

SOUTH AND WEST PLANS PANEL

THURSDAY, 24TH NOVEMBER, 2022

PRESENT: Councillor J McKenna in the Chair

Councillors C Campbell, S Hamilton,
T Smith, J Bowden, J Garvani,
J Heselwood, N Walshaw and S Burke

SITE VISITS

Councillors McKenna, Campbell, Hamilton, Smith, Garvani and Walshaw attended the site visits earlier in the day.

57 Election of Chair

Councillor E Taylor submitted her apologies for the meeting, so a nomination was sought for the Chair of the meeting. A nomination was made on behalf of Councillor J McKenna and subsequently seconded and voted upon.

RESOLVED – That Councillor J McKenna be elected as Chair for the duration of the meeting.

58 Appeals Against Refusal of Inspection of Documents

There were no appeals.

59 Exempt Information - Possible Exclusion of the Press and Public

There were no exempt items.

60 Late Items

There were no formal late items.

61 Declarations of Interests

Although no interests were raised at the meeting, Councillor Walshaw confirmed he would not participate in voting on Agenda Item 7 – Headingley Community Centre, North Lane, Headingley, LS6 3HW as he had submitted comments in support of the application and therefore excused himself from voting on this application.

Additionally, Councillor Campbell made the Panel aware that in relation to Agenda Item 8 – Stable Block, Mall Lane, Off Carlton Lane, Guiseley, Leeds, LS20 9PE, he had submitted comments as part of the application process. He was of the opinion that he was able to determine the application with an open mind and proceed on that basis.

62 Apologies for Absence

Apologies of absence were received on behalf of Councillors B Anderson, D Ragan, and E Taylor.

Councillor J McKenna attended as a substitute on behalf of Councillor E Taylor and Councillor S Burke attended as a substitute on behalf of Councillor D Ragan.

63 Minutes - 27 October 2022

RESOLVED – That subject to a minor amendment to Minute No. 55 (22/04149/FU – Guiseley School) to remove reference to the word ‘Late’ regarding an objection received from Cllrs Alderson and Wadsworth, the minutes of the previous meeting held Thursday, 27th October 2022, be approved as an accurate record.

64 21/05270/FU - Headingley Community Centre, North Lane, Headingley, LS6 3HW

The report of the Chief Planning Officer presented a change of use application of the former community centre into a 5-bed aparthotel (Use Class C1), including an extension over the existing boiler room, fenestration changes, insertion of skylights, reconfiguration and sub-division of a service yard area, bin store and bike storage at Headingley Community Centre, North Lane, Headingley, LS6 3HW.

The application was previously considered at the South and West Plans Panel on Thursday, 9th June 22. Panel members sought further information regarding design elements with having regard to the Conservation Area, an internal redesign to move ground floor bedrooms to the other side of the building and noise levels in regard to bedrooms being close to the footpath and pedestrian crossing.

The applicant has since revised proposals in line with comments received from officers and Panel members.

Photographs and slides were shown throughout the presentation, and the officer in attendance provided Panel members with the following information:

- The building sits in a prominent location on the corner of the North Lane and Bennett Road and situated within the Headingley Conservation Area.
- The Headingley Taps and Manahatta is situated nearby.
- The former use of the building was a community centre and overtime the building has been vandalised and used for graffiti.
- The dormers have been removed as part of the proposals and the overall number of rooms has been reduced to 5. The windows also have more of a vertical emphasis, and changes to the window design have been made.

- There has been a revision to the ground layout, and there is now only 1 bedroom near the pelican crossing.
- Additional information received from the noise assessment has evidenced that noise can be mitigated by high spec acoustic glazing and a ventilation system.
- With proposals removing the dormer windows, the design represents a sympathetic conversion of the existing building in the Conservation Area.
- There is a benefit in bringing a long term heritage building back into use, and it was considered that the proposals will not have a negative impact on the buildings opposite.
- The Conservation and Environmental Health Officers are now happy with the revised proposals.

Councillor J Pryor attended the meeting in support of the application and explained ward members are keen the building is utilised again and are supportive of the proposals as revised. Councillor Pryor reiterated the anti-social behaviour associated with the building in terms of graffiti and vandalism and was of the opinion that the proposed use of the building will work well in the local area.

In response to a question from a member, it was confirmed that the condition applied to the aparthotel regarding occupancy, is a standard condition and ensures people cannot stay longer than 3 months, and will have to move out for 3 months before they are able to move back in.

Panel members collectively supported the proposals put before them and were pleased that the revisions were more sympathetic of the local area and thanked officers for bringing back an improved application.

Following a vote on the recommendation, it was moved and seconded:

RESOLVED – To grant permission.

65 22/02200/FU - Stable Block, Mall Lane, Off Carlton Lane, Guiseley, Leeds, LS20 9PE

The report of the Chief Planning Officer presented an application to demolish a stable block and office and erect a one dwelling house including alterations to form vehicle access at Stable Block, Mall Lane, Off Carlton Lane, Guiseley Leeds, LS20 9PE.

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

The Planning Officer presented the application and provided Panel Members with the following information:

- The site is located on the South side of Otley Chevin within the Green Belt. Yeadon and Guiseley town centres are located approximately 2

kilometres to the South and Otley town centre 2 kilometres to the North.

- The access road is substandard.
- The immediate surroundings are a group of residential properties.
- Stable block deemed to be previously developed land in National Planning Policy Framework (NPPF).
- Has increased in height but still a similar scale. The roof increases the height of what is existing.
- The proposal is for a 3 bedroom single storey property with an L shape gable projecting from the dwelling. The building will have large south facing windows.
- Access off Moor Lane, using the existing access with a gravel driveway.
- The original proposals included a simple block building rendered in stone. Officers felt a better approach was to break up the building, with a narrower slimmer building and pitched roof.

In response to questions from Panel members, the following was confirmed:

- The use of air source heat pump has been discussed with the applicant, as well as exploring no use of gas on site.
- It will be up to the developers to make improvements to the access road. The applicants have agreed in principle to incorporate a condition relating to materials.
- The revised access route does not go on to third party land.
- The barn will be retained and is the applicants ownership.
- The applicant hasn't indicated they will be bringing forward a proposal for a new stable block. It was noted that a new stable requires planning permission. A member raised concern that although there is no indication of a new stable, should an application come forward, this will be another incursion into the Green Belt.
- There is no statutory definition of what is deemed an 'isolated' dwelling, and officers have taken the view that the dwelling is not isolated from other properties nearby and isn't impractical. It was also confirmed that there are areas for service vehicles to turnaround and access the site.
- The applicant has legal permission to use the lane.
- Officers do not envisage a time when the road will be up for adoption. Whilst a request can be made for the road to be adopted, it was not considered it was likely to be accepted.

Whilst the majority of members supported the proposals before them, a number of members commented that they felt the proposal was not sympathetic of the Green Belt and considered the location to be isolated. Other Panel members felt it would not be a great impact on Green Belt. They also expressed that the replacement of the existing stables with another permanent structure of good design could be supported.

It was confirmed that a condition would not be allowed to refuse future development on site as this would restrict their legal rights.

Following a vote on the recommendation, it was moved and seconded:

RESOLVED – to grant permission.

66 21/08345/FU and 21/08346/LI - Former Burley Library, 230 Cardigan Road, Headingley, Leeds, LS6 1QL

The report of the Chief Planning Officer presented a position statement on a change of use application for a former library and the erection of a six storey extension to create a 78 bed co-living scheme (sui generis) with associated communal facilities, a work hub to ground floor and basement parking at Former Burley Library, 230 Cardigan Road, Headingley, Leeds, LS6 1QL.

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

The Planning Officer presented the application and provided Panel Members with the following information:

- The application site is located on Cardigan Road, and the site is in a mixed residential area surrounded largely by residential housing. The surrounding area also had a variety of non-residential uses including retail and petrol station, cafes, community centres, shops, and places of worship. It was also noted that Glassworks is to the north of the site and the Embankment to the south.
- There was previous approval for planning permission for a six storey extension to form 60 flats, with work hub to ground floor and basement car parking.
- The library is proposed to be retained and refurbished, with a 6 storey building set to the rear of the building so that it is not prominent with the street. The library will form a co-living space for residents and the general public.
- There is existing access off Cardigan Road with provision for 19 car parking spaces in a shared parking area; this will be shared with Glassworks. There will also be additional parking that can be accessed through the parking area adjacent to the Embankment building.
- There is 15 co-living units on the first floor, all 30 square metres in size, each floor also has a terraced balcony area.
- The communal spaces included kitchen and sitting areas across 2 floors.
- The application previously sought 98 units, all with 22 square metres in size. However, since then, this has been revised to provide larger space standards for residents.
- The proposal is a new housing concept for residents in Leeds and it is not subject to specific policy; there was a draft Houses in Multiple Occupation, Purpose-Built Student Accommodation and Co-Living Amenity Standards draft Supplementary Planning Document (SPD) being progressed, but following discussions with Development Plan

Panel Members, the Co-Living section of the SPD was removed.
Hence there being no specific policy.

The applicants attended the meeting and addressed the Panel. They informed Panel of the following points:

- This was the first co-living scheme to form part of a live planning application.
- The Park Lane Group have operated for 46 years in Leeds and have significant experience of managing residents in student and aparthotel developments.
- The scheme is a natural progression for students and young professionals moving forward, and Park Lane Group have received requests from students to remain in similar sites after graduating.
- The scheme exceeds Core Strategy Policy H9, and the library will additionally provide residents with more amenity space. The number of units have been reduced to 78 to improve the standard of living for residents on the site.
- Parking provision hasn't been met or the provision of adequate outdoor space. However, Traffic Regulation Orders (TROs) are proposed, as well as a car club scheme and a community sum.

Responding to questions from Panel members, the following was confirmed:

- a) The TRO's are determined by LCC officers, and further conversations need to be held with LCC's Highways Department regarding such proposals. Further to comments regarding the opposite effect in proposing TROs, it was noted that research has been undertaken relevant of that is proposed and parking is not high in demand. It was also confirmed that parking will be on a first come first serve basis, and no spaces will be allocated.
- b) The Park Lane Group are experienced in managing residents and consider the scheme to be a development of PBSA schemes. Many requests were received on behalf of students living in PBSA schemes that they wished to stay in similar accommodation and the proposals seek to offer more than just an accommodation, but somewhere for residents to socialise and the element of co-working is considered a growing sector.
- c) Each occupier has access to 30 sqm private space and an average of 8.4 square metres of communal space and the ground floor space isn't included in that figure. Residents will also have access to facilities at the Glassworks. The access to space exceeds other developments across other core cities.
- d) The units are proposed to be 1-bed studios and residents tend to be single occupiers.
- e) In terms of a co-defined policy for Leeds, it wasn't quite clear yet on the timescales of one being established / implemented.
- f) A standard studio estimated to cost around £295 per week and there are no preclusions for anybody occupying a studio.

Panel members made the following comments:

- g) A positive move forward following on from student accommodation and mitigates isolation concerns.
- h) It was felt that the price of the units is overpriced and expensive and whilst it was considered the accommodation is good quality, it was felt further provision in terms of facilities could be provided.
- i) Difficulties in terms of the council not having a specific co-living policy, particularly when it comes to amenity space and parking provision requirements. It was acknowledged there may be an adverse effect when applying TROs and may create further issues. However, some members believed that due to the nature of the development and target audience, parking spaces required may be minimal.
- j) Whilst the general feel of the retention of the library and interior is positive, concerns were raised that the building to the rear does not respectfully frame the library building.

Members comments in relation to the officers questions in the submitted report were relayed as follows:

- Do Members support the principle of co-living and the amenity offered by the development? The majority of members agreed with this although a number wanted more information as to how it operated before giving an unqualified yes.
- Do Members support the approach to affordable housing provision for this co-living development? A vote was taken on this and 7 supported the approach, 2 did not.
- Do Members support the design of the extension and works to the Grade II listed Burley Library? A number of members felt that the design of the extension over dominated the smaller and listed building. Panel members expressed that they did not have major issues with the design but felt it needed to be 'lightened' in some way, such as material changes. However, another member commented on the bulk and massing of the building and a suggestion was put forward for Leeds City Council's design team to be involved in further considerations. A suggestion to increase the height of the building was put forward, to allow for more room space, but this was not supported by Panel.
- Do Members support the parking provision and highway works associated with the development? Members broadly supported the reduced parking provision. However, it was requested that monies to be provided for TROs in the area should be used for speed reduction measures, particularly on Alexandra Road.

In general, members supported the scheme, but required further information on the points raised above, as well as being clear on policies.

RESOLVED –

- a) To note the contents of the report on the proposals and to provide views in relation to the questions posed in the submitted report to aid the progression of the application.

67 Date and Time of Next Meeting

RESOLVED – To note the date and time of the next meeting as Thursday, 22nd December 2022 at 1.30 p.m.

(The meeting concluded at 15:45)