BLOCK INCLUDING LANDSCAPING, ACCESS IMPROVEMENTS AND OTHER ASSOCIATED WORKS CLOBBERRY STREET WOODHOUSE LEEDS

With reference to the meetings of 12th July 2018 and the decision to defer consideration of the application to allow a fundamental rethink of the proposals to be carried out.

The Chief Planning Officer now submitted a report which set out proposals for revised massing and design; the approach to car parking and highway alterations; the proposed landscaping and the relationship to the existing green space in order to inform a final report.

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

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

- Site location/ context
- The University's aspiration for an expansion to the Business School
- The evolution of the proposal
- An explanation as to why the proposal was proceeding ahead of the temporary Estate Building site
- Highway proposals/ extent of the adopted highway
- Proposed pedestrian space/ new public space/ green space
- Response to Member concerns about scale, height and the position of the building
- Massing/ dominance within the structure
- Materials: artificial stone/brick

Members raised the following questions:

- Was the financial contribution to deliver the parking permit scheme adequate
- How many residents lived on Lyddon Terrace
- Lyddon Terrace was a well preserved street, could residents parking be restricted/ removed
- Could resident parking on Lyddon Terrace be relocated to the rear of their properties (Cromer Place)

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

- Officers confirmed that three residents lived on Lyddon Terrace
- The Highway's Officer said the intention was to control residential parking via a permit scheme and time limit other forms of parking within the immediate streets that were not currently subject to parking restrictions. The level of contribution was considered adequate.
- Members were informed that Cromer Place was a narrow street and not suitable for parking

In offering comments Members raised the following issues:

- Members welcomed the revised scheme
- The applicant had listened to the Panel's concerns and had responded positively
- Some Members remained of the view that the Estates Building could be delivered in-conjunction with the expansion of the Business School
- Could more of the green space be retained
- Members were supportive of a suggestion to defer and delegate determination of the application to the Chief Planning Officer for approval

In summing up the Chair thanked all parties for their attendance and contributions. He suggested that the earlier concerns raised by Members had been positively responded to and Members now appeared to be supportive of the application.

RESOLVED – That the application be deferred and delegated to the Chief Planning Officer for approval subject to the conditions set out in the submitted report (and any others which he might consider appropriate), and the completion of a Section 106 agreement to include the following obligation:

- A financial contribution towards the deliver a resident parking permit scheme £20,000

In the event of the Section 106 Agreement having not 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.

**56 POSITION STATEMENT - APPLICATION NO. 18/02481/FU TWO
RESIDENTIAL BLOCKS AT 17 AND 21 STOREYS HIGH, COMPRISING OF
463 FLATS WITH LINKED PODIUM, CAR PARKING, LANDSCAPING AND
ASSOCIATED FACILITIES LAND AT THE FORMER DONCASTER MONK
BRIDGE WORKS WHITEHALL ROAD LEEDS LS12 1BE**

With reference to the meeting of 2nd November 2017 when Members received a pre-application presentation in respect of this site.

The Chief Planning Officer now submitted a report which provided a position statement in respect of the application which sought the construction of two residential blocks at 17 and 21 storeys high, comprising of 463 flats with linked podium, car parking, landscaping and associated facilities to land at the former Doncaster Monk Bridge Works, Whitehall Road, Leeds, LS12 1BE

Members visited the site prior to the meeting today. Site photographs and plans were displayed and referred to throughout the discussion of the application.

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

- Site location/ context
- Lay out proposals; two residential blocks 17 and 21 storey's high, comprising of 463 flats
- External landscaping
- Elevations – horizontal grid pattern with recessed windows
- The inclusion of metal wind protection baffles to the west side of the western block
- Mixture of apartment sizes
- Car parking arrangements
- Public realm/ landscaping
- Servicing arrangements

Members raised the following questions:

- A number of Members raised concerns about the small size of the studio apartments
- Would the wind baffles reduce wind speed at ground level
- Was 459 cycle parking spaces really required
- Would the affordable units be delivered on a "pro-rata" basis

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

- The applicant confirmed the studio apartment had a size range of 31m² to 32m² but there was a mixture flat sizes within the development, larger units may affect the viability of the scheme

- The baffles would offer wind mitigation to pedestrians and cyclists in the public realm area. The Central Area Team Leader said the latest wind report was still subject to independent review by the Council's consultant. The site had to be safe for the types of use anticipated around the site.
- The Highways Officer said the intention was to promote cycle usage with one space per flat
- The affordable units were proposed to be evenly provided across all unit sizes to reflect the overall mix of accommodation.

In offering comments Members raised the following issues:

- There was a lot of good features within this application
- The majority of Members had concerns about the size of the studio apartment
- There was a need to fully consider recent information received from the District Valuer in respect of the viability of the scheme as the applicant considers the scheme could not provide affordable housing to the Council's adopted benchmark rents as a 'Private Rented Sector' development. This would be presented at a future Panel
- Consider further the mix of residential units in respect of the number of 3-bed units
- The wind mitigation measures must work
- Members were supportive of the details around design, landscaping and layout

In summing up the Chair thanked all parties for their attendance and contributions, suggesting that the size of the studio apartments was a real concern for Members and asked that that the issue be looked at further.

RESOLVED – That the contents of the report be noted

57 PREAPP/17/00242 RESIDENTIAL DEVELOPMENT SAXTON LANE LEEDS LS9 8HE

The Chief Planning Officer submitted a report which set out details of a pre-application proposal for a Build to Rent residential development of 6-21 storeys with approximately 347 apartments, landscaping, basement parking and associated works at land off Marsh Lane, Saxton Lane and Flax Place, Leeds, LS9 8HE

Members visited the site prior to the meeting today. Site photographs and plans were displayed and referred to throughout the discussion of the application.

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

- Site location/ context

- Nearby buildings were a mix from differing architectural periods
- Scale/ massing
- Public realm/ pedestrian access
- The step up design of the building
- Materials; brickwork with aluminium window framed glazing
- Landscaping scheme/ hard landscaping
- 347 apartment (1 bed, 2 bed and 3 bed mix)
- Apartment size; 1 bed 45-50 m²; 2 bed 68 – 71m²; 3 bed 86 – 87m²

There were no questions raised by Members

In offering comments Members raised the following issues:

- Affordable housing provision (paragraph 9.6 of the submitted report referred) Members were of the view that the 5% affordable housing provision should be delivered on site
- Members welcomed the provision of family accommodation (3 bed apartments) but the low level in respect of policy H4 requirements needed to be justified
- Members expressed the view that this was a well-conceived scheme
- Clarification was sought on the relationship of the proposed height and scale to the residential blocks in Saxton Gardens
- Could access to the amenities within the blocks be provided to local residents

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

- Subject to further discussions Members were generally supportive that the variation in heights of the proposed buildings provided sufficient interest in the built form and was acceptable on the Leeds skyline in this prominent location
- Members were of the view that the emerging elevational treatment of the proposal was acceptable
- Members were supportive of the emerging landscape scheme and pedestrian routes through
- Members considered the approach to car and cycle parking provision was acceptable
- Members expressed the view that the 5% affordable housing provision should be provided on-site.

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

58 PREAPP/18/00357 DEMOLITION OF EXISTING BUILDINGS TO CREATE 345 NEW DWELLINGS IN TWO BLOCKS WITH COMMERCIAL/LEISURE FLOORSPACE AT GROUND LEVEL AND A LANDSCAPING SCHEME SHANNON STREET/MARSH LANE RICHMOND HILL LEEDS LS9 8SS

The Chief Planning Officer submitted a report which set out details of a pre-application proposal for the demolition of the existing buildings on site and the construction of 345 new dwellings in two blocks with commercial/leisure floorspace at ground level and a landscape scheme at a site at the junction of Shannon Street and Marsh Lane, Leeds.

Members visited the site prior to the meeting today. Site photographs and plans were displayed and referred to throughout the discussion of the application.

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

- Site location/ context
- Three block across the site (A & C) currently block B was not in the ownership of the applicant
- The proposed development would consist of two stepped blocks ranging in height from 6 to 19 storeys housing 345 apartments
- Apartments: (1 bed, 2 bed and 3 bed mix) all comply with National Space Standards
- Architectural treatment/ massing/ height
- Materials; prominently red brick
- Landscaped buffer
- Public open space/ Green Square facing onto Shannon Street
- Active frontages

Members raised the following questions:

- If site B was not in the ownership of the applicant would development of the other blocks be affected
- What was envisaged would occupy the active frontages
- What was the treatment to the eastern face of the tallest tower

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

- The applicant confirmed that currently they did not own site B, however, each site was self-contained and could be developed independently
- The applicant said that proposals for the active frontages were at an early stage but potential uses could include: café/restaurant, gym and a lounge bar

- The applicant confirmed that at this stage it was proposed to provide a glazed elevation to the eastern face of the tallest tower

In offering comments Members raised the following issues:

- The majority of Members welcomed the development commenting that it was an excellent scheme and would enhance the area
- One Member expressed reservations about the use of red brick

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

- Members expressed the view that the principles of the development was appropriate
- Members were supportive of the emerging scale, massing and design of the development
- Members were supportive of the emerging landscape proposals
- The approach to car and cycle parking provision and arrangements was considered acceptable

The Chair thanked the developers for their attendance and presentation commenting that Members appeared to be supportive of the scheme and looked forward to 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

59 PREAPP/18/00239 DEMOLISH EXISTING BUILDING AND REPLACE WITH A 19 - 23 STOREY APARTMENT BLOCK LISBON SQUARE LISBON STREET LEEDS LS1 4LY

(This application was withdrawn for consideration at the commencement of the meeting)

60 Date and Time of Next Meeting

RESOLVED – To note that the next meeting will take place on Thursday 4th October 2018 at 1.30pm in the Civic Hall, Leeds.