



Report of the Chief Planning Officer

PLANS PANEL SOUTH AND WEST

Date: 30th May 2019

Subject: Applications 18/02140/FU and 18/02141/LI – Planning and Listed Building Applications for conversion of mill buildings, demolition of Listed Buildings to provide 30 dwellings and the construction of 82 new dwellings (112 dwellings in total) with associated access and landscaping - **Stonebridge Mills, Stonebridge Lane, Wortley, Leeds**

APPLICANT

Stonebridge Mills Limited

DATE VALID

23rd January 2018

TARGET DATE

PPA 30th May 2019

Electoral Wards Affected:

Farnley and Wortley

Yes

Ward Members consulted

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

THIS REPORT IS AN UPDATE FOR MEMBERS, FOLLOWING THE PANEL MEETING ON 25th APRIL 2019

Planning Application 18/02140/FU

The previous Officer recommendation to approve the application remains with all the proposed conditions and the completion of a S106 agreement (as detailed in full in the Officer's report dated 25th April 2019 - which is attached to this updated report). Revised phasing conditions are also proposed which are detailed in this report.

Listed Building Application 18/02141/LI

The previous Officer recommendation to approve the application remains with all the proposed conditions(as detailed in full in the Officer's report dated 25th April 2019 - which is attached to this updated report).

1.0 INTRODUCTION

- 1.1 This application is brought to Plans Panel to update Members following the deferral from Plans Panel on 25th April 2019. The full panel report of that date, is attached to this update. This provides the full background and assessment of the application, and should be read together with this report.

2.0 SOUTH AND WEST PLANS PANEL 25th APRIL 2015

- 2.1 The application was deferred for further consideration to be given to Members concerns which related to the design of the property types which include integral garages, the extent of the Mill Pond proposed for demolition, and the lack of on-site affordable housing, following the conclusions of the District Valuer.

3.0 UPDATE

3.1 Design/ Integral Garages

Discussions have taken place with the applicant to replace the house types with integral garages. The applicant is reluctant to do so, partly because of the impact on the viability of the scheme and partly because they consider it would negatively impact on the accommodation offer on the site. In total there are 11 properties out of 82 new builds (which equates to 13.4% of the total) which have integral garages. These properties are located in 3 separate blocks in different parts of the site, which avoids a concentration of this property type and mitigates their overall impact. It is considered that the fact these property types are separated within the site, means the entire site does benefit from a good degree of surveillance as the adjacent blocks have ground floor windows.

- 3.2 The adopted SDP 'Neighbourhoods for Living' within the section 'Space about Dwellings - Ground Floor Treatments / Sterile Street', does not include a blanket policy against integral garages. It does however state; '*Streets where, for example, cramped houses are too close together and have only integral garages and a front door means that there is no real interplay between the inside and outside of homes. This is not an appropriate response. Provide an active ground floor street frontage with habitable rooms that can view the street*'.

- 3.3 It important to note this guidance uses the phrase '*have only integral garages*'. This proposal clearly does not 'only' have properties with integral garages. Only 11 of the properties have integral garages, in 3 groups comprising of two blocks of 4, and one block of 3, scattered across the site. It is considered this scheme does provide an active frontage as the integral garage property types are very much in the minority on this development. It is therefore considered the proposal complies with the guidance.

- 3.4 Removing the house types with integral garages would mean the displaced parking would need to be located to the sides of the properties, which would in turn result in the need to omit several plots. This would directly and detrimentally impact upon the viability of the scheme further, an issue which is already at a critical point, as demonstrated through the submitted Financial Viability Appraisal. Officers consider

the layout and design has been carefully considered, provides a quality development, which avoids long expanses of dead frontages and provides a good level of surveillance, and does comply with policy P10 of the adopted Core Strategy.

Mill Pond

3.5 The extent of the Mill Pond which is to be retained has increased in size following the last Panel Meeting on 25th April 2019. The length has been extended by 3.5m and retains an additional 40 sq m of the pond. The retained pond is now 346 sq m in size which equates to approximately 23% of the existing Mill Pond. A green link is now also been provided, the function of which is to link the Mill Pond to the retained Nature Conservation area (located along the northern boundary) to allow amphibians such as Smooth Newts, Toads and Frogs to get between the Nature Area and the pond to breed every year.

3.6 The applicant has also stated that they do not consider that a greater amount of the Mill Pond could be retained due to the practicalities of achieving access to the adjacent retained cottages, from the communal parking area, which is located at a lower land level. The retention of a greater area of the Mill Pond would also mean the loss of a further number of units, which would further affect the viability of the development which, as previously stated, is already at a critical level, largely due to the restoration costs of preserving and converting the Listed Buildings. It is important to note that the extant (Tesco's) approval also included the partial removal of the Mill Pond, and technically that consent could still be implemented. Members did accept the partial demolition of the Mill Pond when the emerging plans were considered as a Position Statement at the South and West Plans Panel in October 2018.

Affordable Housing/ Viability

3.7 The application is supported by a full Financial Viability Appraisal which has been reviewed by the District Valuer (DV). The DV is scheduled to attend the panel meeting on 30th May 2019 and will be able to answer any queries from Members on viability. The main area of dispute between the DV and the developer is an agreement on what is an appropriate level of profit and the predicted construction and abnormal costs. These are summarised below

- Gross Development Value. Reasons for difference: The DV has adopted lower value on affordable housing. The DV has also valued the 3 bed properties worth £5000 more than the applicant.
- New Build Cost. Reasons for difference: The DV has adopted build costs of new build from lower quartile BCIS index from August 2018. Developer has adopted build costs of new builds from a cost plan. (This cost plan has been produced by a Quantity Surveyor itemising all the elements of the building costs).
- External Works. Reasons for difference: The DV has adopted 10% of build costs in line with best practice on brownfield sites. The Developer has adopted around 16% of build costs from cost plan.
- Contingency. Reasons for difference: The DV has adopted 4% of build costs, 3% contingency on new builds and 5% on conversions, the developer has adopted 5% of build costs overall.
- Profit. Reasons for difference: The DV has adopted a different profit level than the developer.

3.8 The construction costs are largely estimated due to the complex historic conversion nature of the scheme. Some costs can only be determined once works have

commenced on site, as it is very difficult to determine the exact scale of the remedial / structural works required to the Listed Buildings from survey work alone.

- 3.9 The Affordable Housing offer remains unchanged from the previous panel meeting, and an overage clause is still proposed to be secured through a S106 agreement. This would place a duty on the developers to submit a further financial appraisal to the LPA, on the sale of the 50% of the new build properties. If the actual sale prices were greater than those predicted and / or construction costs were less than those previously quoted in the Viability Appraisal then there would be a duty for the developer to make an additional contribution towards Affordable Housing (up to a maximum of 4 units) on the latter half of the new build development. The developers have confirmed they would provide this provision on-site within the new build properties.
- 3.10 This mechanism provides for an element of affordable housing, should the scheme deliver a level of net profit which allows so. This mechanism offers a practical solution which offers protection to both the LPA in their duty to deliver affordable housing, and to the developer, to ensure they can deliver a viable scheme. The DV supports this approach and raises no objections.

Conditions

- 3.11 Following the panel meeting on 25th April 2019, a meeting took place between Officers and the applicants to review the proposed conditions. Most of the discussion took place on the trigger points for the conditions, i.e. whether the conditions needed to be pre-commencement or pre-occupation.
- 3.12 The phasing condition has been amended, this will now form two separate conditions and will ensure the Listed Buildings are converted and completed, but also allows an element of new build to be constructed within the first phase, to provide enabling funds. The two proposed conditions are highlighted below.

- 1 *The construction of the new build dwellings hereby permitted, shall not commence before a contract for the carrying out of the refurbishment of buildings 96-112, as shown on the approved site layout plan, has been let and evidence of this produced to the Local Planning Authority. Plots 96-112 shall be completed prior to the commencement of the 41st new build property. Plots 83 - 90 shall be completed prior to the completion of 70th new build property.*

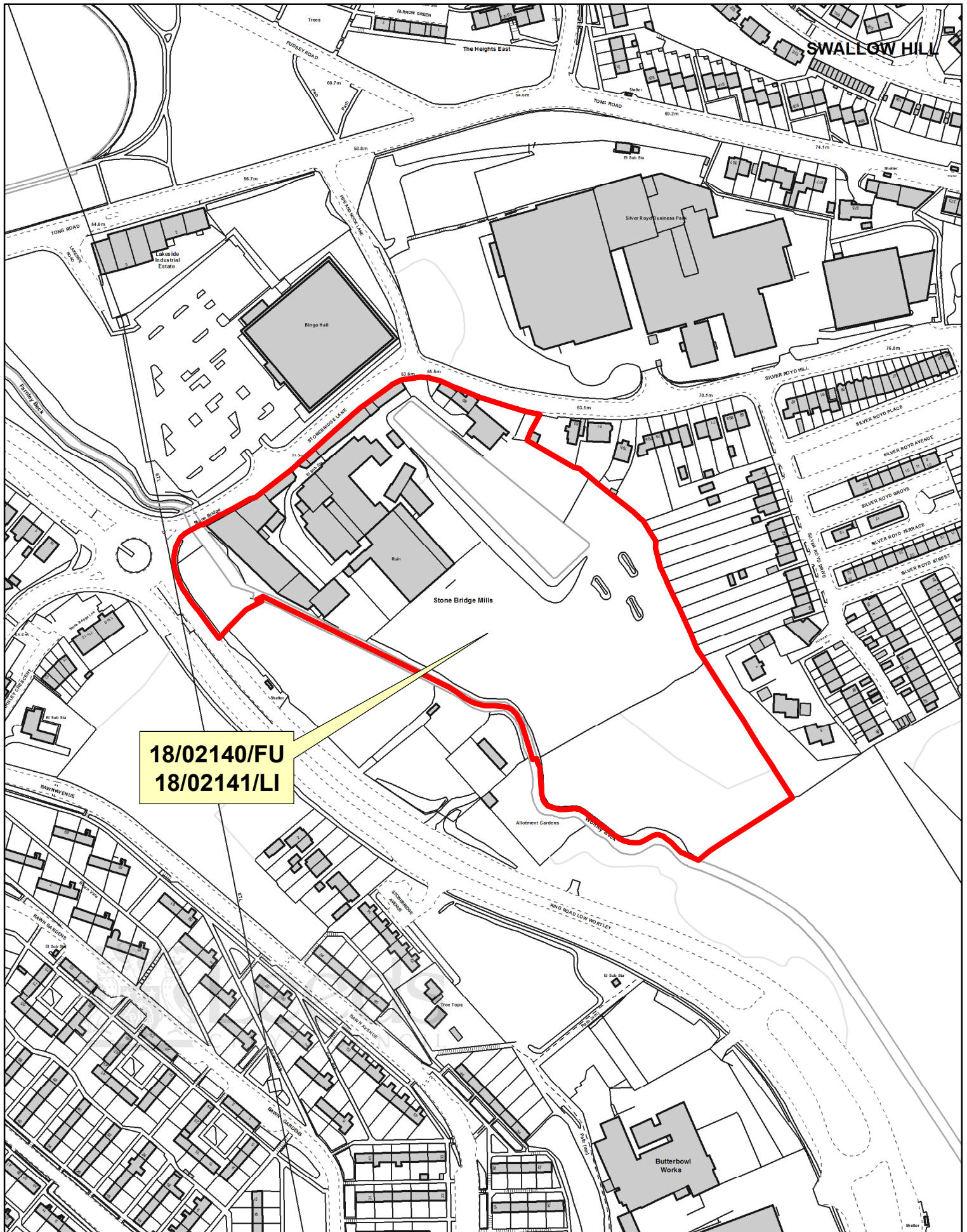
To ensure the Listed Buildings are developed.

- 2 *Prior to the commencement of development, a full Phasing Plan shall be submitted to the Local Planning Authority for approval in writing. The development shall then be completed in accordance with the approved details.*

To ensure the Listed Buildings are developed.

4.0 CONCLUSION

- 4.1 Officers consider the application should be approved, subject to the conditions and S106 package out in the attached Panel Report, dated 25th May 2019, and the revised phasing conditions set out in paragraph 3.12 of this report.



18/02140/FU
18/02141/LI

SOUTH AND WEST PLANS PANEL

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SCALE : 1/2500



Architects are to be notified of any discrepancies. Contractors must check all dimensions on site. This drawing is subject to copyright laws and is for use on this project only. For other information refer to the latest revision of any cross referenced drawings. To be read in conjunction with relevant design standards/protocols.

New Build	no.
2 Bed 2 Storey (Heritage)	7
2 Bed 2 Storey	6
4 Bed 2 Storey (Heritage)	4
3 Bed 2 Storey	31
4 Bed 2.5 Storey	23
4 Bed 3 Storey (Int. Garage)	11
TOTAL	82

SPOT LEVELS ARE INDICATIVE AND SUBJECT TO ENGINEERS DESIGN INPUT

Cycle store for 1 no. cycle
750mm wide x 1900mm long x 1300 high
For full landscape details, please refer to landscape architect drawings and information

For existing trees to remain, and for positions of newly planted trees, please refer landscape architect information and Ecology consultant information
(P) = Indicates pedestrian crossing point with dropped kerbs and tactile paving
 = Indicates extent of LCC highways adoption - to be confirmed

REV	DATE	DESCRIPTION	AMENDMENTS	DRN/CKD
K	13/05/19	AMPHIBIAN ROUTE ADDED.		JML JB
J	21/03/19	RAMP TO WOODLAND WALK AMENDED		JB MA
H	08/03/19	UPDATED FOLLOWING HIGHWAYS COMMENTS		JB MA
G	28/11/18	UPDATED FOLLOWING HIGHWAYS COMMENTS		JB MA
F	23/11/18	PLOTS 54-57 POSITION ADJUSTED		JB MA
E	21/11/18	UPDATED TO SUIT HIGHWAYS COMMENTS		JB MA
D	05/11/18	UPDATED TO SUIT HIGHWAYS COMMENTS		JB MA
C	02/11/18	GENERALLY UPDATED		JB MA
B	25/10/18	GENERALLY UPDATED		JB MA
A	22/03/18	GENERALLY UPDATED		JB MA
#	28/01/18	FIRST ISSUE		JB MA

STATUS: **PLANNING**
CLIENT: **STONEBRIDGE MILLS LTD**

PROJECT NAME: **STONEBRIDGE MILLS**

PROJECT ADDRESS: **STONEBRIDGE MILLS WORTLEY**

DRAWING TITLE: **PROPOSED SITE LAYOUT**

JOB NO: **15-6053** DRG NO: **P 50** REVISION: **K**

DATE: **Jan 2018** SCALE: **1:500** SHEET SIZE: **A1**

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Please refer to Optima drawing GA/01 for details of site access

