

CITY PLANS PANEL

THURSDAY, 18TH MAY, 2023

PRESENT: Councillor J McKenna in the Chair

Councillors D Blackburn, K Brooks,
P Carlill, D Cohen, A Garthwaite, C Gruen,
A Khan and B Anderson

SITE VISITS: Councillors Anderson, Brooks, Garthwaite, Khan and
McKenna

90 Chair's Opening Remarks

The Chair informed the Panel that this would be Councillor Garthwaite's last meeting of City Plans Panel as she was due to take up her duties as Lord Mayor of Leeds for the 2023/24 Municipal Year. Members congratulated Councillor Garthwaite on her appointment and wished her well for the following year.

91 Appeals Against Refusal of Inspection of Documents

There were no appeals.

92 Exempt Information - Possible Exclusion of Press and Public

There was no exempt information.

93 Late Items

There were no late items.

94 Declaration of Interests

There were no declarations.

95 Apologies for Absence

Apologies for absence were submitted on behalf of Councillor C Campbell.

96 Minutes - 23 March 2023

RESOLVED – That the minutes of the meeting held on 23 March 2023 be confirmed as a correct record.

A question was asked regarding the provision of a report on student housing need within the city and the affordability of purpose built student accommodation . It was reported that this would be raised with colleagues in

the policy team, along with likely timescales, and is likely to be taken to Development Plans Panel in the first instance.

97 Application 22/02638/FU - Land South of Whitehall Road, Leeds

The report of the Chief Planning Officer presented a hybrid application consisting of a Full element for 12 storey office building with Use Class E at ground level (comprising ground plus 11 storeys plus plant) and 14 storey multi-storey car park (MSCP) with use Class E at ground level (comprising ground plus 13 storeys) and internal infrastructure works and landscaping.

Also an Outline element for 8/11 storey office building/hotel/aparthotel (comprising either ground plus 7 storeys and plant for office or ground plus 9 storeys and plant for hotel/aparthotel) with means of access and scale to be considered; and the principle of an office building with only means of access to be considered with all matter reserved.

Members had visited the site prior to the meeting on 23rd March 2023 when the application was deferred to allow opportunity for all parties to consider the daylight impact assessment. Site plans and photographs were displayed and referred to throughout the discussion of the application.

The following was highlighted:

- The daylight and sunlight impact assessment document had now been published
- With regards to Plot 9 the Panel was only being asked to consider the principle of office use and the proposed means of access at this stage.
- Plots 2 and 5 were presented in detailed form. Plot 2 would be an office building and plot 5 a multi-storey car park.
- Plot 4 proposals were in outline for either an office or hotel use with access and scale parameters for consideration at this stage.
- The on-site green space offering had been re-evaluated. The proposed public realm providing enhanced connections between Whitehall Road and the riverside were considered to form part of the required greenspace provision. In addition there would be improvements to the paved semi-circle at the riverside, the enhanced riverside public realm and the inclusion of a green wall as part of the multi-storey car park.
- Bio-diversity gains would be delivered elsewhere within the ward where possible and if not in adjacent wards.
- The application was considered to be a positive addition to the regeneration of a key city centre brownfield site.
- Details on the scale and design of Plot 9 would be subject to consideration and approval at the reserved matters stage.

In response to questions and comments from the Panel, the following was discussed:

- The scale of Plot 9 was not for consideration under this application. Members would have opportunity to consider this at the reserved matters stage.
- It was understood that the semi-circle landscaped area would be developed under the application that was approved in December 2022 in which case the current development proposals would be required to provide an off-site greenspace contribution to mitigate any shortfall against policy requirements.
- There would need to be a sunlight and daylight assessment at reserved matters stage when further detail with regard to Plot 9 was brought forward. This would be brought to Panel for consideration.
- There would be a biodiversity shortfall due to the constraints of the site. There would be an off-site contribution for off-site improvements. A location for this was yet to be determined. Work would be undertaken with Parks & Countryside to identify a suitable site. Ward Members would be consulted at an early stage.
- The loss of biodiversity on site did not necessarily constitute over development of the site. City Centre sites expected higher density of developments and there were difficulties providing an uplift in biodiversity. Off-site contributions could be more appropriate and enable a more efficient use of land.
- There was still some concern that issues regarding Plot 9 had not been resolved.

RESOLVED – That the application be deferred and delegated to the Chief Planning Officer for approval, subject to the conditions at Appendix 2 (and any amendment to or addition of others which the Chief Planning Officer considers appropriate), subject to resolving the outstanding technical concerns of Highways and Flood Risk Management and also subject to the completion of a Section 106 agreement to secure the following:

- Employment and training of local people.
- Publicly accessible areas.
- Travel Plan Review Fee - £14,977 (Plots 2 and 4)
- The provision of 2 Leeds City Council Car Club spaces.
- A contribution towards highway improvements to Globe Road junction - £420,000
- Biodiversity improvements off-site - £15,000
- A contribution for free trial membership usage of the car club by staff employed at the development - £10,786 (£13,844 if building 4 is developed as offices)
- Travel Plan Review Fee & Car Club Trial Membership for Plot 9
- Legible Leeds Wayfinding signage - £10,000
- Recalculation of Greenspace at commencement of development if 22/0251/FU has already delivered the riverside park and walkway to the north of the River Aire
- S106 monitoring fee

In the circumstances where the Section 106 has not been completed within 3 months of the Panel resolution to grant planning permission, the final determination of the applications shall be delegated to the Chief Planning Officer.

98 Applications 22/04079/FU and 22/04080/LI - 7 Duncan Street, Leeds, LS1 6DQ

The report of the Chief Planning Officer presented an application for full planning and listed building applications for the conversion of upper floors to Serviced Accommodation/Short Term Lets (Use Class C1) including internal and external works, replacement bin store and new external staircase at 7 Duncan Street, Leeds.

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

Issues highlighted in relation to the application included the following:

- It was proposed to convert the upper floors to provide 10 short stay accommodation units.
- The building was a Grade II listed building within the City Centre Conservation Area.
- A previous approval had been given for conversion to flats and this was never implemented. The upper floors had remained vacant since 2006.
- There was a shared access to the side and there was an enclosed yard area to the rear which included an outdoor seating area for a basement bar.
- The inside of the building was in a state of decay. There were some surviving features including the windows and cornice detailing and it was proposed to repurpose and enhance the character where possible.
- The Duncan Street entrance was proposed to be used for the upper floors.
- There would be four rooms each on the first and second floors and two larger rooms in the third floor roof space. As the rooms would be used for short term hotel accommodation, space standards did not apply.
- There would be little change to the front and side other than refurbishment and cleaning works. To the rear there would be the removal of a flue and alterations to a fire escape. Bricked up windows would be re-opened with new windows.
- The application had been brought to Panel because the site was allocated for residential and office use in the Site Allocation Plan and the proposal represented a departure from the allocation.
- The building had been vacant for a long time and residential use had not been deliverable. The application provided a good re-use of the building and would retain and enhance the character of the listed building.

- There had been some objections from an adjacent occupant and these had been addressed in the report.
- There was no opportunity for cycle storage but the area was sustainable in terms of public transport.
- The application was recommended for approval.

In response to questions and comments from the Panel, the following was discussed:

- Cycle storage – there was short stay cycle parking spaces across the road from the building and also nearby on Briggate. There would be secure cycle storage available in the refurbishment of the railway station.
- There would be direct access to the management team for the apartments via the use of an app. There would be a security, maintenance and cleaning team based in Leeds.
- There would be cooking facilities available in the apartments.
- Members supported the application and the re-use of a vacant building and felt it was suitable for the location.

RESOLVED – That the application be deferred and delegated to the Chief Planning Officer for approval subject to the specified conditions set out in Appendix 1 (and any amendment to or addition of others which he might consider appropriate)

99 PREAPP-22/00217 - The Core, Lands Lane, Leeds, LS1 6JB

The report of the Chief Planning Officer introduced a pre-application for a proposed development comprising demolition and replacement of an existing shopping centre with a mixed use development comprising Class E commercial floorspace and purpose built student accommodation at The Core, Lands Lane, Leeds.

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

The applicant's representatives addressed the Panel. Issues highlighted included the following:

- The applicant had a track record of delivering similar schemes and examples elsewhere were displayed.
- There were limitations in converting the existing building and this would not provide future flexibility for further conversion.
- History of the site – there was previously more permeability through the site and the Red Hall building previously on site was the first red brick building in the city centre. The site was within the City Centre Conservation Area and was surrounded by strong heritage assets.
- The character of surrounding streets.

- It was planned to go with a range of red brick tones across the buildings.
- It was proposed to have three separate buildings which would introduce two new streets running east to west. Ground floor space would be for retail use. The buildings would reflect their immediate character areas. The new streets would be parallel with existing arcades.
- The entrance for the student accommodation would be in a prominent location on The Headrow with access between the 3 separate buildings facilitated by high level glazed linking corridors. There would be different styles of student accommodation within the development.
- Landscaping – there would be external communal courtyard spaces provided for each building and there was opportunity for biodiversity gain at the site.
- CGI images of how the proposals and street scene would appear were displayed.
- The buildings would be connected with glazed bridges at first floor level.

In response to questions and comments from the Panel, discussion included the following:

- This would be a positive development and the creating of through streets would be an improvement.
- The Headrow façade would refer to the historic feel of the area with prominent corners and a retail entrance to the eastern corner. There would be some detailing to the brickwork.
- There would be more detailing on landscaping at the application stage. There would be opportunity to provide planting and seating areas.
- Some Members considered there should be a range of materials across the three buildings including the use of stone. Members comments would be considered further prior to submission of the full application.
- The through route to Albion Street was currently quite dingy and there would be a commitment to consider improvements.
- Servicing and deliveries would be via King Charles Street and there would be loading bays.
- Provision of health infrastructure – this would be considered in further detail.
- There would be a 24 hour manned reception desk to deal with deliveries.
- The opportunity for providing community space would be considered.
- In response to a question whether general residential accommodation could also be provided the developer stated that with a single point of entry to the upper floors it would be difficult to manage the necessary segregation between student and general market housing use. Also there was still a need for student accommodation in the city centre and this would free up other existing accommodation for residential use.
- The potential use of materials other than red brick.

- The need to provide a good greenspace environment and best use of outdoor areas.
- In response to questions outlined in the report, the following was discussed:
 - Members supported the principle of the development.
 - Members supported the proposed scale and form of the development (subject to the outcome of wind testing at application stage).
 - Further detail was required regarding the proposed approach to amenity and space standards within the development.
 - Further detail was required for the emerging approach to public realm.
 - Further detail was required regarding the development's emerging approach to servicing.

RESOLVED – That the presentation and discussion be noted.

100 Date and Time of Next Meeting

Thursday, 22 June 2023 at 1.30 p.m.