

## CITY PLANS PANEL

THURSDAY, 19TH SEPTEMBER, 2019

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

Councillors D Blackburn, P Carlill,  
D Cohen, A Garthwaite, C Gruen, A Khan,  
E Nash, P Wadsworth, N Walshaw, G Latty  
and P Gruen

A Members site visit was held in connection with the following applications:  
PREAPP/19/00123 – Pre-application proposal for reserved matters proposal for appearance, landscaping, layout and scale for office buildings at No.11 &12 Wellington Place with ground floor retail and café/restaurant units, and 18/07929/OT associated amendments to previously agreed outline application for phase 2, Wellington Place, Leeds, LS1 4AP and Application No. 19/02841/FU – Demolition of the Leeds City College Technology Campus and erection of a multi-level student accommodation building and 1,375 sqm of flexible commercial space (A1,A2, A3, A4, A5 and D2) at the site Leeds College of Technology, Woodhouse Lane, Cookridge Street and Vernon Street, Leeds, LS2 8BL and was attended by the following Councillors: D Blackburn, P Carlill, G Latty, E Nash, P Wadsworth, J McKenna, C Gruen and N Walshaw

### **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 considered.

### **47 Late Items**

There were no late items of business

### **48 Declarations of Disclosable Pecuniary Interests**

There were no declarations of disclosable pecuniary interests made at the meeting.

### **49 Apologies for Absence**

Apologies for absence were received from Councillor C Campbell.

### **50 Minutes of the Previous Meeting**

The minutes of the previous meeting held on 29<sup>th</sup> August 2019 were submitted for comment/ approval.

The Chair reported that a number of Members had received an email from Mr P Catton, a representative of Better Wetherby who had suggested there were a number of inaccuracies within Minute No.41 (Application No.17/02594/OT – Land off Racecourse Approach, Wetherby).

It was suggested the phrase “beyond its initial phase” used on two occasions within the body of the minute, was not correct, such wording had not been used during the discussion of this item.

Members were agreeable for those particular words to be deleted.

It was further suggested by Mr Catton that the following wording in Resolution No.1 “mechanism by which the vehicular access can be delivered by the applicant and how this is controlled be through the Section 106 Agreement or by condition (whichever is most appropriate) should be deleted in order to simplify the resolution.

In responding the City Centre Team Leader said it was the view of Members that access onto York Road was a fundamental issue and the wording, as drafted was considered necessary to achieve the required action and make clear that this should be through either a Section 106 legal agreement or a planning condition. Such wording did not appear elsewhere in the report.

Members were supportive of the comments of the City Centre Team Leader and took the view that further amendments to the minute was not required.

Mr Catton had also requested that a condition be added to require provision of a carbon neutral development as referred to by the Chair at the meeting.

In responding the City Centre Team Leader stated that the Council’s planning policies did not require a “carbon neutral development” and therefore the suggested planning condition should not be added as it would go beyond the scope of adopted policy. However the planning conditions would require the developer to meet the Council’s planning policies for carbon reduction and use of low carbon and renewable energy sources. In addition the Chair’s request for consideration of zero carbon proposals were referenced in the minutes and would help to inform future discussions on detail design development.

Members accepted the position put by the City Centre Team Leader.

With reference to Minute No. 43 (PREAPP/19/00161 – 14 storey hotel at land between the Eastgate Roundabout, Dyer Street and the A61 to the east of Victoria Gate multi storey car park, Leeds 2) Members sought an amendment to the Members feedback section, second bullet point, to read as follows: “Members were supportive of the emerging design of the building generally”

**RESOLVED** – That, with the inclusion of the above amendments, the minutes of the previous meeting held on 29<sup>th</sup> August 2019 be agreed as a true and correct record.

## **51 Matters Arising from the Minutes**

There were no issues raised under Matters Arising.

## **52 Application No. 19/02841/FU - Demolition of existing building and erection of student residential accommodation development with flexible commercial space (use classes A1, A2, A3, A4, A5 or D2), site of Leeds College of Technology, Woodhouse Lane, Cookridge Street, and Vernon Street, Leeds LS2 8BL**

The Chief Planning Officer submitted a report which set out details of an application which sought the demolition of an existing building and erection of student residential accommodation development with flexible commercial space (use classes A1, A2, A3, A4, A5 or D2) site of Leeds College of Technology, Woodhouse Lane, Cookridge Street and Vernon Street, Leeds, LS2 8BL.

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

Planning Officers addressed the Panel, speaking in detail about the proposal and highlighted the following:

- Site/ location/context
- The site is within a sensitive heritage setting, directly abutting the northern edge of the City Centre Conservation Area, the Queen Square Conservation Area is situated across Woodhouse Lane to the north east with a number of listed buildings close to the site
- The proposal is to demolish existing building and to construct a multi-level building in its place
- 20 storeys in height with part 6,7,8 and 9 storey linked elements located to the west
- The building would contain 465 bed spaces (385 bedrooms in 4,5,6,7 and 8 bedroom clusters and 80 studios.
- Cluster bedrooms would range in size from 13.25m<sup>2</sup> to 18m<sup>2</sup> with supporting cluster amenity spaces ranging from 23m<sup>2</sup> for the four-bedroom clusters to 40m<sup>2</sup> in the largest clusters. The studios would range in size from 21-27m<sup>2</sup>, with an average size of 23.5m<sup>2</sup>. A total of 442m<sup>2</sup> of dedicated amenity space (in addition to the cluster kitchen amenity spaces) would be provided for the students at lower and upper ground levels of the building.
- Areas for secure cycle storage, bin storage and plant would also be provided at lower and upper ground levels.
- The new scheme would provide level access and permeability within the street scene
- New courtyard spaces would be provided

- New widened footpaths would be provided around the site
- Removal of the existing car parking spaces was currently being sought
- A loading bay would be formed on Cookridge Street to enable servicing of the building
- Photovoltaic to be located on the roof space
- Materials – reconstituted cast stone cladding with glazed curtain walling
- Street trees to be planted along Woodhouse Lane and Cookridge Street.
- Glazing to linked elements
- Proposals for public art

Members raised the following questions to officers:

- Members queried why the average room size appeared to have been reduce from 25m<sup>2</sup> to 23m<sup>2</sup> following the pre application presentation
- Where was the loading area/ lay by located
- Members questioned if the proposed environmental treatment for the area, with only a small number of trees was sufficient. Had any consideration been given to the provision of hedges, living/ greenwalls
- Commenting on the use of carbon capture trees, Councillor Nash suggested that not all trees were tolerant to pollution, they also shed leaves in the winter period and trees in planters often struggled to become established. Councillor Nash requested if she could be provided with a list of the tree species to be provided
- Could clarification be provided as to what was being located on the smaller rooftops
- The contributions/ obligations associated with the Section 106 Agreement appeared to be on the low side

In responding to the issues raised, Planning Officers/ applicant representatives said:

- The architect informed Members that the number of bed spaces at the pre application stage was 458, the full planning approval was now seeking 465 bed spaces, there was also more detailed design which had impacted on the size of the bedroom areas
- Members were informed that the loading bay/ servicing area was located on Cookridge Street, with the lay by being located on the road
- Members were informed that the intention was to use carbon capture tree species. Living/ green walls had been considered but long term management and maintenance implications were considered to be prohibitive
- The City Centre Team Leader confirmed that a list of the proposed tree species would be supplied to Councillor Nash
- Members were informed that photovoltaic cells would be located on some of the roof tops together with amenity space

- The City Centre Team Leader confirmed that all contributions/ obligations associated with the Section 106 Agreement were in accordance with established planning policy

In offering comments Members raised the following issues:

- In general, Members welcomed the building design
- Members welcomed the inclusion of photovoltaic cells but would also like to see further zero carbon proposals to reflect the City Council's health and climate change agenda
- There was a desire to see/ understand the proposals for Vernon Street/ Cookridge Street
- All Members were of the view that further consideration was required as to the provision of living/ green walls. The suggestion that long term management and maintenance implications was a prohibitive factor, was not acceptable
- Members welcomed proposals for public art celebrating former students/ Lecturers/ Professors
- In terms of the Section 106 Agreement, more challenging contributions/ obligations should be investigated
- Could the timescale for the completion of the Section 106 Agreement be adhered to, or could a realistic timescale be provided in the first instance
- It was the general view of Members that there was a desire to see other schemes come forward for city centre living for other members of the population in addition to students

Commenting on the latter point the Chief Planning Officer said the Site Allocation Plan had now been adopted and proposals for up to 20,000 houses would now be brought forward across all markets. Housing delivery was a key priority within the Core Strategy

In summing up, the Chair thanked all parties for their attendance and contributions, commenting that Members appeared to be generally supportive of the application. However, the provision of living/ green walls was clearly an important issue for Members and due consideration was required by the applicant. The City Centre Team Leader stated that the matter could be considered further and reported back to Panel.

## **RESOLVED –**

- (i) That the application be deferred and delegated to the Chief Planning Officer for approval subject to conditions specified in Appendix No. 1 of the submitted report (and any others which he might consider appropriate) and also the completion of a Section 106 agreement to include the following obligations:
  - Accommodation for use solely by students in full-time higher education;

- Travel plan review fee of £3,252;
- Implementation of approved travel plan;
- Removal of College of Technology parking from Vernon Street;
- Contribution of £150,000 towards Vernon Street environmental improvements;
- Contribution of £18,095 per space lost towards the loss of pay and display income;
- Contribution of £7,500 for traffic regulation orders, including to provide a loading bay on Cookridge Street;
- Local employment and training initiatives;
- Section 106 management fee of £2250.

(ii) In the event of the Section 106 not having 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 PRE-APPLICATION PRESENTATION FOR RESERVED MATTERS PROPOSAL FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR OFFICE BUILDINGS AT NO.'S 11 & 12 WELLINGTON PLACE WITH GROUND FLOOR RETAIL AND CAFÉ/RESTAURANT UNITS (PREAPP/19/00123) AND ASSOCIATED AMENDMENTS TO PREVIOUSLY AGREED OUTLINE APPLICATION (18/07929/OT) FOR PHASE 2, WELLINGTON PLACE, LEEDS LS1 4AP**

With reference to the meeting of 27th June 2019 and the decision to approve in principle the outline scheme for Wellington Place Phase 2 (Application No. 18/07929/OT), the Chief Planning Officer now submitted a report which set out details of a pre-application proposal for Reserved Matters for appearance, landscaping and scale for office buildings at Nos: 11 & 12 Wellington Place with ground floor retail and Café/ Restaurant units (PREAPP/19/00123) and associated amendments to the previously agreed outline, Phase 2 stage at 2 Wellington Place, Leeds, LS1 4AP.

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

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

- Site / location/ context
- These sites are located in the centre of Wellington Place, to the north of the Government Office Building at 7 & 8 Wellington Place (currently under construction) and fronting the main pedestrian east/west route which runs through the site from Northern Street in the north-east, to the listed viaduct and River Aire in the west.
- The proposal is in keeping with the character of the existing completed buildings on Wellington Street varying in height from 4 to 9 storeys

- The outline permission (18/07929/OT) considered by Panel in June 2019 is to be updated to reflect revised layout for plots 11 and 12:
  - The northern extent of the building lines of Buildings 11 & 12 to be moved further south by up to 10m at the western end in order to avoid an underground drainage feature, resulting in a reduction in the overall plot sizes.
  - Construction of a bridge from 4th to 9th floor, over the space between Buildings 11 & 12.
  - Relocation of the basement car park entrance from the space between Buildings 11 & 12, to the north-west corner of Building 12.
  - Relocation of the proposed hotel from Building 11 to Building 13 which fronts the river.
  - The overall maximum quantum of development (150,407 sqm) remains unchanged, the heights of the buildings set out in the parameter plans is not proposed to be altered (10 storeys for Building 11 and 11 storeys for Building 12).
- The concept of the design is industrial heritage, the building steps down to the level of the Listed lifting tower which is in close proximity to the development
- Materials to complement the darker material of the Lifting Tower and viaduct, bronzed metal framing with silver linings. The base is a series of vertical columns which become colonnade around the primary corners
- Active frontages with linkages throughout the site
- Basement car parking 85 spaces (maximum) other uses include cycle storage and a gym (optional)
- Proposed greenery/ landscaping throughout the estate
- The proposal would achieve BREEAM excellent status
- Roof terraces overlooking Tower Square

Members raised the following questions:

- It is proposed to relocate the car park entrance to the north-western corner of Building No.12. Would buses be able to gain access to this area
- Is the proposed new development in keeping with the existing character of the area

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

- Members were informed that there was ongoing discussions around public transport and there was potential for buses to access this area
- Members were informed that guidance had been taken from the Masterplan, the character of the existing completed buildings on Wellington Place were of a similar architectural style with stone elevations and strong fenestration patterns with vertical emphasis towards the top of the buildings, where the roof slopes were a dominant feature

In offering comments Members raised the following issues:

- Members were supportive of the colour pallet but sample material panels would require submission
- One Member suggested that the buildings would benefit from lighter coloured materials to help reflect daylight
- One Member stated that the appearance of the soffit to the central walkway was uninspiring

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

- Members were supportive of the proposed changes to the outline design parameters
- Generally Members were of the view that the proposed elevations, as described and presented, were of sufficient quality to be acceptable in this location
- Members were of the view that more detail of the landscaping proposals was required
- Members considered the parking and servicing provisions, as described and presented, were appropriate and acceptable
- That the future Reserved Matters for Buildings 11 &12 for appearance, landscaping, layout and scale be brought back to Panel for Members consideration

The Chair thanked the developers for their attendance and presentation suggesting that Members appeared to be generally supportive of the development, the appearance of the building was a key issue for Members so could sample materials be provide.

#### **RESOLVED –**

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

That the changes to the Wellington Place Phase 2 outline application ref. 18/07919/OT substituting the parameter plans for those originally agreed by Members at City Plans Panel on 27th June 2019, be approved (noting that the above amendments are required to accommodate the first phase of development for 2 buildings (Buildings 11 & 12)).

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

To note that the next meeting will take place on Thursday, 10<sup>th</sup> October 2019 at 1.30pm in the Civic Hall, Leeds.